



**2006-2007 DBPOA
Board Members**

- Board President – Mark Lee
Term expires 9/30/07
- Vice-President – David Theobald
Term expires 9/30/07
- Secretary – Michelle Carlson
Term Expires 9/30/08
- Treasurer – Chris Provencher
Term expires 9/30/08
- Membership – Carey Harris
Term expires 9/30/08
- Directors-at-Large –
Ed Turman
Term expires 9/30/07
- Patricia Whitlow
Term expires 9/30/07
- CC& R Compliance Inspector—
Dale Welin
- Contract Secretary—
Vicki Laganowsky
- DBPOA Contact Information:
PO Box 1977
Discovery Bay, CA 94514
925-634-7585
925-634-5532 fax

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DBPOA NEWS

As the Homeowners within Discovery Bay continue to improve and expand the quality and character of this community, it is responsibility of the Discovery Bay Property Owners' Association Board to help work with the membership in evaluating and interpreting the C.C. & R.s, and the Construction and Usage Standards, to ensure that the general character of your neighborhoods, and the values of your property, are maintained.

The goal set forth for the upcoming year is to be more responsive to the needs of the community. We are currently reviewing the format provided by the Construction and Usage Standards and evaluating its effectiveness in providing information regarding clarity and consistency in the interpretation of these guidelines. We are looking for input from the community and would like both constructive feedback of the current standards as written and, additionally, what could be incorporated. Examples of items to be evaluated are the processing of approvals, landscaping requirements, front yard concrete, access to side yards, curb cuts, and exterior design criteria. Either fax or mail your suggestions to

the Association. The adoption of any new standard will be properly incorporated as per the requirements of the C.C. & R.s.

Many of the issues that arise are a result of lack of communication with the Association Board. It is our preference to resolve any complaint or infraction with a courtesy request.

In most cases, a simple correction is all that is necessary, however, when the need arises, don't avoid the issue but rather contact the Board for resolution, we are most willing to listen to your concerns. I am extremely proud to be a member of this Association and am looking forward to the positive enhancement and development of our Community.

- Mark B. Lee, President

THREE NEW DIRECTORS

The Annual Meeting of the Association was held September 26, 2006. There were three openings on the Board and three candidates for the open seats. Bob Lyman, as Chairman of the Election Committee, announced the results of the Board of Director election. Chris Provencher received 310 votes, Michelle Carlson received 292 votes, and Carey Harris received 287 votes. Their terms began on October 1, 2006 and end on September 30, 2008. The new Directors join continuing Directors Mark Lee, Dave Theobald, Ed Turman, and Pat Whitlow. At the first meeting of the Board of Directors for 2006/2007 the following officers were elected for the new fiscal year: President: Mark Lee; Vice President: Dave Theobald; Treasurer: Chris Provencher; Secretary: Michelle Carlson; Membership Director: Carey Harris; Directors-at-large: Ed Turman & Pat Whitlow.

DBPOA ELECTS



Holiday Lighted House Contest



PRIZES TO BE AWARDED FOR BEST DECORATED HOMES

Again this year in December, the Association will sponsor a contest for the best holiday-themed decorated homes. All Association members in good standing are eligible. Decorations will be judged from the front (street) side of the property. First prize will be \$50, second \$25, and third \$15. Let's celebrate the season and decorate our town!

Need a copy of the CC&Rs or other Association Documents?
Download a copy from the website at www.discoverybay-ca.com

Design & Environmental Review Committee Information

Vince Vargas—Chairman
Al Box
Ward Messersmith
Bob White
(Vacant)

Alternates:
Art McDonald
Ed Laudani
Jamie Pantuso

Contact Information:
P O Box 1977
Discovery Bay, CA 94514
925-634-5598
925-634-5532 (fax)

The DERC meets the second and fourth Mondays of each month at 1900 Willow Lake Road in the Delta Community Presbyterian Church in Discovery Bay. For plans to be reviewed, the property owner needs to submit them to the Rec. 800 office one week prior to the scheduled DERC meeting. The Rec 800 office is open Monday thru Friday, from 8 a.m. to 4 p.m. Their phone number is 634-2351.

Most projects require additional approvals by Reclamation District No. 800, the Town of Discovery Bay, and generally the Contra Costa County Building Depart-

ment. The DERC can advise the applicant which ones are required for a specific project.

Applicants are welcome to attend the DERC meeting at which their project will be reviewed, but are not required to do so. They will be notified by mail of the action taken and any possible conditions attached to the project.

.....
The Design and Environmental Review Committee has an opening on its Board. If you are interested in filling the position, please contact the Board at the phone number listed.

Inspections

DERC has planned for the following inspections for our Association:

- November 2006 - Exterior surfaces
- November 2006 - Misc. storage, trash, etc.
- January 2007 - Palm tree maintenance
- February 2007 - Weeds on vacant lots

.....
Please use the complaint form below to report property which appears to violate the CC & Rs. The

Association's Compliance Investigator will investigate your complaint. If it 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. Complaints may also be filed via the D B P O A Web Site : www.discoverybay-ca.com/dbpoa_complaint.htm

Beautiful Discovery Bay!



Late summer rain storm passes by...

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 and phone number (optional): _____

Home Pride Award August 2006

The property at 4880 South Point is owned by Stacey and Mike Dell. They purchased it in September 2005 as a second home. The front yard landscaping was in very bad shape and needed some immediate attention. Currently Mike and Stacey live in San Jose and are attempting to achieve a schedule of 50% at each location. Mike, a Mechanical Engineer, owns a company that provides semi-conductor test products. Stacey, a CPA, works for a large accounting firm in the Silicon Valley.

Their interest is around their ski boat, which has been located for the past ten years in the hi-rise stack building at the Discovery Bay Marina. Mike and Stacey are avid skiers. Mike also plays tennis and golf.

Their current front yard landscaping was installed in late 2005 by CMD (Construction Maintenance and Design) of Discovery Bay. The new plan includes a small patio and requires little maintenance, which is great for part-time residents, who would rather be out on the water or the golf course! The Home Pride Award recognizes the outstanding regular maintenance of the front yard area. Thank you for a job well done and CONGRATULATIONS!



Reminder:

Article 3.8: Garbage

...trash containers shall be kept out of the view of other owners of adjacent lots or of the view of the public....



Please place your trash container out of view after your Trash Day pick up. The Association's appearance will benefit from that effort. The DERC Committee and your neighbors thank you.

SCHEDULE OF FINES

The DERC is authorized to impose fines and monetary penalties for common or recurring violations of the Governing Documents. The following Schedule of reasonable fines and penalties pertaining to architectural matters, property use, parking, or the maintenance of structures or landscaping (Declaration, Chapters 2 and 3) will serve as a Guideline for the imposition of appropriate penalties in the context of member disciplinary proceedings.

- (a) First violation: between \$50 and \$100 per month, or any portion of a month.
- (b) When a violation remains uncorrected for more than thirty (30) days after the initial fine, an increased fine of up to \$100 per month may be levied. Additional increases in the fining rate (up to \$100 per month) may be made for each additional 30 days the violation remains uncorrected, up to a limiting total fine of \$300 per month.
- (c) For a repeat violation, within one (1) year after the initial correction, the fine imposed by the DERC shall be between \$100 and \$300, if there is no change in ownership.

Home Pride Award September 2006



Dan and Helena Leckrone have owned their property at 5100 Discovery Point for 16 years. They enjoy the many amenities of living in our unique water environment. Both Dan and Helena are avid water skiers. In addition to their neatly landscaped residence, they own the vacant lot to the east of the house. Recently they installed an irrigation system and have planted grass seed, doing away with the constant problem of overgrown weeds. The newly planted lot is a beautiful improvement to the neighborhood, adding to the gorgeous view.



Thank you to the Leckrones for the regular, neat maintenance of their front, and side, yard landscaping!
CONGRATULATIONS!

DISCOVERY BAY PROPERTY OWNERS' ASSOCIATION, INC.

Meeting Information:

DBPOA Meets the second Tuesday of each month at 7:00pm.

DERC Meets the second and fourth Mondays of each month at 7:30pm.

All meetings are held at the DB Presbyterian Church on Willow Lake Rd.



DBPOA—Working for you and your property's value.

We're on the Web!

www.discoverybay-ca.com/dbpoa



2341 Wayfarer Drive

Two Story Home-Golf Course Living in Beautiful Discovery Bay. 2762 sq. ft. 4bdm/3Bath (Bedroom and Full Bath on Bottom Level) Reduced to \$699,000. Located on the 18th hole with views of Golf Course and Pond. Larger Back Yard, BBQ Gas setup for Entertaining! Harwood floors bottom level, Master Bedroom Retreat, High Ceilings, Larger Closets, New Water Heater, Reverse Osmosis/Soft water System, Dual Pane Windows, Air Conditioner and Eastern Exposure!



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Joyce Provencher, Realtor Associate

Joyce@apr.com

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ADDRESS CORRECTION REQUESTED

BUDGET 10/01/06 - 09/30/07

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 (06/07). The following is 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 (05/06). Last Fiscal Year, the Board was, once again, 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 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 with certain expense categories to allow for budget increases with **Legal** and other **Professional** support services along with some expected **Printing** and **Mailing** costs. The Board is engaging in a direction of proposing revised CC&R's and making them more current for our needs. We expect this to take more support effort and resources.

Our budget, therefore, expects to dip into our surplus cash balances by about \$20,000. Last year's budget also had a projection of dipping into our cash reserves – that did not happen. Instead we are ending up the 05/06 year with a surplus (\$21,000). Our current total cash surplus balance is over \$100,000. The Board is putting last year's surplus to good use and where we feel it may be needed most. I'll be reporting our progress to you through out the New Year. Thanks !

REVENUE SOURCE ACTUAL		
DEMAND FEES	\$	7,200
DOCUMENTATION FEES	\$	4,320
FINANCE CHARGES	\$	2,400
FINES, PENALTIES & JUDGMENTS	\$	15,360
MEMBER DUES	\$	41,000
MISC INCOME	\$	1,920
PLAN REVIEW FEES	\$	7,200
TRANSFER FEES	\$	7,200
TOTAL REVENUE	\$	86,600
OPERATING EXPENSES		
COLLECTION FEES	\$	1,200
INSURANCE	\$	4,500
LEGAL	\$	12,000
MISC	\$	1,510
OFFICE SUPPLIES	\$	2,400
POSTAGE	\$	6,000
PRINTING & REPRODUCTION	\$	10,800
PROFESSIONAL & ACCTG	\$	6,550
PROPERTY INSPECTIONS	\$	15,600
PUBLIC RELATIONS/COMMUNICATION	\$	6,000
RENT & STORAGE	\$	3,540
SECRETARIAL SERVICES	\$	32,400
SMALL CLAIMS COURT REP FEES	\$	2,400
TELEPHONE	\$	1,560
TRAVEL / MEALS	\$	480
TOTAL OPERATING EXPENSES	\$	106,940
NET OPERATING DEFICIT	\$	(20,340)
FUNDS REQ. FROM CASH ACCTS	\$	20,340
ACCOUNTS CASH BALANCES:		
	<u>as of 9/30/06</u>	<u>as of 9/30/05</u>
Checking:	\$ 18,664	\$ 23,621
Savings/		
Reserve:	\$ 89,861	\$ 64,169
TOTALS:	\$108,525	\$ 87,790

— Chris Provencher, DBPOA Treasurer

DBPOA FINANCIAL REPORT (for 12 Months) 10/01/05 - 09/30/06

The DBPOA runs on a Fiscal Year that begins October 1st of each year and ends on September 31st of the following year. We recently concluded our last Fiscal Year. The operations, financially speaking, were, once again “favorable”. Our gross revenue exceeded our actual expenses by about \$21,000. This turns out to be similar to what took place the previous two Fiscal Years – back-to-back-to-back year’s of surpluses.

The largest revenue account that exceeded our expectations has been with *Fines* and *Penalties* collected. Partially offsetting this significant increase is Association property transfers (change of ownerships) - they dropped off over this past year – as such, revenue fees associated with these transfers (*Demand Fees, Documentation Fees, and Transfer Fees*) was less than our budget.

On the expense side – generally, most all expense categories were also “favorable” - under budget. Our total expenses were under budget by nearly \$26,000. The volunteer Board manages to get a lot done with a minimal amount of expenses.

REVENUE SOURCE	ACTUAL	BUDGET	VARIANCE FAVORABLE (UNFAVOR)
DEMAND FEES	\$ 8,300	\$ 11,000	\$ (2,700)
DOCUMENTATION FEES	4,877	7,000	(2,123)
FINANCE CHARGES	4,995	1,500	3,495
FINES, PENALTIES & JUDGMENTS	29,641	13,000	16,641
MEMBER DUES	41,941	41,000	941
MISC REVENUE	2,010	1,100	910
PLAN REVIEW FEES	7,250	7,200	50
TRANSFER FEES	8,500	12,000	(3,500)
TOTAL REVENUE	\$107,514	\$93,800	\$13,714
<u>OPERATING EXPENSES</u>			
COLLECTION FEES	\$ 890	\$ 4,000	\$ 3,110
INSURANCE	3,347	4,500	1,153
LEGAL FEES	7,550	12,000	4,450
MISC	1,475	2,060	585
OFFICE SUPPLIES	2,002	4,000	1,998
POSTAGE	4,618	7,000	2,382
PRINTING & REPRODUCTION	8,340	10,000	1,660
PROFESSIONAL FEES	1,410	9,050	7,640
PROPERTY INSPECTIONS	12,000	12,000	-
PUBLIC RELATIONS/COMM.	5,378	9,000	3,622
RENT & STORAGE	3,365	3,200	(165)
SECRETARIAL SERVICES	32,400	32,400	-
SMALL CLAIMS COURT REP FEES	1,415	600	(815)
TELEPHONE	1,527	1,600	73
TRAVEL	367	600	233
TOTAL OPERATING EXPENSES	\$ 86,084	\$ 112,010	\$25,926
NET SURPLUS	\$ 21,430	\$ (18,210)	\$39,640