

## *Alameda West Lagoon HOA (AWLHOA)*

P. O. Box 2657  
Castro Valley, CA 94546-0657  
510-888-8965

### **2016 ANNUAL LAGOON CLEANUP**

On 5 July all the lagoons will be lowered for the annual cleanup and to accommodate the City for two (2) projects. The one on the North side of lagoon 2 is to work on a new sewer system to replace the pipe on the lagoon 2 wall and to repair several seawalls in lagoons 1 and 2. The other is at Park and Otis affecting lagoon 3. The sequence will be as follows:

July 5 start lowering all lagoons; August 15 start refilling all lagoons.

September 6 start lowering all lagoons again; October 14 start refilling all lagoons. If the work at Park and Otis proceeds on schedule lagoons 3, 4, and 5 may be refilled sooner than October 14<sup>th</sup>.

While the lagoons are down, we ask that all residents clean around their docks. Please rake up all debris and plant matter up to the water's edge in the area between your fences, and under your dock. Remove any barnacles on your dock supports and push sand under the sea wall, if it is eroded.

Place all refuse in sturdy garbage bags curbside, and Public Works will provide pickup randomly, as needed.

### **WELCOME NEW MEMBERS**

Herb Thomas - 639 Arlington Isle Drive	Amy Wireman - 915 Otis
Rick Zuintero/Amy Rolther - 628 " " " " " " " " Sandalwood Isle	
Adam Rosenthal - 609 Pond Isle	
David Crittenden 624 Waterfall Isle	
Gregory Nielson - 605 Glenwood Isle	
Angela Rafoth - 313 Laguna Vista	
Mandar Waghlikar - 321 Laguna Vista	
Helene Rabe - 333 Laguna Vista	
Michael Arnold - 2807 Bayview Drive	

### **PRESIDENT'S MESSAGE**

Alameda West Lagoon HOA Members:

Alameda West Lagoon HOA By-Laws, Section 6.3 Meeting Types, outlines the types and conditions under which the Board conducts meetings.

The AWLHOA By-laws currently state that Regular Meetings may be held at such time

as fixed by the Board. Regular meetings must be conducted at least once every three (3) months.

For some period we have been meeting on the third Wednesday of each month at 4:00 p.m. in City Hall. Effective 27 April we changed our meeting day to the fourth Wednesday. Please note the change.

### **DOCK REPAIRS AND REPLACEMENT**

Dock repairs and replacement require an approval by the AWLHOA and a construction permit from the City of Alameda.

For minor construction and repairs simply prepare a document describing what you expect to accomplish. When ready for implementation contact a board member for approval. Your next step is to take that plan and the letter of approval from the Association to Alameda City Hall room 190 and obtain a permit.

For new construction or replacing an existing dock, obtain a copy of the approved standard dock plans. The plans are available by contacting a board member. Use these standard plans as a basis for preparing your project. After you have completed your plans and specifications, contact an AWLHOA board member to obtain a review and approval of your project. The next step is to take your plans and the letter of approval from the Association to Alameda City Hall room 190 to obtain a permit. The City will not issue a permit without this letter.

### **FINANCIAL STATUS**

Our financial status is relatively good. We continually strive to avoid any significant increases in regular or special assessments. We anticipate inspecting the inlet pipe that stretches 400 feet into the bay to serve as the source of water for the lagoons in the very near future. That pipe failed and a liner was inserted in the early 80's. Both options, either repair or replacement whichever remedy is chosen will be very costly.

Currently we are investigating the costs for improving the Willow Street ramp into lagoon 3. In its present configuration it is hazardous for maintenance crews when launching their boat for sampling and maintenance of the lagoon.

For 2016 we estimate our day to day operating costs will be approximately \$130,000 annually. A portion of that, \$70,000, will be our share of maintaining the lagoon system. That includes water sampling twice a month, debris cleanup, electricity for the pump and normal equipment repairs. The remaining funds will be utilized for administrative expenses such as bookkeeping, mailing, legal fees, insurance, gardening and year end accounting for tax purposes. Within this \$60,000 we have set aside \$24,000 as a contingency fund to cover unforeseen expenses that may arise during the forthcoming year.

### **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.

### **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 Tenant can result in returned mail. Your assistance is appreciated.

### **CHANGE OF MAILING ADDRESS**

To ensure timely receipt of any mailed correspondence please provide any change of address as soon as possible.

The AWLHOA can be reached at the number listed above or at: [change-of-address@awlhoa.com](mailto:change-of-address@awlhoa.com).

### **REQUESTS FOR ARCHITECTURAL MODIFICATION**

The AWLHOA does not approve, or in any other way become involved in, building renovations, landscaping 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. For reference, we have this posted on the website: <http://www.awlhoa.com/site/94117>

### **GOT AN IDEA FOR A NEWSLETTER ARTICLE?**

Please send your thoughts, feedback or concerns to: [newsletter@awlhoa.com](mailto:newsletter@awlhoa.com). Please note, all articles and information will be considered for inclusion.

### **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 at (<https://www.facebook.com/awlhoa>). Emails

are easy and cost-effective ways for the Association to get information to you in a timely manner. Thank you.