



Connection

Discovery Bay Property Owners' Association, Inc.
P.O. Box 1977 • Discovery Bay, CA 94514

Phone (925) 634-7585

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Web Site www.discoverybay-ca.com

November 2005

November 2005 Home Pride Award

Home Pride Award winners are Terry and Darlene Mahaney who live at 1281 Discovery Bay Blvd. Terry and Darlene have been previous Home Pride Award winners several years ago. The Mahaney's moved to the above address 18 years ago. Terry is retired from Pacific Bell after 30 years of service and is currently working for a floor installation company in San Leandro. Darlene has been a beautician for more than 40 years and currently works at Chantilly Lace Salon in Livermore. Terry and Darlene have two boys both married they have three grandchildren two boys and a girl.

Interest include sports and spending time with the grandchildren and family Terry's pride and joy is his front yard even with his busy schedule. Several years ago he made available "handouts" to those interested walkers with a recipe and process to produce a very green and beautiful lawn.

Congratulations! Thank you from the DBPOA.



September 2005 Home Pride Award

Home Pride Award winners are Ed and Nancy Boardanaro who live at 900 Discovery Bay Blvd. If you've driven by recently you'll note the vacant lot has been transformed with nice green grass and a touch of nautical theme.

Ed owns a machine shop in the Bay Area Ed and Nancy purchased the lot in the early 70's they have two children that live in the Bay Area a daughter in San Francisco and a son in Riverbank. They also own property Buhl, ID and visit time to time.

Their interests include traveling and boating on the Delta. Thank you for the nice improvements to your property.

Congratulations!

Thank you from the DBPOA.



Board of Directors

President	Paul Amthauer
Vice-President	Rich Kier
Treasurer	Chris Provencher
Secretary	Bill Honeycutt
Membership Director	Ed Turman
Director at Large	Mark Lee
Director at Large	Patricia Whitlow
Contract Secretary	Vicki Laganowsky
CC&R Compliance Inspector	Dale Welin

Design & Environmental Review Committee

(D.E.R.C.)

Chairman	Vince Vargas
Member	Al Box
Member	Ward Messersmith
Member	Marston Myers
Member	Dave Evans
Alternate	Bob White
Alternate	Art McDonald

Highlight

Our web site is up and running. Check it out!
www.discoverybay-ca.com

CC&R Violation Complaint Form
[http://www.discoverybay-ca.com/
dbpoa_complaint.htm](http://www.discoverybay-ca.com/dbpoa_complaint.htm)

CALENDAR OF EVENTS

DBPOA MEETINGS

Regular Board meetings are held the second Tuesday of each month.

Place: Delta Community Presbyterian Church
Located: 1900 Willow Lake Road, Discovery Bay
TIME: 7:00 P.M.

DERC MEETINGS

Meetings are held the 2nd and 4th Mondays of each month

Place: Delta Community Presbyterian Church
Located: 1900 Willow Lake Road, Discovery Bay
TIME: 7:30 P.M.

Discovery Bay Parade of Lights

Saturday December 3, 2005

Sponsored by the Discovery Bay Chamber of Commerce, Last year's event drew more than 3,000 attendees to the streets of Discovery Bay (DB). A lighted street parade starts at 6 pm at the DB Marina. Tree Lighting at 8 pm at the DB Shopping Center. Holiday Fair under 5,000 sq. ft. tent, plus games and bounce houses for kids outside (weather permitting) Saturday, Dec 3, from 5 pm - 9 pm, Contact 925-513-8226 for more info.

Discovery Bay Lighted Boat Christmas Parade

Saturday December 10, 2005

Staged by the Discovery Bay Yacht Club, boats wind through alternate bays, especially colorful with many homes decorated, and ending at the clubhouse next to the yacht harbor. It begins at 5:30 pm in Lighthouse Bay. Advanced registration is necessary, and prizes are awarded for best decorated boats. Contact Art McSherry at 925-513-3540.

D.E.R.C. Candidates

Interested in keeping Discovery Bay an attractive and desirable place to live?

Serving on the Design and Environment Review Committee may be just the answer. The ability to read house plans and some landscaping knowledge would be helpful, but the only requirement is being a property owner within the DBPOA's boundaries. Members are appointed by the Board of Directors for a two-year term. If you'd like to be added to our list of candidates or would like some more information about the work, please call Vicki, the Contract Secretary, at 634-5598

Board Election Results

The vote is in and we want to welcome our newest members Patricia Whitlow and Ed Turman. We would also like to thank all of you who took the time to cast a vote

Financial Report for Last Fiscal Year 10/1/04—9/30/05

Financial Comment for November

<u>REVENUE SOURCE</u>	<u>ACTUAL</u>
DEMAND FEES	\$12,800
DOCUMENTATION FEES	\$7,510
FINANCE CHARGES	\$2,063
FINES, PENALTIES & JUDGMENTS	\$19,328
MEMBER DUES	\$41,240
MISC INCOME	\$1,155
PLAN REVIEW FEES	\$6,315
TRANSFER FEES	\$13,900
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TOTAL REVENUE	<u>\$104,311</u>

<u>OPERATING EXPENSES</u>	
COLLECTION FEES	\$4,183
INSURANCE	\$2,515
MISC	\$2,229
OFFICE SUPPLIES	\$4,127
POSTAGE	\$5,000
PRINTING & REPRODUCTION	\$6,144
PROFESSIONAL - LEGAL & ACCTG	\$18,815
PROPERTY INSPECTIONS	\$8,000
PUBLIC RELATIONS / COMMUNICATION	\$2,954
RENT & STORAGE	\$3,054
SECRETARIAL SERVICES	\$31,495
SMALL CLAIMS COURT REP FEES	\$908
TELEPHONE	\$1,635
TRAVEL / MEALS	\$260
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TOTAL OPERATING EXPENSES	<u>\$91,319</u>
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NET SURPLUS	<u>\$12,992</u>

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CASH - BANK BALANCES:	<u>\$38,656</u>
CHECKING ACCOUNT	\$21,722
SAVINGS & CD ACCOUNTS	\$64,187
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TOTAL CASH BALANCES	<u>\$85,909</u>

We recently concluded our last Fiscal Year. The operations, financially speaking, were "favorable". Our gross revenue exceeded our actual expenses by nearly \$13,000. This turns out to be similar to what took place the previous Fiscal Year (ending Sept. 30, 2004) - back-to-back year's of surpluses of \$13,000 each.

Most all revenue accounts exceeded our expectations. Association property transfers (change of ownerships) really picked up over the last 6 months - as such, revenue fees associated with these transfers (Demand Fees, Documentation Fees, and Transfer Fees) exceeded our budget. Also, as I had mentioned all year long, our collection of fines and penalties have exceeded our budget.

On the expense side - generally, most all expense categories were also "favorable" - under budget. Our total expenses were under budget about \$9,000. The largest area that contributed to our under budget position was, as I had mentioned all year, Legal Fees - less than expected.

Chris Provencher, Treasurer

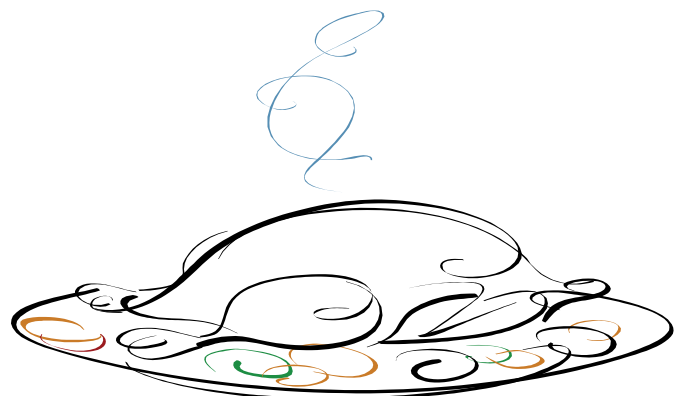
Scheduled Association-Wide Inspections

December — Street Parking

February - Vacant lot for weeds

Submitting plans for a project

Plans are delivered to the Rec. 800 office at 1540 Discovery Bay Blvd. between 8-4 PM Monday thru Friday. Complete details of the requirements for the drawings and any other information that must be filed with the application are contained in the booklet Plan [Submittal Requirements and Construction Standards](#)



DBPOA Budget

Comments for FY 05/06 Budget

<u>REVENUE SOURCE</u>	<u>ACTUAL</u>
DEMAND FEES	\$11,000
DOCUMENTATION FEES	\$7,000
FINANCE CHARGES	\$1,500
FINES, PENALTIES & JUDGMENTS	\$13,000
MEMBER DUES	\$41,000
MISC INCOME	\$1,100
PLAN REVIEW FEES	\$7,200
TRANSFER FEES	\$12,000
TOTAL REVENUE	<u>\$93,800</u>

<u>OPERATING EXPENSES</u>	
COLLECTION FEES	\$4,000
INSURANCE	\$4,500
MISC	\$2,060
OFFICE SUPPLIES	\$4,000
POSTAGE	\$7,000
PRINTING & REPRODUCTION	\$10,000
PROFESSIONAL - LEGAL & ACCTG	\$21,050
PROPERTY INSPECTIONS	\$12,000
PUBLIC RELATIONS / COMMUNICATION	\$9,000
RENT & STORAGE	\$3,200
SECRETARIAL SERVICES	\$32,400
SMALL CLAIMS COURT REP FEES	\$600
TELEPHONE	\$1,600
TRAVEL / MEALS	\$320
TOTAL OPERATING EXPENSES	<u>\$111,730</u>
NET OPERATING DEFICIT	<u>(\$17,930)</u>

**FUNDS REQUIRED FROM CASH
ACCTS \$17,930**

C.C.&R.'s

The Association through its governing documents provides a framework for maintaining community standards which enables its members to live with mutual respect for each other and for their properties. They set guidelines that balance the rights of property ownership with the best interests of all property owners in the Association



The DBPOA runs on a Fiscal Year that begins October 1st of each year and ends on September 31st of the following year. The Board has reviewed and approved its operating budget plan for the new Fiscal Year (05/06). I'd like to present an overview of this Budget Plan and the prevailing reasons for our decisions.

On the **Revenue** side, our overall expected revenue is likely to be less than last Fiscal Year (04/05). Last Fiscal Year, the Board was rather successful to close out some long standing open overdue Member accounts in the area of **Fines, Penalties and Judgments**. Although we expect to collect revenue in these areas, it is not likely to be near as much due to the reduction of non-compliant outstanding issues - this is actually a good thing for the Association because this translates into better looking properties.

On the **Expense** side, the Board has consciously made decisions to provide additional support services to better serve DBPOA Members. As we are all well aware, the remaining empty lots in Discovery Bay are being built on, older existing properties continue to get face-lifts and significant remodels - these are adding significant burdens on the Board & DERC volunteers. More property inspections are required, more Member complaints must be answered, more home remodel plans must be reviewed, more upgraded landscaping plans are reviewed, more phone calls and emails must be answered, etc. Several property owners are challenging our CC&R's - that they should be brought more current. The Board is engaging in a direction of proposing revised CC&R's. All this takes more support effort, resources and money.

Additionally, we are enhancing our Web Site to make it more user friendly and a resource that members can use to easily find CC&R rules, building rules, newsletters, etc. The demands on our contract Compliance Inspector and Contract Secretary have significantly increased. We have recently engaged with (1) a professional Architectural firm to assist and support DERC drawing reviews and (2) a Communications Director to help us with the DBPOA Web Site upgrades (www.discoverybay-ca.com) amongst other things. These all take resources - money. As such, the Board has made thoughtful choices on how best to utilize our reserves. Our budget, therefore, expects to dip into our surplus cash balances by about \$15,000. Last year's budget also had a projection of dipping into our cash reserves by \$10,000 - that did not happen. Instead we are ending up the 04/05 year with a surplus. Well, we are putting last year's surplus to good use and where we feel its needed most. If you feel differently about this, every Member (in good standing) is invited to attend our Board meetings and voice your opinions and volunteer to join a sub-committee to help the Association. I'll be reporting our progress to you through out the new year. Thanks !

Chris Provencher, Treasurer

July 2005 Home Pride Award

Home Pride Award winners are Mr. and Mrs. Franklin who live at 5385 Beaver Lane. The Franklin's have been her for three years after moving from Hawaii.

Greg is IT Director for Southern Wine and Spirits located in Union City Mrs. Franklin is a home maker.

Their family includes a son at home and a daughter who lives in Southern California with her husband and daughter also a dog named Kala.

Their interests include cabin near Twain Hart, boating and travel.

Congratulations!

Thank you from the DBPOA.

August 2005 Home Pride Award

Home Pride Award winners are Steve and Ester Martin who live at 5045 Double Point. During a recent waterside inspection by members of D.E.R.C. they noticed a very attractive waterside landscaped yard located in Marina Bay.

The Martin's have been in Discovery Bay for 16 years and at 5045 for eight. They have two daughters Chelsea 16 and Ashley 11 a dog named Odie.

Steve is an Insurance Broker in Stockton and Ester is Communications Coordinator with Liberty Union School District

Hobbies include water skiing for Steve and Ester enjoys maintaining KOY pond and the property's landscaping.

Congratulations! Thank you from the DBPOA.



CC&R Violation – Complaint Form

Address: DBPOA P.O. BOX 1977, Discovery Bay, CA. 94514

Address of alleged violation: _____

Description of alleged violation: _____

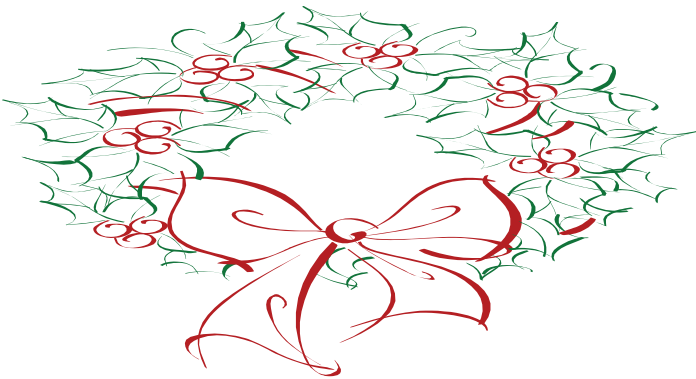
Your Name: (Optional) _____

Phone: (Optional) _____

The Association's Compliance Investigator will investigate this complaint. If the complaint is deemed valid, the owner of the property will receive a Notice and the complaint will proceed through the Enforcement Procedures until compliance with the CC&Rs is achieved. We accept anonymous complaints but do prefer a name and/or telephone contact number in case there are questions regarding the complaint. Can also be filed via the web site (www.discoverybay-ca.com/dbpoa_compaint.htm)

Part-Time Services Needed

The Discovery Bay Property Owners' Association Board of Directors seeks a Services arrangement for an anticipated Part-Time Communications Director. The likely candidate (or candidates) would be a resident of Discovery Bay with a passion for the community and with experienced communication "out-reach" capabilities. We are looking for someone to assist the Board to facilitate a better awareness of the Association to its members and provide a positive promotion of the Association. We anticipate a support level varying from 10 to 30 hours a month. Please contact CHRIS PROVENCHER at 634-5658 ext 4 or email him at protaxea@comcast.net. Compensation is negotiable.



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P.O. Box 1977
Discovery Bay, CA 94514

ADDRESS CORRECTION REQUESTED

Goal

The goal of the DBPOA is to help promote a community environment that enhances the quality of life for the local residents, while at the same time providing its members with information about the association.

D.E.R.C.'s approval on a property improvement

Anytime you change the appearance of your property you need to submit the proposed changes to DERC for their review. If they meet with the requirements of the Association's governing documents they will be approved, and you can proceed to get any other approvals that are required (generally Rec. 800 and the Town of Discovery Bay, and usually Contra Costa County).

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