



**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

BOARD OF DIRECTORS

PRESIDENT
Robert C. Blain

VICE-PRESIDENT
Tom Knight

SECRETARY
Neil Straus

TREASURER
Murray Kane

DIRECTORS
Jean Goldman
Lubor Mrazek
Albert Repola

WATERGATE

February 2012

HATCHCOVER

A publication of the Watergate Community Association

FIRE SPRINKLER SUPPRESSION PROJECT BEGINS IN E BUILDING

Starting Monday January 30, 2012, a fire sprinkler system will be installed at the garage level ceiling of E building starting at 4 Captain and finishing at 6 and 8 Captain. This installation will take about 33 days.

The installation of new fire sprinkler pipe materials in the E building garage will be done in five phases. Residents with assigned parking spaces in the E building will be unable to park in the garage during the time that their phase is undergoing active construction. Displaced residents will be issued a special parking permit and relocated to a reserved parking area on Ensign Drive.

Please DO NOT park in the reserved parking area unless you have been issued a special parking permit by the WCA Office. Any vehicle found parked in this area without a valid special parking permit visibly displayed will be towed at the owners expense.

TEMPORARY PARKING PASSES SUSPENDED DURING PROJECT

Effective January 15, 2012 all temporary parking permits currently issued will be suspended and temporary parking permits for resident's guests will not be issued for the duration of the fire sprinkler suppression installation project. This is necessary to insure residents displaced from their assigned garage parking space have adequate reserved parking available during each phase of construction.

Please advise your visitors to find alternate parking, or consider using public transportation during this time. A schedule for the free Emery-Go-Round shuttle can be found on their website at emerygoround.com.

MORE ABOUT THE FIRE SUPPRESSION SPRINKLER INSTALLATION

The installation of the fire suppression sprinklers is the first segment of the common area renovations project. It calls for 1½" diameter thin steel water supply lines to run down the upper corners of all common hallways with sprinkler heads spaced every 14 feet. All 1,249 units will have a water sprinkler line and sprinkler head running along the top of the wing wall on the left or right side of the unit door. All garages, storage, laundry and trash rooms will have a fire suppression line and sprinkler head as well. It is expected to take 24-30 months to complete the installation in all buildings.

Once three buildings (E, C and A) have fire sprinklers and hallway lighting installed, the goal is to begin the paint, wall finishes and carpet renovations, starting in the E building and moving along to C, A, D, B and F.



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**CLIPPER CLUB MOVIES
February 2012**

Movies are shown in the Clipper Club TV room every Tuesday at 3:00 pm and 7:30 pm 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.

February 7: The Ides of March

George Clooney / Ryan Gosling

101 minutes / R

Dirty tricks stand to soil an ambitious young press spokesman's idealism in a cutthroat presidential campaign where "victory" is relative.

February 14: Midnight in Paris

Owen Wilson / Rachel McAdams

94 minutes / PG-13

A young couple's experiences traveling together in Paris make them question the kind of life they want to live.

February 21: Dolphin Tale

Morgan Freeman / Ashley Judd

113 minutes / PG

After losing its tail to a crab trap, a young dolphin is given a new life through the efforts of the humans that save it in this true-life adventure.

February 28: Moneyball

Brad Pitt / Jonah Hill

133 minutes / PG-13

An all-star cast brings to life the true story of Billy Beane, a former jock turned general manager who uses unconventional methods to bring the best players to the Oakland A's, a major league baseball team struggling against financial hardship.

FOREIGN FILM NIGHT

Friday, February 17

Please note that due to frequent long wait times and unpredictable availability of foreign films, the Clipper Club staff will continue to host Foreign Film night on the third Friday of the month at 7:30 pm, with the movie to be announced at the time of showing.

If you would like to request or suggest a movie, please contact Leah in the Clipper Club at 510-654-4040.

The Clipper Club is available to all residents interested in renting a beautiful and spacious venue to host their special event. Contact Leah in the Clipper Club for availability or to book your room reservation.

CLIPPER CLUB ACTIVITIES

In addition to movie night, foreign films, and fitness at the gym, there are several activities residents can participate in offered at the Clipper Club.

Make beautiful floral arrangements at the Flower Arranging class, held the first and third Monday of every month. Or play a game with the Scrabble Club every Monday at 7:30 pm. Toastmasters invite all interested residents to master the art of public speaking every Sunday at 11:00 am. Practice Tai Chi at 6:30 pm every Wednesday, or try Universal Tai Chi Study at 10:00 am on Saturdays, followed by Sensing Hands at 11:00 am.

**CITY OF EMERYVILLE – BUSINESS SERVICES
QUICK TELEPHONE REFERENCE GUIDE**

Emergency	911
General City Information	510-596-4300
Police Non-Emergency	510-596-3700
Police – Traffic	510-596-3727
Crime Hotline/Anonymous, Confidential	510-596-3784
Fire – Non-Emergency	510-596-3750
Graffiti Hotline	510-596-3773
Tree Maintenance	510-596-4330
Litter and Trash Hotline	510-596-4330
Household Hazardous Waste	510-670-6460
Vehicle Abatement	510-596-3727
Street Lights/Cleaning/Maintenance	510-596-4330
Sewer Maintenance	510-596-4330
Street/Sewer/Flood Emergencies	510-596-3700
Rodent Control	510-596-4330
Economic Development/Redevelopment	510-596-4350
Commercial Façade Program	510-596-4354
First Time Homebuyer Program	510-596-4316
Building Inspections/Permits	510-596-4310
Planning/Zoning/Design	510-596-4360
Child Development Center	510-596-4343
Senior Center	510-596-3730
Recreation Center	510-596-3778
Business Licenses	510-596-4325

OTHER EMERYVILLE TELEPHONE NUMBERS

Emeryville Unified School District	510-655-6936
Alameda County Mosquito Abatement	510-783-7744
Chamber of Commerce/Industries Assn.	510-652-5223
Emery-Go-Round Shuttle Hotline	510-451-3862
ECAP (Community Assistance)	510-652-8422
Emeryville Marina	510-654-3716
Watergate Market	510-655-2550
All East Bay Properties	510-450-3800
Two Sails Realty	510-655-8228
Watergate Sales and Management	510-654-8700

CLIPPER CLUB POOL AND SPA REOPENS

Many residents have commented positively on the newly renovated Clipper Club pool and spa, which reopened January 3, 2012. Many of these people have also remarked that there seems to be less Jacuzzi jets than before. This is not the case. The jets that everyone seems to be missing on the curved wall between the spa and the pool were not jets, but return lines from the filter and heater. Since these return lines had the same "eyeball" fitting as the jets, and since the jets performed poorly before the renovation, many residents have mistaken these return lines for jets.

Insofar as the new jets come on much faster and with more force, and that health code requires that return lines from heaters be diffused so as not to burn bathers, the difference between the jets and the returns is much more pronounced than before when there was little difference between the two.



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“DRAFT” WCA BOARD OF DIRECTORS MEETING MINUTES
December 12, 2011

- I. Call to Order.** President Robert C. Blain called the meeting to order at 7:00 p.m. Directors present were Judith Choate, Jean Goldman, Murray Kane, Tom Knight and Neil Straus. Lubor Mrazek was absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and two residents.
- II. Reports/Announcements.**
- Secretary’s Report.** Secretary Straus reported on action taken by the Board of Directors since the November 14, 2011 Regular Session:
 - Prior to the Regular Session meeting, the Board of Directors discussed legal and personnel issues.
 - Treasurer’s Report.** Treasurer Kane reported a favorable operating budget variance of \$113,823 through 11/30/2011. Kane also reported an operating fund balance of \$192,434, and a replacement fund balance of \$6,549,913. The full report is available at the WCA office.
 - Manager’s Report.** General Manager Sutherland reported the following:
 - **Common Utilities for November 2011** - Electricity use is down 1.0%; natural gas use is up -.5%; and due to no billing from EBMUD, there is no water usage report.
 - **Clipper Club Pool/Spa** - The pool/spa is expected to re-open December 22, 2011 to allow the new pool deck to properly cure before sealing.
- III. Statements and Requests.**
- None.
- IV. Consent Calendar.**
- Items Approved by Unanimous General Consent:**
 - **November 14, 2011 Regular Session Minutes – As submitted**
 - **2012 Board Meeting Calendar – As submitted**
 - **2012 Committee Members – As submitted**
 - **2012 Reserve Study Contract to CRS for \$1,500**
 - **2012 Chubb Fidelity and Crime Renewal Policy – 12/31/11 - 12/31/12 for \$5,294**
 - **2012 Cyprus Insurance Workers Compensation Renewal Policy – 12/31/11 – 12/31/12 for an estimated annual premium of \$55,602**
- V. Old Business.**
- Comcast Five-Year Bulk Cable Agreement.** Straus moved, and Knight seconded to approve a new Five-Year Comcast Cable bulk cable agreement through December 31, 2016. The agreement includes a one-time gate fee payment to Watergate of \$81,185. The motion to approve was unanimous.
- VI. New Business.** The following items were presented for Board review and consideration:
- Board Resolution to Record Two Notices of Delinquent Assessment.** Secretary Straus read the following resolution:

“Resolved, the Board of Directors (“Board”) for Watergate Community Association authorizes and instructs Allied Trustee Services to Record Two Notices of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the properties bearing Assessor’s Parcel Numbers 049-1528-005, and 049-1528-134, 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 Knight seconded, to approve the aforementioned Two Notices of Delinquent Assessment. The motion to approve was unanimous.
- VII. Upcoming Meetings.**
- Executive and Regular Sessions – January 9, 2012 Executive Session; and January 23, 2012 Executive and Regular Sessions
- VIII. Meeting adjourned at 7:23 p.m.**

Respectfully submitted,

/s/ Neil Straus, Secretary

BE AN INFORMED RESIDENT OF YOUR WATERGATE COMMUNITY

The WCA Office is committed to keeping our residents informed about what's happening in our community. We make every effort to communicate upcoming events, Board business, pending maintenance, renovation, and construction schedules, action reports, recycling tips, and community news updates. Please make note and take advantage of the following resources:

THE WCA WEBSITE: Our website, watergatecommunityassociation.com is our most extensive communication resource. Updated regularly, it provides current community notices and actions; updated project schedules and information; board meeting agendas, minutes and reports; a monthly activities and events calendar; and current and archived issues of the Hatchcover newsletter. You will also find information regarding community requirements for registration; disaster and emergency preparedness; recycling news and e-waste locations; and unit modification guidelines and application. Each page features a Goggle search engine that is site-specific for easy reference. Residents can electronically submit maintenance, landscape, or water shut off requests; download common-area interest liability insurance information; and review WCA's community rules, fees and policies. Most forms available in the WCA office can be completed and submitted online including resident vacation notification, change of mailing address, registration authorization, disclosure authorization, package pick authorization, and automatic payment deduction authorization.

WCA E-NEWS UPDATES: To receive email notices and updates from the WCA, log on to our website and enter your email address in the sign up box on the welcome page. Complete the brief sign up form and indicate your areas of interest, including board and committee agendas, board meeting minutes, major maintenance work in common area facilities, and interior renovation and design. After signing up, please confirm your subscription by responding to the confirmation email sent to your inbox.

THE HATCHCOVER: Our monthly newsletter is delivered to each unit and mailed to all offsite owners. Regular items of interest found in the Hatchcover include a monthly Clipper Club events calendar; movie titles and a brief review of upcoming Tuesday Movies at the Clipper Club; WCA Board meeting minutes; Watergate and Emeryville Police Department crime statistics; recycling news; and reminders, tips, and other articles of interest. To place a new or classified ad in the Hatchcover, please contact Debbie Tennell in the WCA Office, 510-428-0118 or admncoordwca@aol.com.

LOBBY POSTINGS AND BULLETIN BOARDS: Notices of importance, general information, policy reminders, upcoming Watergate and/or community events, and WCA Board meeting agendas are regularly posted to all lobbies, as well as the Clipper Club and Anchor Club bulletin boards. Additionally, each laundry room has a community bulletin board for residents to post ads and notices.

THE WATERGATE STAFF: The Association staff will make every effort to answer your questions, provide information, offer suggestions and respond to your concerns. When contacting the WCA Office (510-428-0118) or the Clipper Club (510-654-4040) after hours, please remember to speak clearly and include your name, unit number and a phone number where you can be reached in your voice mail message so we can return your call. Our Security Department can be reached 24-hours a day at 510-772-5005.

We hope you'll find this information useful and we welcome any feedback or suggestions you may have for increasing communication and community awareness here at Watergate.

Do you have an idea, a community event, a favorite recipe, a positive experience or a piece of Watergate history you'd like to share? Suggestions and non-editorial resident contributions to the Hatchcover are always open for consideration. Please contact Debbie Tennell in the WCA Office at 510-428-0118 or email her at admncoordwca@aol.com.



If you walked all Watergate common use hallways, you will have traveled over 5 miles!



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BALCONY VIOLATION REMINDERS

Please limit the items on your balcony to approved patio furniture and garden items only. Do not store furniture, bicycles, boxes, cleaning tools, construction materials, or recycling containers on your balcony.

Hanging pots must be located at least 2 feet behind balcony railings, and bird feeders of any kind are not permitted.

Barbeques are allowed only when not causing an unreasonable nuisance to neighbors, and must be supervised at all times. Lighter fluid or self starting briquettes are not allowed, and a fire extinguisher must be available in case of an emergency.

Security inspects balconies on a rotating schedule approximately every three weeks. Violation letters are then sent to both the owners and tenants of the unit. If you receive a violation notice, please remove the item(s) listed to avoid multiple notices resulting in a fine to the unit owner.

Please be sure that your seasonal lights and holiday decorations have been removed from your balcony and/or unit door to avoid receiving a violation notice.

Using balconies as a storage or laundry area creates an undesirable look, which affects the value of your property. Your cooperation is appreciated in making Watergate a wonderful place to live.

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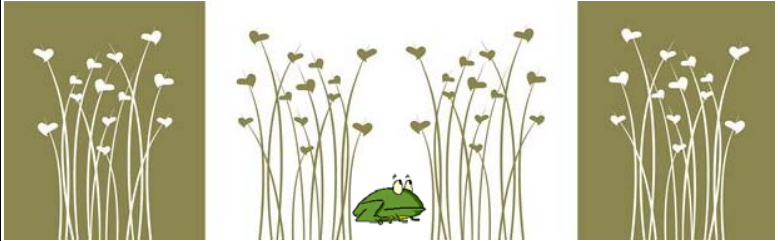
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Local References Available Upon Request

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February 2012 - Clipper Club Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<p><i>Clipper Club Gym Hours:</i> 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 Residents must present a valid Watergate ID card to use the gym Guests must be accompanied by registered resident while in the gym area</p>			1	2 6:30 pm Tai Chi Practice	3	4 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
5 11:00 am Toastmasters	6 6:00 pm Flower Arranging 6:15 pm ACC Meeting 7:30 pm Scrabble Club	7 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "The Ides of March"	8	9 6:30 pm Tai Chi Practice	10	11 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
12 11:00 am Toastmasters	13 7:30 pm Scrabble Club	14 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Midnight in Paris"	15	16 6:30 pm Tai Chi Practice	17 10:00 am Landscape Committee WCA OFFICE CLOSES at 4:30 pm <u>FOREIGN FILM NIGHT</u> 7:30 pm Movie to be Announced	18 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
19 11:00 am Toastmasters	20 7:30 pm Scrabble Club WCA OFFICE CLOSED In observation of PRESIDENT'S DAY	21 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Dolphin Tale"	22	23 6:30 pm Tai Chi Practice	24	25 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
26 11:00 am Toastmasters	27 7:30 pm Scrabble Club 7:00 pm Board of Directors Meeting	28 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Moneyball"	29			

The Clipper Club gym and the package room close at 9:45 pm Sunday through Thursday and at 10:45 pm on Friday

KEEP POLLUTANTS OUT OF THE BAY

What goes down your drain can end up in San Francisco Bay. Though wastewater treatment removes many pollutants, trace amounts of some substances can persist through the treatment process, with unknown or harmful effects on San Francisco Bay. The wisest solution is to prevent pollution from going down the drain in the first place.

There are many potential sources of pollutants lurking in and around your home or workplace. Ensuring that pollutants don't enter the Bay is a job we all share. To find out more about what you can do to keep the Bay clean, visit the Resource Center page on East Bay Mud's website at ebmud.com.

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ELECTRICAL EQUIPMENT AND APPLIANCE SAFETY TIPS

Keep your unit safe from electrical hazards with the following tips provided by P G & E:

CORDS

- Do not place electric cords under floor covering, where they can be walked on or damage can go unnoticed.
- Check for cords that are broken, frayed, damaged or tied in knots, or that have melted insulation. Have them repaired or replaced promptly.
- Use extension cords with three-pronged plugs for appliances or equipment requiring grounding.
- Insert and remove plugs by grasping the plug. Pulling on the cord could damage it. Be careful not to let fingers touch the metal prongs.

OUTLETS

- Do not overload an outlet with too many appliances or equipment.
- Put safety covers over unused electric outlets. This is particularly important around children. Never let children play around outlets.

ELECTRIC HEATERS

- It is important to keep all materials that can burn away from heating sources. Do not hang clothes to dry on or near your heater or heating vent.
- Avoid placing furniture or other household items close to heaters.
- Only use appliances and equipment with the Underwriters Laboratories Inc. (UL) symbol. This symbol shows that the product has been safety-tested.

BE PREPARED FOR AN EXTENDED POWER OUTAGE

Are you prepared in case of an emergency or extended power outage? The following checklist, along with other helpful safety resources, is available on the P G & E website at pge.com.

HOME SAFETY CHECKLIST

- Keep emergency supplies on hand.
- Flashlights with fresh batteries
- A portable battery-powered radio
- Extra batteries
- A windup or battery-powered clock
- One week's supply of water and nonperishable food
- A manual can opener
- Multipurpose (A-B-C) fire extinguisher
- First aid kit
- Extra blankets or sleeping bag
- Spare fuses
- Medication for those on prescription drugs
- Keep all emergency numbers handy.
- Turn off all major appliances during an outage to prevent problems when the power turns back on.
- Never place flammable materials near your wall heaters.
- Change smoke alarm batteries twice a year.

P G & E EMERGENCY PHONE NUMBERS

24-hour toll-free outage hot line: 1-800-PGE-5002

Rotating outage block number: 1-800-PGE-5000

Report downed power lines: 1-800-PGE-5000 or 911

PEDESTRIAN SAFETY – WALKING TIPS FROM AAA

Cross the street only at corners, where drivers are more likely to see you.

Drivers turning right often fail to notice pedestrians. At crosswalks, before crossing the street, first look left then right for cars, bicyclists and other pedestrians; then look all ways. Stay to the right when in crosswalks.

At crosswalks with pedestrian crossing signal lights, cross only at the proper signal. Be alert for drivers who may run red lights, turn on red or go the wrong way on one-way streets.

If there are no sidewalks and you must walk on the road, stay on the shoulder, walking so you're facing traffic.

Watch for cars pulling out of driveways, parking lots or alleys — especially if your view (and the driver's view) is partly obstructed by buildings or landscaping.

Wear or carry reflective material at night and in the rain or fog.

Be a role model for children and others by demonstrating proper pedestrian safety and setting a good example.

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WATERGATE STUDIO - For sale by owner - \$149,000 - Shown by appointment - Margaret/Jim Watson 707-963-9087

Interested in advertising in the Hatchcover?

Contact Debbie Tennell at 510-450-1724.

Hatchcovers are delivered to all 1,249 units, and mailed to approximately 550 off-site Watergate owners.

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

WCA SECURITY ACTIVITY

December 2011

The Watergate Security Department is dedicated to creating a safe and welcoming environment for Watergate and its 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. Issues such as noise complaints and balcony or pet violations should be reported to the Security Department directly at 510-450-1729. Security can also be contacted 24-hours a day at 510-772-5005. In the event of an urgent police, fire, or medical emergency, please call 911.

<u>Security Activity</u>	<u>WCA</u>	<u>EPD</u>
Open Door	2	
Hazard	1	
Citizen Assist	18	
Animal Complaint	0	
Alarm Elevator	1	
Juvenile Complaint	0	
Misc. Investigation	37	
CC&R Violations	114	
Misc. Assignments	143	
Maintenance Reports	27	
Parking Violations	37	
Property Reports	4	
Vehicle Registration	29	
Vehicle Tow	0	
Casualty Reports	0	
Fire	0	
Fire Alarm	0	
Mail Delivery	53	

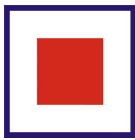
Crimes Against Property

Burglary-Residential	0	*
Burglary-Auto	1	*
Burglary-Commercial	0	*
Grand Theft	0	*
Petty Theft	0	*
Robberies	0	*
Malicious Mischief	0	*
Auto Theft	2	*
Recovered Stolen Vehicle	0	*
Vehicle Hit and Run	0	*

Crimes Against Persons

Homicides	0	*
Battery - Simple Assault	0	*
Domestic Disputes	0	*
Aggravated Assault	0	*
Sexual Assault	0	*
Car Jacking	0	*

**EPD December Crime Stats not available*



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