Alameda West Lagoon Homeowner's Association 2015 Spring Newsletter

Alameda West Lagoon Homeowner's Association
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REMINDER ON THE AWL LAGOON LOWERING

The water will be lowered in the Alameda West Lagoons commencing on Monday 20 April and will begin re-filling on Thursday 14 May. This annual process will again provide members the opportunity to remove excess debris, grasses and coral from the lagoon bottom and sea walls. Place the debris in containers at the curb in front of your house and City trucks will remove it.

This year Public Works will again be thoroughly cleaning the under street culverts to enhance flow through the system. Residents are asked to please take extra precautions by keeping pets restrained during this time. This will be appreciated by the association and by your neighbors.

Lowering is not done arbitrarily. We are significantly impacted by tides, requiring low tides for lowering and high tides for refilling. Additionally we do not lower the water during periods of any anticipated rainfall.
We thank you for your cooperation during this period.

WELCOME NEW HOMEOWNERS

James Lee & Carol Tsang– 1709 Otis Drive
Vidya Sundaram & Sanjay Raghavan– 2913 Bayview Drive
Carolyn Fong & Matthew DeVriendt– 2911 Bayview Drive
William & Connie Sylte– 636 Waterview Isle
Rene & Janie Ramirez– 632 Glenwood Isle
Michelle & Jared Session– 616 Westline Drive

We hope you enjoy our wonderful community and the nice, temperate climate we all enjoy year round.
Welcome!

AWLHOA WEBSITE

The number of registrations and visits to our website are slowly increasing each month. If you are already on Facebook, please take the time to "like" us.
The AWLHOA website (**http://www.awlhoa.com/**), or Facebook (**https://www.facebook.com/awlhoa**).
Emails are easy and cost-effective ways for the Association to get information out to you in a timely Manner. Thank you

LOST YOUR BOAT IN THE LAGOONS?

Please contact **Marianne at 510-326-6308**

THE BOARD OF DIRECTORS NEED YOU

Last year, our members we asked for your help by considering serving on the Board of Directors. A mailed notice did not go into detail on what becoming a member entails.
Remember we are flexible in our meeting dates and time so we do not wish to restrain anyone who might have other obligations which may interfere with our current schedule. If interested please contact one of the board members listed below. Thank you

REQUESTS FOR ARCHITECTURAL MODIFICATION

For reference, we have this posted on the website: **http://www.awlhoa.com/site/94117**

The AWLHOA does not approve, or in any other way become involved in, building renovations, or the permit process for homes in our Association. Our primary focus is the lagoon system. Architectural changes are handled through the City of Alameda Planning Department. For more information, please call 510-747-6850.

GOT AN IDEA FOR A NEWSLETER ARTICLE?

Please send your thoughts, feedback or concerns to: **newsletter@awlhoa.com.**

ABSENTEE HOMEOWNERS

If you have a tenant in your property, please let us know the tenant's name so we may send them the newsletter and other important notices.

Sending notices addressed to Resident or a Tenant can result in returned mail. Your assistance is appreciated.

CHANGE OF MAILING ADDRESS?

Please contact us regarding any change of address – to ensure timely receipt of any mailed correspondence.

The **AWLHOA** can be reached via WPM, at the numbers listed above or via email at:
change-of-address@awlhoa.com.
Thank you.

President: **Robert Reeves**
Vice President: **Chad Kassirer**
Secretary: **Marilyn Rothman**
Treasurer: **Allen Derr**

Directors at Large:
Michael Shiplet
Richard Soennichsen

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MANDATORY WATER REDUCTION

This week Governor Brown imposed unprecedented mandatory water restrictions. To address the worsening drought, he ordered a 25% reduction in water usage throughout the state. Because of growing scarcity, water rates will likely spike which will adversely affect association budgets. That means boards need to look for ways to save water.

Master Metered HOAs. This is particularly difficult for master metered developments since they have no control over water usage by members inside their units. Boards can, however, hire a plumber at HOA expense to inspect all units in the complex for water leaks, for high water usage toilets, and to install water savers on showers and faucets. If presented properly to the membership, everyone should cooperate.

Some have already implemented inspection programs and made a complete list of leaky faucets, valves, supply lines, drains, toilets, shower heads, etc. throughout the development. The list also includes units that need water saving devices. Arrangements can then be made to make repairs, change toilets and install water-saving devices at a discounted rate to owners if they agree to the repairs.

For those who refuse, boards can hold hearings, impose fines, and send legal notices or letters to persuade the recalcitrant to cooperate.

Common Areas. Landscaping is an obvious source of savings. It can be addressed in a variety of ways such as (i) installing drought resistant plant materials, (ii) installing artificial turf where appropriate, and (iii) replacing old irrigation systems with "smart" systems to reduce water usage.

RECOMMENDATION: Boards should meet with plumbers, legal counsel and management to set up an inspection/repair program for all plumbing in the development along with retrofitting with low-water devices. Boards should also meet with landscapers for ideas on how best to reduce water usage.

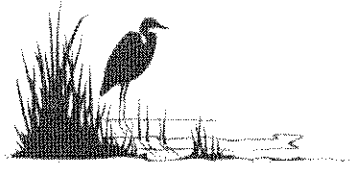
Recopied from the Adams Kessler, PLC website

YOUR BOARD OF DIRECTORS

Your Board of Directors for Alameda West Lagoon devotes many hours to making decisions on behalf of the association's best interest. The Board meets the third Wednesday of each month at Alameda City Hall, room #391, behind Council Chambers-beginning at 4 p.m. (December and Holidays excepted.) There is an agenda item at the beginning of every meeting called OPEN FORUM where homeowners may participate and briefly address the Board of Directors with their concerns.

REVIEW OF RECORDS

Members may review association records after making an appointment with the keeper of the records. The Association will charge their costs for copies. Executive session minutes and other files deemed sensitive by the board or legal counsel will not be available for review. Please contact Walsh Property Management at 510-888-8965 to make an appointment.

BRIEF DESCRIPTION OF THE AWLHOA LAGOON SYSTEM

The AWLHOA lagoon system was constructed in the 1960's as part of the North Shore development. The system consists of five lagoons, in series. Lagoon One extends from Westline Drive to Grand Street; Lagoon Two from Grand Street to Willow Street; Lagoon Three from Willow Street to Park Street; Lagoon Four from Park Street to Broadway; and Lagoon Five from Broadway to Court Street. Water is pumped into Lagoon One from a pump station near the intersection of Shoreline and Westline Drives; and flows by gravity to Lagoon Five where it is discharged back into the Bay. Water level is controlled by weir structures in Lagoon Two near the hospital and in Lagoon Five. A weir is a dam with water flowing over it, and water level is controlled by raising or lowering the dam. A contractor is retained to periodically remove debris from the lagoon and check on lagoon conditions. This contractor also takes water samples each month for analysis to assure that the water quality is suitable for water contact sports.