

**WATERGATE  
COMMUNITY ASSOCIATION**

8 Captain Drive  
Emeryville, CA 94608

**OFFICE HOURS**  
Monday through Friday  
8:30 a.m. to 5:30 p.m.

**OFFICE PHONE**  
510-428-0118

**OFFICE FAX**  
510-428-0379

**OFFICE EMAIL**  
wcaoffice@aol.com

**WCA WEBSITE**  
watergatecommunityassociation.com

**CLIPPER CLUB**  
5 Captain Drive  
510-654-4040

**TENNIS CLUB**  
2 Captain Drive  
510-547-7577

**SECURITY**  
4 Commodore Drive  
24-hour phone: 510-772-5005

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Neil Straus

**TREASURER**  
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Judith Choate  
Jean Goldman  
Tom Knight



# Watergate

April 2010

# Hatchcover

*A publication of the Watergate Community Association*

**PROPOSED NEW EMERYVILLE PARCEL TAX**

The Emeryville City Council is proposing a new Landscape and Lighting Assessment parcel tax. The goal of this proposed parcel tax is to raise approximately \$1.2 million annually for the City of Emeryville's general operating fund.

If the property owners in Emeryville vote for this tax assessment May 2010, property taxes will increase close to \$10.00 per month, or approximately \$120.00 per year.

**E-WASTE EVENT RECAP**

Watergate hosted another successful E-waste event in January, collecting 3,977 lbs. of recycled property which will be kept out of landfills. Ninety-nine residents participated by dropping off items. Our next free E-waste event is scheduled for Saturday, July 10, 2010. For more information on recycling or disposing of your E-waste, visit the Electronic Waste Management website at noewaste.com.

**ANCHOR CLUB RENOVATIONS COMPLETE**

As of March 27<sup>th</sup> the newly renovated Anchor Club pool, spa, and clubhouse will be reopened. Renovations included pool replastering, spa repairs, extensive cleaning, new paint, carpet and windows.



*The Anchor Club is open from 9:00 a.m. to 9:45 p.m. daily unless otherwise posted. Residents and their guests must have a valid Watergate ID card in their possession.*



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## CLIPPER CLUB MOVIES April, 2010

*Movies are shown in the Clipper Club TV room every Tuesday, at 3:00 p.m. and 7:30 p.m. unless otherwise noted. Movies and popcorn are provided free of*

*charge courtesy of your Clipper Club staff. Please be aware that scheduled movies are subject to availability, and substitutions may occur. For more information or to suggest a movie selection, please contact the Clipper Club at 510-654-4040.*

### **April 6: Adam**

Hugh Dancy / Rose Byrne  
99 minutes / PG-13

When beautiful teacher Beth moves into a nearby apartment, strangely awkward Adam, who suffers from Asperger's Syndrome, breaks through his limited social abilities and flirts with the young woman in this moving romance.

### **April 13: (500) Days of Summer**

Zoey Deschanel / Joseph Gordon-Levitt  
95 minutes / PG-13

When his girlfriend, Summer, unceremoniously dumps him, greeting card copywriter and hopeless romantic Tom begins sifting through the year-plus worth of days they spent together, looking for clues to what went awry.

### **April 20: Yonkers Joe**

Chazz Palminteri / Christine Lahti / Tom Guiry  
102 minutes / R

Tired of working cons in and around the casinos of Las Vegas and Atlantic City, slippery swindler Yonkers Joe and girlfriend Janice decide to quit the game -- as soon as they pull a final lucrative but dangerous job. But when Joe is forced to take custody of his mentally challenged son, he must reconsider the wisdom of the scam and the direction of his life.

### **April 27: Revanche**

Johannes Krisch / Irina Potapenko  
122 minutes / NR

In a ragged section of Vienna, hardened ex-con Alex works as an assistant in a brothel, where he falls for Ukrainian hooker Tamara. They hope for escape, but their plans unexpectedly intersect with the lives of a rural cop and his seemingly content wife.

## JUDY DENCH MOVIE NIGHT RETURNS

Judy Dench movie night returns every other Friday at 6:30 p.m. in the Clipper Club, beginning with the Cranford Series. Check the Clipper Club calendar on page 7 for more information.

## VEHICLE REGISTRATION / STREET PARKING

The WCA office has received complaints that there are many non-residents using Watergate street parking spaces. Watergate Security has observed people parking their cars and commuting to other locations, and others parking their vehicles on Watergate property on both Ensign Drive and Captain Drive to avoid paying garage parking fees at Watergate Towers.

As many of you know, parking on WCA property is by permit only. With street parking spaces at a premium, especially during evening hours and weekends, it is now more important than ever to take the time to register your vehicle with WCA Security. The hours for registration are 7 days a week from 7:00 a.m. to 3:00 p.m. Please bring your vehicle, a valid Watergate ID card, and current vehicle registration to the Watergate Security office located at 4 Commodore Drive, next to the blue flashing light.

If your guest, housekeeper, caregiver, realtor or contractor receives a parking violation notice on their windshield, please pick up a yellow guest parking permit from the Watergate office, Watergate Security office, or the Watergate Clipper Club.

*Vehicles that do not have a valid red Watergate parking permit displayed on the left rear bumper, or a temporary yellow guest parking permit are subject to be towed to make room for Watergate residents and their guests.*

In this regard, the following WCA Rules apply:

Page 23, #1 states: "Numbered street parking is not assigned and is available for both residents and their guests, except under special circumstances during construction."

Page 23, #2 states: "Vehicles belonging to residents and parked on WCA property must have a valid Watergate parking permit displayed on the left rear bumper."

Page 24, #11 states: "The streets shall not be used to store any vehicles. After a period of five (5) days, vehicles in violation of this rule will be towed at the owner's expense."

Page 25, #12 states: "Any abandoned vehicle on WCA property as well as inoperable vehicles left on WCA streets will be removed promptly."

Page 25, #13 states: "Violating vehicles are subject to tow-away at the owner's expense."

*Please register your vehicle, or obtain a temporary yellow parking permit for your guests, today!*

**PLEASE OBSERVE THE 10 MPH SPEED LIMIT  
WHEN DRIVING ON WATERGATE PROPERTY**

The speed limit throughout the complex is 10 mph unless otherwise posted (5 mph over speed bumps).

**HOSTING A SPECIAL EVENT?**

The Clipper Club is available to all residents interested in renting a beautiful and spacious venue for a wedding reception, baby shower, birthday or anniversary party, family reunion, or any other memorable occasion. Parties of up to 150 guests can be accommodated, with smaller rooms available for more intimate settings. The kitchen, which features a 6-burner gas stove, two ovens, a commercial refrigerator, microwaves and a dishwasher, is also available for use.

To check availability and book your reservation, contact Leah or Fred at the Clipper Club – 510-654-4040.



**FIRE ALARM / SMOKE DETECTOR REMINDER**

If you accidentally burn food while cooking a meal, please do not open your door to the hallway as you will activate the hallway smoke detectors. Setting off the fire alarm system is a huge disturbance to your fellow residents and can cause upset and stress for a everyone who lives in your building. To properly air out your unit, please open your sliding glass or wood patio door. Your fellow residents thank you.

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**WCA BOARD OF DIRECTORS MEETING MINUTES**  
**February 22, 2010**

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:05 p.m. Directors present were Mike Cartmell, Judith Choate, Jean Goldman, Murray Kane, Tom Knight and Neil Straus. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and five residents.
- II. **Approval of Minutes.** Straus moved, and Kane seconded, to approve the January 25, 2010 Regular Session minutes. The motion to approve was unanimous.
- III. **Reports.**
- ❑ **Secretary's Report.** Secretary Straus provided a quick summary of board business conducted since the January 25, 2010 Regular Session: The board met new grounds supervisor Robert Murphy, and new security director Dan Marchetti before the Regular Session.
  - ❑ **Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$153,796 through 1/31/2010. Kane also reported an operating fund balance of \$188,570 and a replacement fund balance of \$4,027,068. The full report is available at the WCA office and website.
  - ❑ **Manager's Report.** General Manager Sutherland reported the following common utilities usage results for January 2010: Water use averaged 87 gallons per unit per day; natural gas use was up 1.0% from January 2009 levels; and electric use was up 1.6% from January 2009 levels. Sutherland also thanked Sam Foushee and Sue Kelly for the efforts in making the January 16, 2010 e-waste event a success. 90 residents turned in almost two tons of e-waste.
- IV. **Old Business.** None.
- V. **New Business.** The following items were presented for board review and consideration:
- ❑ **Board Resolution to Record Three (3) Notices of Delinquent Assessments.** Secretary Straus read the following resolution:  
  
“Resolved, the Board of Directors (“Board”) for Watergate Community Association authorizes and instructs Allied Trustee Services to Record Three (3) Notices of Delinquent Assessments in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the properties bearing Assessors Parcel Numbers #049-1528-174, #049-1529-179, #049-1529-254 as authorized by Civil Code Sections 1367.1 and 1367.4 if such accounts have not been reinstated by the Notice of Intent to Lien expiration date.” Straus moved, and Kane seconded, to approve the aforementioned Notices of Delinquent Assessments. The motion to approve was unanimous.
- VI. **WCA Committees.**
- ❑ **Architectural Control Committee.** There was one unit modification for February 2010:
    - **F218 -** Work includes blowing insulation throughout the ceiling cavity of the unit. **Straus moved, and Kane seconded, to deny the modification to unit F218 because of concern for how this installation would be affected by potential water leaks in the kitchen and bathroom ceiling areas. The board requested more information for review at the March 22, 2010 board meeting. The motion to deny was unanimous.**
  - ❑ **Landscape Committee.** Chair San Foushee reports that the committee recommends removal of two severely leaning trees. **Straus moved, and Kane seconded, to authorize the removal of a mayten tree (#33) in the C building southwest patio, and removal of an acacia tree (#366) located in a small parking island between 7 and 9 Commodore. The motion to approve was unanimous.**
  - ❑ **Common Area Renovations and Signs.** Co-Chair Jean Goldman reported that the CARS committee attended the first presentation by the Huntsman Design Group on the design concepts, lighting options, and signage choices for the common area renovation project. The presentation was very successful with separate presentations by each of the three vendors – Huntsman Design Group, LumenWorks Lighting and Hutner-Descollonges Graphics. The committee gave its approval of the general direction that the design team is taking and had an opportunity to give feedback to each of the key design areas on what the committee liked and did not like, and suggestions on what the committee would like to see next.

In the coming weeks, the Huntsman team will prepare annotated drawings which they will give to construction manager Michael Williams so he can begin getting cost estimates for each of the key areas of design (paint, carpet, lighting, and signage). Huntsman will have an opportunity to review the design estimates with staff and make any revisions necessary. At the same time, Huntsman, LumenWorks and Hutner-Descollonges will narrow down the design ideas that were presented to two or three concepts for each key area. They will present their options to the CARS Committee in early April for the committee's review in preparation for presentation to the board.

- ❑ **Emergency Preparedness.** Chair Reggie Saaverdra and Tom Knight spoke of the goals of the committee. Items discussed included Red Cross and CERT Training at Watergate, monthly preparedness updates, and setting up teams and assembly areas per building.
- ❑ **Statements and Requests.** An owner spoke about the proposed new landscape and lighting assessment tax currently before the Emeryville City Council. The proposed City of Emeryville assessment property tax is reported to be a \$10 per month increase in your property tax bill. The Emeryville City Council will be meeting on this subject on March 16, 2010 at 7:00 p.m. at Emeryville City Hall. The board directed staff to place a general information notice in the lobbies and Hatchcover. Another owner spoke about portable car charging stations and the hope this technology could be perfected for use at Watergate when the power grid is verified to be able to handle such installations.

## VII. Upcoming Meetings

- ❑ Budget and Regular Session – March 22, 2010

## VIII. Meeting adjourned

- ❑ 8:14 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary

*A Working Budget session of the Board of Directors will be held on Monday, April 12<sup>th</sup> at 6:00 p.m., with a Regular Session Board meeting scheduled for Monday, April 19<sup>th</sup> at 7:00 p.m., in the Clipper Club*

## WATER SHUT OFF (STOP VALVES)

Recently there was an article about the water shut off valves that are located on the wall by the toilet, and both hot and cold valves usually underneath the sinks in the kitchen and vanity area. Often the hot water valve under the cabinet in the kitchen will have two valves, one to the faucet, and one to the dishwasher. If you have a leaky faucet or toilet and want to do a repair or exchange for a new fixture, you have to turn off the water. Many of the valves in all but the "F" building, are failing to allow the water to be shut off. These valves can be recognized by having a metal colored plastic handle that is round at the base, with two flat sides out from the base to grip to turn off the supply. (Most of the "F" building stop valves have an oval handle with a screw in the middle and are usually not a problem, just sometimes quite stuck and need a pliers to turn off).

So if turning the valve will not turn off the water in A, B, C, D, and E buildings and a few F condos, one of the ways to take care of the problem is to get a 48 hour notice delivered for your neighbors by the WCA Office and, with the water shut off, have a plumber replace the stop valve that does not work, and then do

your repair/replacement. This is not a very useful method especially if the water is leaking out onto the floor, etc. and in most cases not necessary because the handle has failed, but not the valve.

A much easier way with the new valves with plastic handles (the ones with the round base and with no screw) is to take a pair of pliers and grasp the two flat sides of the handle, and gently break off the handle. Underneath the handle you will see the brass colored valve body, with a small silver metal rod coming out of it. That short silver metal rod sticking out will have two flat sides. If you grasp the two flat sides with a plier or wrench, and turn that rod a quarter turn, (90 Degrees) which ever direction works, the water will shut off. You can then do the repair or replacement without shutting off the building water, or waiting 48 hours, etc. Then simply turn the water back on by turning that metal post back where it was before or just turn it while the faucet is on, till the flow is the strongest. If you choose to take off the handle to accuate the valve, you should keep a 1/4 inch open end wrench or pliers, or adjustable wrench available for emergencies.

## PREVENT DRAIN BLOCKAGE

Watergate resident's continue to experience an increasing number of drain blockages in their units, many of which are preventable, and most of which are expensive to fix.

Items that are regularly recovered from the main drain lines include:

*Food and Organic Material* – rice, beans and celery; cat litter; plant materials (dirt, roots and leaves); bacon grease; and meat bones

*Paper and Plastics* – grocery bags; rubber gloves; diapers/baby wipes; paper towels; and feminine hygiene products

*Other Items* – toys; jewelry; clothing; office supplies; and bottle cap lids

If any of these items end up in your kitchen or bathroom sinks, your tub or your toilet, they will clog the common area main sewer lines. Such blockages of the common area lines will result in a back up into your unit and/or your neighbor's unit, and you may experience a flood of sewage and garbage all over your counters and floors. Let's work together to eliminate this costly, avoidable plumbing problem!

### CAN WE REACH YOU IN A MAINTENANCE EMERGENCY??

Please be sure the WCA Office has current contact information on file so that we can reach you in the event of a maintenance emergency.

## WHAT IS A P-TRAP?

One of the problems that show up often in our condos is a plumbing problem that has the possibility of being a fairly expensive liability depending on the circumstances.

Underneath all sinks, vanities, kitchen cabinets, etc. is a drain pipe and part of that drain system is a "U" shaped pipe called a P-trap. Often, especially in metal p-traps, the metal which is always holding water gets corroded and the bottom of the "U" shaped P-trap pipe fails and starts to leak. It is easy to examine, just by feeling the bottom lowest point of the pipe. If it is a bit rough instead of very smooth, there is corrosion. Often you can actually push your finger right through the metal at the bottom if it is close to failing. About a half cup to a cup of water is stored in there to keep sewer gasses from coming up the drain system and into your unit.

Sometimes the cabinet floor under the p-trap is sloped to the rear, so water from a leaking p-trap could be pouring out onto the bottom of the cabinet, flowing toward the wall, going behind the cabinet, into the wall and down to the unit below. It happens often and the damage to the lower unit can be extensive.

If you notice corrosion in that part of your plumbing, it's time to replace that pipe before it becomes a problem.

## RETURN YOUR CENSUS FORM

The U.S. Census counts every resident in the United States, and is required by the Constitution to take place every 10 years.

The 2010 Census will help communities receive more than \$400 billion in federal funds each year for things like:

- Hospitals
- Job training centers
- Schools
- Senior centers
- Bridges, tunnels and other-public works projects
- Emergency services

The data collected by the census also help determine the number of seats your state has in the U.S. House of Representatives.

We can't move forward until you mail it back.

In March of 2010, census forms were delivered to every residence in the United States and Puerto Rico. When you receive yours, just answer the 10 short questions and then mail the form back in the postage-paid envelope provided. If you don't mail the form back, you may receive a visit from a census taker, who will ask you the questions from the form.

The majority of the country will receive English-only materials. Households in areas with high concentrations of Spanish-speaking residents may receive a bilingual (English/Spanish) form.

Any personal data you provide is protected under federal law.

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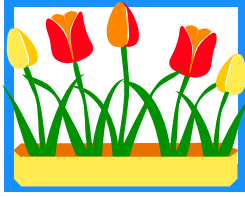


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# April 2010 - Clipper Club Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p>Clipper Club Gym Hours:                      Monday 6:00 a.m to 9:30 am / 3:00 pm – 10:00 pm                      Tuesday, Wednesday, and Thursday 6:00 am – 10:00 pm                      Friday 6:00 am –11:00 pm                      Saturday and Sunday 9:00 am – 10:00 pm  <i>Residents must present a valid Watergate ID card to use the gym.                      All guests must be accompanied by a resident while in the gym area.</i></p>				<b>1</b> 6:30 pm Tai Chi Practice	<b>2</b> 11:30 am Blood Pressure Clinic <i>(Sponsored by Emeryville Fire Dept.)</i> 6:30 pm Judy Dench Movie Night "The Cranford Series"	<b>3</b> 10:00 am Universal Tai Chi Study
<b>4</b> 11:00 am Toastmasters	<b>5</b> 6:15 pm ACC Committee 6:00 pm Flower Arranging 7:30 pm Scrabble Club	<b>6</b> <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Adam"</i>	<b>7</b>	<b>8</b> 6:30 pm Tai Chi Practice	<b>9</b> 10:00 am Landscape Committee	<b>10</b> 10:00 am Universal Tai Chi Study
<b>11</b> 11:00 am Toastmasters	<b>12</b> 7:30 pm Scrabble Club  6:00 pm WCA BOARD OF DIRECTORS WORKING BUDGET SESSION	<b>13</b> <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"(500) Days of Summer"</i>	<b>14</b> 	<b>15</b> 6:30 pm Tai Chi Practice	<b>16</b> 6:30 pm Judy Dench Movie Night "The Cranford Series"	<b>17</b> 10:00 am Universal Tai Chi Study
<b>18</b> 11:00 am Toastmasters	<b>19</b> 6:00 pm Flower Arranging 7:30 pm Scrabble Club  7:00 pm WCA BOARD OF DIRECTORS MEETING	<b>20</b> <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Yonkers Joe"</i>	<b>21</b>	<b>22</b> 6:30 pm Tai Chi Practice	<b>23</b>	<b>24</b> 10:00 am Universal Tai Chi Study
<b>25</b> 11:00 am Toastmasters	<b>26</b> 7:30 pm Scrabble Club	<b>27</b> <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Revanche"</i>	<b>28</b>	<b>29</b> 6:30 pm Tai Chi Practice	<b>30</b> 6:30 pm Judy Dench Movie Night "Return to Cranford"	<p>Guest passes for up to 2-weeks are available in the Clipper Club to residents with a valid Watergate ID card</p>

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**BOARDWALK RULE REMINDERS**

All persons using the Boardwalk do so at their own risk. The Boardwalk is open to the general public between sunrise and sunset. Access is limited to pedestrian traffic except for emergency and maintenance vehicles. Litter and trash shall not be deposited on or thrown from the Boardwalk. Access from the Boardwalk for fishing, diving, windsurfing, or swimming is not permitted. Loud, boisterous and offensive activity shall not be permitted. Food and beverages are not permitted to be consumed except in designated areas. No alcoholic beverages may be consumed on the Boardwalk. Any fire or insurance liability activities are prohibited. Any act or omission that poses a fire danger or other risk of loss to structures, landscaping or personal property, or that creates a dangerous condition or an increased risk that WCA will be held liable for injury or damages is prohibited. Fires, fireworks or firearms shall not be used on the Boardwalk, nor shall any hazardous or controlled substances be permitted. Animals are not allowed on the Boardwalk at any time. Exceptions are guide dogs required for the blind or hearing impaired. No private autos, motorcycles, bicycles, skate boards, roller skates, or similar vehicles or rolling objects shall be permitted.

**USEFUL INFORMATION FOR NEW OWNERS**

Please provide the Association with your current address, work and home numbers when registering at the Association office. The Association will send your assessment coupon books and all Association related notices to the address indicated on the grant deed unless you complete a change of mailing address form directing staff to send your mail to another mailing address. Please contact the WCA office before starting any type of interior renovations or modifications to your home. Common violations include: removing the acoustic "popcorn" ceiling material; installing hardwood and tile flooring; and removing interior walls without Association or Board approval. Please see unit modification application guidelines and procedures for more information. Please fill out a moving application form 24 hours prior to your move in date. You can make arrangements for your move with the WCA office, or after business hours, at Watergate Security. Please review your WCA Community Rules for more information!



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*The Hatchcover is delivered to all 1,249 Watergate units on the first of every month. It is also mailed to off-site owners and posted on our website at [watergatecommunityassociation.com](http://watergatecommunityassociation.com)*

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*Contact Debbie Tennell at 510-450-1724*

*Advertising size, rate, and discount information is also available in the Notices / Newsletters section of the WCA website*

## WCA SECURITY ACTIVITY

**March, 2010**

Watergate’s Security Department is dedicated to creating a safe and welcoming environment for Watergate residents. Security is everyone’s concern. We depend on you, the residents of Watergate, to let us know when you observe a security problem or situation that may be unsafe. We sincerely invite your comments, feedback, and ideas on how we may be of better service to the Watergate Community. Security can be contacted 24-hours a day at 510-772-5005. In the event of a police, fire, or medical emergency, please call 911.

<u>Security Activity</u>	<u>WCA</u>	<u>EPD</u>
Open Door	6	
Hazard	1	
Citizen Assist	40	
Animal Complaint	0	
Alarm Elevator	1	
Juvenile Complaint	0	
Misc. Investigation	51	
CC&R Violations	134	
Misc. Assignments	147	
Maintenance Reports	38	
Parking Violations	17	
Property Reports	6	
Vehicle Registration	17	
Vehicle Tow	1	
Casualty Reports	0	
Fire	0	
Fire Alarm	0	
Mail Delivery	50	

### Crimes Against Property

Burglary-Residential	0	2
Burglary – Auto	0	8
Burglary-Commercial	0	3
Grand Theft	0	17
Petty Theft	0	34
Robberies	0	2
Malicious Mischief	0	0
Auto Theft	0	8
Recovered Stolen Vehicle	0	9
Vehicle Hit and Run	0	0

### Crimes Against Persons

Homicides	0	0
Assaults	0	3
Battery - Simple Assault	0	5
Domestic Disputes	0	0
Aggravated Assault	0	1
Sexual Assault	0	0
Car Jacking	0	0



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