



# Connection

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

Phone (925) 634-7585

Fax (925) 634-5532

Web Site [www.discoverybay-ca.com](http://www.discoverybay-ca.com)

February 2006

## DBPOA Holiday Light Winners

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### “The Winners”

#1. 4930 Cabrillo Point Edith Grutas-Nelson

2nd. 740 Beaver Lane Debra Lemos

3rd. 621 Beaver Court Paul and Judith Hansen

### Criteria for selection:

1. Overall Theme & Presentation
2. Attractiveness
3. Detail and Effort
4. New Winners Chosen Annually

### Honorable Mentions:

- |                     |                            |
|---------------------|----------------------------|
| 5127 Cabrillo Point | Roger and Karole Tavares   |
| 1464 Disc.Bay Blvd. | Udo and Natalie Jaquet     |
| 575 Disc.Bay Blvd.  | Jeremy and Jacklyn Kirk    |
| 5310 Laguna Court   | Michael and Gerri Cancilla |
| 5445 Riverlake Road | Don and Connie Dutra       |
| 2176 Sand Point     | David and Christine August |
| 4977 South Point    | Marston and Lynda Myers    |

“Thanks for another wonderful year”....DBPOA

## DBPOA Board of Directors

<u>President</u>	Paul Amthauer
<u>Vice-President</u>	Rich Kier
<u>Treasurer</u>	Chris Provencher
<u>Secretary</u>	Bill Honeycutt
<u>Membership Director</u>	Ed Thurman
<u>Director at Large</u>	Mark Lee
<u>Real Estate Liaison</u>	Patricia Whitlow
<u>Contract Secretary</u>	Vicki Laganowsky
<u>CC&amp;Rs Compliance Inspector</u>	Dale Welin
<u>Communications Director</u>	Rae Rubio

## Design & Environmental Review

### Committee (DERC)

<u>Chairman</u>	Vince Vargas
<u>Member</u>	Ward Messersmith
<u>Member</u>	Al Box
<u>Member</u>	Dave Evans
<u>Alternate</u>	Bob White
<u>Alternate</u>	Art McDonald

### 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 2<sup>nd</sup> and 4<sup>th</sup> Mondays of each month.

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

Our web site is up and running. Check it out!

[www.discoverybay-ca.com](http://www.discoverybay-ca.com)

CC&Rs Violation Complaint Form

[http://www.discoverybay-ca.com/dbpoa\\_complaint.htm](http://www.discoverybay-ca.com/dbpoa_complaint.htm)

## CALENDAR OF EVENTS

<b>FEB. 4</b>	SEED Winter Gala
<b>MARCH</b>	Lakeview Business Park Grand Opening
<b>APRIL</b>	Rally Round the Lake 5K Run
<b>APRIL</b>	DBYC Opening Day Boat Parade

### ANY PROPERTY CHANGE

Anytime you change the appearance of your property, **you need to submit the proposed changes to the DERC for their review.** Applications and any required plans are to be delivered at least **one week before** the DERC scheduled meetings to the REC 800 office located at 1540 Discovery Bay Blvd. between 8 a.m. and 4 p.m. Monday through Friday. Complete details of all requirements for the drawings and any other information that must be filed with the application are contained in the **Plan Submittal Requirements and Construction & Usage Standards Booklet.** If the proposed changes meet with design requirements and DBPOA's governing documents (Covenants, Conditions & Restrictions—CC&Rs) they will be approved. You can then proceed to get any other approvals that are required including the Town of Discovery Bay and/or Contra Costa County. **Booklets are available** by calling (925) 634-5598 and leaving a message. The CC&Rs are in your closing documents as well as delivered in binder form to new Association members. See monthly schedule of DERC meetings to the immediate left of this article.

### DBPOA Street Sweeping Schedule 2<sup>nd</sup> Friday of Each Month

All of the streets in our Association will be swept on the second Friday of each month. Let's help get the streets swept by seeing that all vehicles are off the street on this day of the month.

### Scheduled Association Wide Inspections

February—Vacant Lots for Weeds & Appearance

## About Your Community

Lakeview Business Park began in 1999 as Dr. Mike Todorovic's vision of an upscale center to enhance our Discovery Bay Community. Dr. Mike, as he is affectionately called by his patients, and his wife Jan, have been a part of our community for over 20 years. They went to another longtime resident, Architect Mark Lee, with these ideas and thoughts for direction. Mark began his local career with the design of the Discovery Bay Country Club in 1985. His architectural firm, Lee-Jagoe Architecture, Inc., has been involved in many large scale projects throughout the Greater Central Valley as well as continuing to design homes locally. Together, Dr. Mike, Jan and Mark brought the vision of a lakeside retail center into reality.



Some of the primary goals of the project were to take advantage of the views of the golf course, the adjacent lake, and to develop a beautiful entry statement for Discovery Bay. Lastly, the group wanted to provide an attractive center for much needed local services thereby adding to the quality and value of our environment. Dr. Mike chose local residents to help in the building of the project as well. Mark Lee's architectural statement was thoroughly embraced by Larry and Bobbie Jackson who used their expertise in quality construction to complete the project in a timely fashion. The variety of tenants, including Dr. Mike's larger offices, help to expand the choices offered to members of our wonderful community. Congratulations to all those involved in bringing this beautiful center to completion. Now we have a great place to SHOP & EAT while we LIVE & PLAY in Discovery Bay!

### Just a Little Boost for Business!

The new tenants at Lakeview Business Park include:

**Spa Blu Soleil**

**The Sports Bar & Steak House** (Seasonal Outdoor Seating!)

**Dr. Mike Todorovic** (Dentist)

**Dr. Rick Pierce** (Chiropractor)

**Omni Funding**

**ReMax Realty**

**Coming Soon:** Oriental House Chinese Restaurant



**FINANCIAL REPORT (for 3 Months)**

10/01/05 - 12/31/05

<b><u>REVENUE SOURCE</u></b>	<b><u>ACTUAL</u></b>	<b><u>BUDGET</u></b>	<b><u>VARIANCE FAVORABLE (UNFAVOR)</u></b>
DEMAND FEES	\$ 2,600	\$ 2,750	\$ (150)
DOCUMENTATION FEES	1,560	1,750	(190)
FINANCE CHARGES	114	375	(261)
FINES, PENALTIES & JUDGMENTS	9,447	3,250	6,197
MEMBER DUES	1,012	-	1,012
MISC REVENUE	353	275	78
PLAN REVIEW FEES	2,570	1,800	770
TRANSFER FEES	2,600	3,000	(400)
<b>TOTAL REVENUE</b>	<b>\$ 20,256</b>	<b>\$ 13,200</b>	<b>\$ 7,056</b>
<b><u>OPERATING EX- PENSES</u></b>			
COLLECTION FEES	\$ 575	\$ 1,000	\$ 425
INSURANCE	3,347	4,500	1,153
LEGAL FEES	4,524	3,000	(1,524)
MISC	134	530	396
OFFICE SUPPLIES	329	1,000	671
POSTAGE	1,272	1,750	478
PRINTING & REPRO- DUCTION	4,467	2,500	(1,967)
PROFESSIONAL FEES	1,170	2,125	955
PROPERTY INSPEC- TIONS	3,000	3,000	-
PUBLIC RELATIONS / COMMUNICATION	390	2,250	1,860
RENT & STORAGE	730	800	70
SECRETARIAL SER- VICES	8,100	8,100	-
SMALL CLAIMS			
COURT REP FEES	170	150	(20)
TELEPHONE	420	400	(20)
TRAVEL	41	80	39
<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 28,669</b>	<b>\$ 31,185</b>	<b>\$ 2,516</b>
<b>NET DEFICIT</b>	<b>\$ (8,413)</b>	<b>\$ (17,985)</b>	<b>\$ 9,572</b>

<b><u>CASH - BANK BAL.</u></b>	<b><u>12/31/04</u></b>	<b><u>9/30/05</u></b>	<b><u>12/31/2005</u></b>
CHECKING ACCOUNT	\$ 6,388	\$ 23,621	\$ 15,424
SAVINGS (RESERVES)	\$ 63,758	\$ 64,169	\$ 64,332
<b>TOTAL CASH BAL.</b>	<b>\$ 70,146</b>	<b>\$ 87,790</b>	<b>\$ 79,756</b>

### Comments for Financial Report

The DBPOA runs on a Fiscal Year that begins October 1<sup>st</sup> of each year. These financial figures are for the 1<sup>st</sup> Quarter of our operational year, October 1, 2005 through December 31, 2005. The operations, financially speaking, are "favorable". Even though our Expenses exceed our Revenues by about \$8,000, our gross revenue exceeds our budget by nearly \$7,000. Our expenses are under budget by about \$2,000.

The collection of "Fines and Penalties" is the only significant item contributing to our "favorable" revenue position, which is hard to predict and/or budget. The Association continues to have a few properties that are, and have been for long periods of time, significantly out of compliance. Unfortunately, these property owners will accumulate fines and penalties. They are always, however, notified well in advance before any fines are levied. With proactive efforts by both **DERC** and the Board, eventually the property comes back into compliance with outstanding fines and penalties becoming resolved. "Thank You **DERC**." It's the handsome properties we strive for.

As a reminder, **Annual Homeowner Dues of \$25.00** are due in January of each year. Property owners should have already received their billings for each property they own in the Association. If you haven't, please contact our Contract Secretary at (925) 634-5598, or send in your annual dues to avoid any late payment penalties. Upon receipt of these Member Dues, the Association will be back to a "surplus" position by month-end February.

Lastly, for those interested in the current year's Budget Plan, you can find it in November's 2005 Newsletter or on the DBPOA website under "DBPOA Quicklinks".

( [http://www.discoverybay-ca.com/dbpoa\\_newsletter.htm](http://www.discoverybay-ca.com/dbpoa_newsletter.htm) )

*Chris Provencher, Treasurer*

### "Remodeling" of DERC

#### Construction & Usage Standards Underway

Mark Lee, Architect, Board Member, and local resident has graciously accepted the challenge of modifying Discovery Bay's Design and Review Committee's (DERC) Plan Submittal Requirements and Construction Usage Standards. Mark serves on the Architectural Review Boards for twelve communities in the San Joaquin-Sacramento Area. As an 18 year resident of Discovery Bay, he is familiar with our community and its growing needs evidenced by his involvement in the architecture of over 20 custom residences and remodels within the Association.

Mark also planned and designed the Discovery Bay Country Club and the newly opened Lakeview Business Park. His 25 years of architectural experience will be quite useful as DERC works on updating the requirements and standards to reflect today's current construction guidelines and the contemporary needs of our local community. Mark says that his goal is to help the existing, as well as future boards, have a more consistent response to the interpretation of guideline compliance. It is also his desire to help homeowners by giving them a more contemporary and realistic set of guidelines for building and remodeling their homes. He hopes to finish the revision within the next two to three months.

#### Your Advertisement Here!!

We reach over 1,600 homes every quarter with our newsletter. Please leave a message at (925) 634-7585 if you are interested in this advertising opportunity. Advertisements are also available on our website. Check us out at [www.discoverybay-ca.com](http://www.discoverybay-ca.com)

#### CC&R VIOLATION - COMPLAINT FORM

Address: DBPOA PO Box 1977, Discovery Bay, CA 94514

Address of alleged violation: \_\_\_\_\_

Description of alleged violation: \_\_\_\_\_

Your Name (Optional) \_\_\_\_\_

Phone (Optional) \_\_\_\_\_

The Associations 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.

## LETTERS TO THE EDITOR

Dear Editor:

I have read two recent articles in the Discovery Bay Press about small claims actions over the payment of DBPOA dues. Am I to be concerned that the court has ruled that someone in our Association does not owe their dues? I am a strong supporter of seeing that the CC&Rs are followed for the good of our community. Paying the annual fee is one of those obligations.

A Concerned DBPOA Member

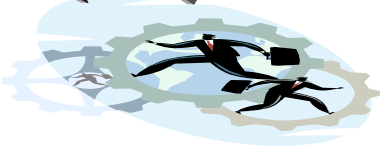
Dear Member,

The Association was sued in small claims over enforcing the payment of the annual dues of \$25. The Court in this case did relieve the owner from paying the last two years of his dues, but ordered him to begin paying all current and future dues. For more information on this issue please see the adjacent article entitled "**Association Dues Payments.**"

DBPOA

**Your Advertisement Here!**

**Call (925) 634-7585**



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ADDRESS CORRECTION REQUESTED

## Association Dues Payments

It is important for all members to pay their annual dues to be in compliance with the governing CC&Rs as well as maintain the financial viability of the DBPOA. The DBPOA exists to enhance the quality of life and property values in our community. Your Board has a process to follow in those cases where members choose not to pay Association dues. After being two years in arrears the adopted policy, allowed by both the CC&Rs and the Bylaws, is to lien the property for unpaid dues and costs.

Recently, a homeowner, who had made a decision not to pay dues for a two-year policy period, sued the Association to have the lien removed. The outcome of the court decision was that the property owner was ordered to begin paying current and future dues, the Association was to remove the lien, and the Association was **not barred** from pursuing future non-paid dues, thereby allowing the Association to continue using the lien process as necessary. This decision was in favor of our Association—all property owners in DBPOA owe current and future dues.

## New Communications Director Hired

Keeping the DBPOA's goal in mind of serving homeowners in our community, Rae Rubio was hired in December as the new Communications Director. She will be assisting the Association in reaching out to our local community by increasing Association awareness through home delivery of the CC&Rs to new members, editing the quarterly newsletter, ongoing website support, and developing business relations.

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