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Tennis Shop: 547-7577  
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A publication of the Watergate  
Community Association  
8 Captain Drive  
Emeryville, California 94608

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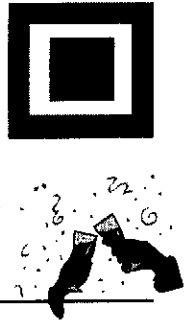
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# Watergate Hatchcover



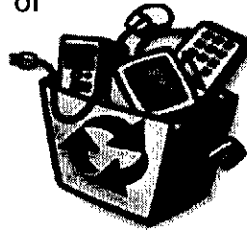
January 2008

## E-Waste Pickup Rescheduled

**Saturday, January 19th, 10:00 a.m. to 2:00 p.m.,  
(near the Security Office, between 4 and 6 Commodore Drive)**

*Please note the rescheduled date for this E-Waste event at Watergate.*

Take advantage of this opportunity to dispose of your old TV's, computers, or other electronic equipment on **Saturday, January 19th, between 10:00**



**a.m. and 2:00 p.m., near the Security office, between 4 and 6 Commodore Drive.** Please see the flyer in this issue of the Hatchcover for further details

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## Christmas Tree Disposal

Please take your discarded Christmas trees down to the garage level of your building and leave them next to the trash room doors. Our grounds crew will properly and ecologically dispose of them from that location.



## WCA Office Holiday Hours

The WCA Office will be closed on **Tuesday, January 1st**, for the New Year's holiday, and on **Monday, January 21st**, for Martin Luther King, Jr. Day.



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## Tuesday at the Movies

Movies are shown in the Clipper Club TV room  
**on Tuesdays, at 3:00 p.m. and 7:30 p.m.**

*Films are provided free by Reel Vidzco in Berkeley.  
 (Visit them at 2655 Shattuck Avenue or call (510) 548-1118.)*

**January 1st: No Movie**

**January 8th: "Waitress"**

Starring: Keri Russell, Jeremy Sisto, Cheryl Hines, Nathan Fillion

Genre: Comedy

Running Time: 104 min.

MPAA Rating: PG-13 (for sexual content, language, and thematic elements)

Writer-Director Adrienne Shelly was murdered before this film became a hit at Sundance, but the tragic circumstances alone don't account for this film's acclaim. It is exceptionally well written and brilliantly directed. The story is about a pregnant waitress (Keri Russell) in a small, southern town who dreams of leaving her suffocating and emotionally needy husband, but that description can't do justice to the nuances of character, the smart turns of story, and the fine acting, scene after scene.

**January 15th: "Hairspray"**

Starring: John Travolta, Queen Latifah, Amanda Bynes, Nikki Blonsky

Genre: Musical/Performing Arts

Running Time: 107 min.

MPAA Rating: PG (for language, some suggestive content, and momentary teen smoking)

The movie musical version of the Broadway musical which was, itself, adapted from a 1988 Hollywood film is a nonstop delight, a succession of good songs, polished musical numbers and sweet and funny moments. As the chubby girl who tries to make it on local Baltimore television, Nikki Blonsky is a find, and John Travolta gets his best showcase in years, in a drag role as a rotund Baltimore mother. With laughs, songs, and lots of good feeling, this one can't miss.

**January 22nd: "Sicko"**

Starring: Michael Moore

Genre: Documentary and Politics/Religion

Running Time: 113 min.

MPAA Rating: G

Michael Moore takes on the American Health Care System in this funny but ultimately sobering documentary, which attempts to do two things: Convince Americans that our current system is corrupt, scandalous, and immoral; and makes the case for a European-style single-player system. He accomplishes the first with complete success. He makes a persuasive case for the second, but there the film begins to feel more like propaganda. Still, this is a welcome contribution to the debate, and it may prove important.

**January 29th:  
 "La Vie En Rose"**

Starring: Marion Cotillard,  
 Clotilde Courau

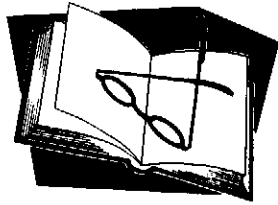
Genre: Art/Foreign, Drama,  
 Musical/Performing Arts

Running Time: 113 min.

MPAA Rating: PG-13

In this feverish, unremitting and grimly joyless film about singer Edith Piaf, writer-director Olivier Dahan reworks the well-worn facts of his subject's life: parental abandonment, poverty, the grainy guttural voice, fame, a lover's death, alcoholism and drug addiction, decrepitude, and death at age 47 in 1963 into a sustained case study of grief. Give Marion Cotillard credit for an uncompromising performance. Her Piaf glitters fiercely through the gloom.

## Author's Night



**Friday, January 11th,  
6:30 p.m., Clipper Club**

### Rhonda: Her First Ninety Years

Six Careers. Three Husbands. Many Lovers. Funny, sexy, and emotionally honest, Rhonda's stories will resonate with anyone

who has swum against the current. Rhoda has been an elementary school teacher, a journalist, a fashion designer /business owner, and a teacher trainer. Working and traveling throughout the world, Rhoda shares her successes and failures in a story of survival. This Author's Night, sponsored by Gari Leary, **will be held on Friday, January 11th, at 6:30 p.m., in the Clipper Club.** Meet this inspirational woman and hear her wonderful stories! Also, her memoir will be available for purchase. Refreshments will be served.

3

## Architectural Control Committee

The Architectural Control Committee is looking for Watergate owners interested in volunteering as members of the 2008 committee. This committee meets at 6:00 p.m. on the first Monday of every month.

*If you're interested in serving on this committee, please submit your name and contact information to the WCA Office.*

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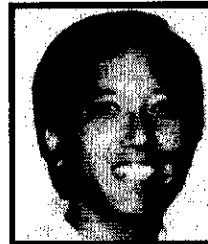


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## WCA Board of Directors Special Session Minutes (Approved)

November 13, 2007

**I. Call to Order.** President Bob Blain called the meeting to order at 6:34 p.m. Directors present were Mike Cartmell, Murray Kane, Lubor Mrazek, Neil Straus, newly elected Director Max Weintruab, and Ariane Zand. Also present were General Manager Tim Sutherland and Controller Lisa Trabert. There were four residents in attendance at this open meeting.

**II. Election of Officers.** **Straus moved, and Kane seconded, to approve the following Board officers: Robert C. Blain, President; Ariane Zand, Vice-President; and Murray Kane, Treasurer. The motion to approve was unanimous. Cartmell moved, and Kane seconded, to approve Neil Straus as Secretary. The motion to approve was unanimous.**

### **III. Architectural Control.**

¥ Architectural Control Committee. General Manager Sutherland reported three unit modifications for November 2007.

- 9 Commodore Drive, A213. Work requiring Board approval includes plans to remove the entranceway walk-in closet walls, under the direction of a structural engineer, replace bathtub with a walk-in shower, install 12 x 12 ceramic tile throughout the unit using previously approved Cerazorb underlayment. **Straus moved, and Kane seconded, to approve the modifications to A213, pending receipt of all necessary permits. A structural report has been received and filed. The motion to approve was unanimous.**
- 10 Admiral Drive, A324. Work requiring Board approval includes wall removal between two of the bathrooms, reduce two walls in kitchen to pony walls, remove two balcony walls in 3rd bedroom, and relocate stove and sink in kitchen. **Straus moved, and Mrazek seconded to table the item until the owner clarifies issues surrounding wall removals as it relates to stove venting, and water and sewer vent pipes venting in the bathroom. The motion to table was unanimous.**

- 4 Admiral Drive, B233. Work requiring Board approval includes plans to replace the bathtub and tub tile surround. **Straus moved, and Cartmell seconded, to approve the modifications to B233 pending receipt of all necessary permits. The motion to approve was unanimous.**

### **IV. Board Resolution to Record Notice—three notices of Delinquent Assessments.**

**Straus moved, and Kane seconded, the first resolution as follows:**

Resolved, the Board of Directors ( Board ) for Watergate Community Association, authorizes and instructs Angius & Terry Collections, LLC, to record a Notice of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest, and collection fees and costs against that property bearing the Assessors Parcel Number 049-1528-239, as authorized by Civil Code Sections 1367.1 and 1367.4, if such account has not been reinstated by the Notice of Intent to Lien expiration date of December 3, 2007.

**The motion to approve the aforementioned Notice of Delinquent Assessment was unanimous.**

**Straus moved, and Kane seconded, the second resolution as follows:**

Resolved, the Board of Directors ( Board ) for Watergate Community Association, authorizes and instructs Angius & Terry Collections, LLC, to record a Notice of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest, and collection fees and costs against that property bearing the Assessors Parcel Number 049-1529-178, 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 of December 3, 2007.

**The motion to approve the aforementioned Notice of Delinquent Assessment was unanimous.**

**Straus moved, and Kane seconded, the third resolution as follows:**

Resolved, the Board of Directors ( Board ) for Watergate Community Association, authorizes and instructs Angius & Terry Collections, LLC, to record a Notice of Delinquent Assessment in the full amount of unpaid assessments, late charges, interest, and collection fees and costs against that property bearing the Assessors Parcel Number 049-1529-445, 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 of December 3, 2007.

**The motion to approve the aforementioned Notice of Delinquent Assessment was unanimous.**

**V. "F" Building Storage Tank Platform Foundation.**

Sutherland requested funding for the construction of a support platform for the hot water storage tank over in F garage. Ground settlement below the existing concrete pad necessitates this request for a permanent support platform. **Straus moved, and Cartmell seconded, to approve a project budget of \$11,085 to be funded from reserves. The motion to approve was unanimous.**

**VI. Street Monument Sign Lettering Discussion.**

Various lettering options were presented with the Board generally favoring the Monotype Corsiva script. Staff was given direction to make the street name lettering 75 percent of the size of the Watergate Community lettering.

**VII. Adjournment.** The meeting adjourned at 7.21 p.m.

Respectfully submitted,  
Neil Straus, Secretary



<u>Day</u>	<u>Date</u>	<u>Meeting Type</u>
Monday	January 14	Regular Session
Monday	February 25	Regular Session
Monday	March 24	Working Budget Session/Operations Regular Session
Monday	April 14	Working Budget Session/Reserves
Monday	April 21	Regular Session/Approve Budget
Monday	May 19	Regular Session
Monday	June 23	Regular Session
Monday	July 21	Regular Session
Monday	August 18	Regular Session
Monday	September 22	Regular Session
Friday	October 3	Board Candidates Filing
Monday	October 20	Regular Session
Monday	October 27	Candidates Night
Monday	November 10	Annual Meeting
Tuesday	November 11	Special Session/Election of Officers
Monday	December 15	Regular Session

## Scrabble Club

Would you like to play or learn how to play Scrabble? Do you have a Scrabble board? Please join us **every other Monday, starting January 14th, at 7:30 p.m., at the Clipper Club.**

Questions? Call Tobey Klein  
at (510) 653-4205  
or e-mail to wit30attk@yahoo.com.

## Foreign Film Club

*"Il Leopardo"*

**Friday, January 14th,  
7:30 p.m., Clipper Club**

Recounting the years of Italy's Risorgimento, when the aristocracy lost its grip and the middle classes rose and formed a democratic Italy. Directed by Luchino Visconti.

## Important Dates to Remember

(Note: Emeryville City Council meetings are on Winter Recess)

Jan. 1st	<b>Happy New Year!</b> WCA Office Closed/Clipper Club	9 a.m. - 6 p.m.
Jan. 10th	Women's Group (Clipper Club)	10:00 a.m.
Jan. 11th	Landscape Committee Meeting (Clipper Club)	10:00 a.m.
	Music Salon (Emeryville Senior Center)	1:30 p.m.
	Author's Night (Rhoda - Her First 90 Years) (Clipper Club)	6:30 p.m.
	Foreign Film Night ( <i>Il Leopardo</i> ) (Clipper Club)	7:30 p.m.
Jan. 14th	ACC Meeting (Clipper Club)	6:00 p.m.
	Board of Directors Meeting (Clipper Club)	7:00 p.m.
Jan. 18th	Judy Dench Movie Night (Clipper Club) (Talking to Strangers - Part 2 of 2)	7:00 p.m.
Jan. 19th	E-Waste Pickup (Near Security Office, between 4 & 6 Commodore)	10 a.m. - 2 p.m.
Jan. 21st	<b>Martin Luther King, Jr. Day</b> WCA Office Closed	
	Bookmobile (in front of Clipper Club)	from 3:00 to 3:30 p.m.

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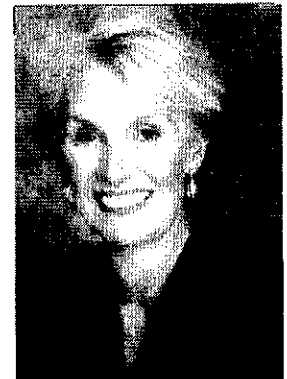
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# January 2008

# CLIPPER CLUB

Emeryville City Council meetings are on Winter Recess

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>The WCA office is open Monday - Friday (8:30 a.m. - 5:30 p.m.) The Clipper Club Gym opens at 6:00 a.m. Monday through Friday to accommodate residents who wish to work out. The rest of the Club opens at 10:00 a.m. Tuesday through Friday. Monday — 6:00 - 9:30 a.m. • 3:00 p.m. - 10:00 p.m. Tuesday, Wednesday, Thursday — 6:00 a.m. - 10:00 p.m. Friday — 6:00 a.m. - 11:00 p.m. Saturday &amp; Sunday — 9:00 a.m. - 10:00 p.m.</p>	<p><b>1</b> 6:30 pm Tai Chi - Practice <i>WCA Office Closed</i> <i>Clipper Club 9 am - 6 pm</i> <i>No Movie Today</i></p>	<p><b>2</b> 5:00 pm Yoga w/ Girvani 6:30 pm Easybridge 2 &amp; 3  <i>Deadline for February 2008 Hatchcover</i></p>	<p><b>3</b> 6:30 pm Tai Chi - Practice</p>	<p><b>4</b> 11:30 am Blood Pressure Clinic <i>(sponsored by the Emeryville Fire Dept.)</i></p>	<p><b>5</b> 10:00 am Tai Chi - Beg. 11:00 am Tai Chi - Int./Adv.</p>	
<p><b>6</b> 10:00 am Yoga w/ Girvani 11:00 am Toastmasters</p>	<p><b>7</b> 6-9:30 am Gym Open 3:00 pm Club Opens 6:00 pm Hatha Yoga ("A" Room) 6:00 pm ACC Meeting 6:00 pm Flower Arranging ("B" Room)</p>	<p><b>8</b> 3 &amp; 7:30 Tuesday Movie "Waitress" 6:30 pm Tai Chi - Practice</p>	<p><b>9</b> 5:00 pm Yoga w/ Girvani 6:30 pm Easybridge 2 &amp; 3</p>	<p><b>10</b> 10:00 am Women's Group 6:30 pm Tai Chi - Practice</p>	<p><b>11</b> 10:00 am Landscape Committee 1:30 pm Music Salon (Emeryville Senior Center) 6:30 pm Author's Night 7:30 pm Foreign Film Night ("Il Leopardo")</p>	<p><b>12</b> 10:00 am Tai Chi - Beg. 11:00 am Tai Chi - Int./Adv.</p>
<p><b>13</b> 10:00 am Yoga w/ Girvani 11:00 am Toastmasters</p>	<p><b>14</b> 6-9:30 am Gym Open 3:00 pm Club Opens 6:00 pm Hatha Yoga ("A" Room) 7:00 pm WCA Board Meeting</p>	<p><b>15</b> 3 &amp; 7:30 Tuesday Movie "Hairspray" 6:30 pm Tai Chi - Practice</p>	<p><b>16</b> 5:00 pm Yoga w/ Girvani 6:30 pm Easybridge 2 &amp; 3</p>	<p><b>17</b> 6:30 pm Tai Chi - Practice</p>	<p><b>18</b> 7:30 pm Judy Dendh Movie Night "Talking to Strangers" Part 2 of 2</p>	<p><b>19</b> 10:00 am Tai Chi - Beg. 10:00 am - 2 pm E-Waste Pickup (Commodore Drive - Near Security)</p>
<p><b>20</b> 10:00 am Yoga w/ Girvani 11:00 am Toastmasters</p>	<p><b>21</b> Martin Luther King Jr. Day 6-9:30 am Gym Open 3:00 pm Club Opens 3-3:30 pm Bookmobile 6:00 pm Hatha Yoga <i>WCA Office Closed</i></p>	<p><b>22</b> 3 &amp; 7:30 Tuesday Movie "Sicko" 6:30 pm Tai Chi - Practice</p>	<p><b>23</b> 5:00 pm Yoga w/ Girvani 6:30 pm Easybridge 2 &amp; 3</p>	<p><b>24</b> 6:30 pm Tai Chi - Practice</p>	<p><b>25</b></p>	<p><b>26</b> 10:00 am Tai Chi - Beg. 11:00 am Tai Chi - Int./Adv.</p>
<p><b>27</b> 10:00 am Yoga w/ Girvani 11:00 am Toastmasters</p>	<p><b>28</b> 6-9:30 am Gym Open 3:00 pm Club Opens 6:00 pm Hatha Yoga ("A" Room)</p>	<p><b>29</b> 3 &amp; 7:30 Tuesday Movie "La Vie En Rose" 6:30 pm Tai Chi - Practice</p>	<p><b>30</b> 5:00 pm Yoga w/ Girvani 6:30 pm Easybridge 2 &amp; 3</p>	<p><b>31</b> 6:30 pm Tai Chi - Practice</p>	<p><b>Jan</b> </p> <p>NOTE: 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. Watergate ID card should be made available when using other recreational facilities. Clipper Club staff will be checking ID's.</p>	

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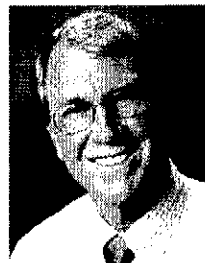
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## Watergate and Two Sails Realty Turkey Trot - Results

On Saturday, November 17, 2007, Watergate residents and their guests ran or walked the scenic 2.3 mile course under overcast skies. A few newcomers showed up with great expectations and impressive results. The goal is to predict one's time in order to win a Thanksgiving turkey. The fastest man and fastest woman also received a pumpkin pie. **This year's turkey winner, only .03 seconds off his predicted time, was Mountain Krauss, in a time of 13.11 (5:51/mile). The winner in the woman's division was Christine Hovermale, with a time of 34:56.** All finishers received a special gift.

*Congratulations to All Finishers!*

<u>Women:</u>	Predicted Time	Actual Time	+/-
Christine Hovermale	36:06	34:56	-1:10
Judy Broughton	35:59	35:19	- :40
Cindy Hovermale	35:45	35:19	- :26
Tessie Cuy	42:05	40:28	-1:37
Grace Fong	45:00	43:04	-1:56
Ann Keen	40:00	43:05	+3:05
Judi Oser	Finish	Finish	

<u>Men:</u>	Predicted Time	Actual Time	+/-
Mountain Krauss	13:08	13:11	+ :03
Len Goldman	14:30	14:41	+ :11
Randy Coleman	19:00	18:34	- :26
Russ Bankson	18:50	18:36	- :14
Mark Zimmerman	33:11	31:18	-1:53
Steve Solomon	37:00	41:09	+3:51
Chris Fong	44:00	42:01	-1:59
Matt Fong	43:30	42:02	-1:28
Richard Riffer	49:04	47:16	-1:48
Jerry Fishman	49:03	47:18	-1:45
Carroll Davis	Finish	Finish	

## Security Activity November 2007

WCA      CITY OF  
EMERYVILLE

SECURITY ACTIVITY

Open Door .....	2
Hazard .....	1
Citizen Assist .....	21
Animal complaint .....	2
Alarm .....	3
Juvenile complaint .....	0
Miscellaneous investigation .....	33
CC&R violations .....	7
Miscellaneous assignments .....	117
Maintenance report .....	47
Parking violations .....	13
Property reports .....	8
Vehicle registration .....	25
Vehicle tow .....	3
Casualty reports .....	2
Fire .....	0
Mail Pickup .....	80

CRIMES AGAINST PROPERTY

459 PC burglary - residential .....	0	1
459 PC burglary - auto .....	1	13
459 PC burglary - commercial .....	9	
Attempted 459 PC burglary - auto .....	0	
Attempted 459 PC burglary - residential .....	0	
451 PC arson .....	0	
487 PC grand theft .....	0	8
484 PC petty theft .....	1	20
211 PC robberies .....	5	
593 PC tampering .....	0	
594 PC malicious mischief .....	0	
602 PC trespassing .....	0	
901 VC non-injury auto accident .....	0	
10851 VC auto theft .....	2	10
10851(r) VC recovered stolen vehicle .....	0	16
Attempted 10851 VC .....	0	
10852 VC tampering with an auto .....	1	
2002 VC hit and run .....	0	
215 PC car-jacking .....	0	

CRIMES AGAINST PERSONS

187 PC homicides .....	0
240 PC assaults .....	0
242 PC battery (simple assaults) .....	3
243 PC domestic disputes .....	1
245 PC aggravated assaults .....	5
261 PC sexual assaults .....	0
415 PC disturbance .....	1
653(m) PC annoying phone calls .....	0
834 PC resisting arrest .....	0
5150 W&I commitment .....	0

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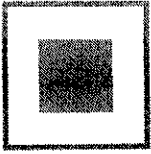
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# Watergate Real Estate News

By Watergate Sales Company - On Site, on your Side<sup>SM</sup>

January 2008

## The Year in Real Estate



Dear Clients, we wish you Happy & Successful 2008, Your Watergate Sales Team

**Affordability Index: 24% CA,  
18% Bay Area - Condos the  
affordable alternative**

(source: CAR, Q3 2007 results)

The percentage of households that could afford to buy an entry-level home in California stood at 24% statewide vs. 18% in the Bay Area in late 2007, according to the California Association of Realtors (C.A.R.). **Condominiums came in at 38% , up 3% from a year ago, making them the most affordable alternative in the Bay Area.**

C.A.R.'s First-time Buyer Housing Affordability Index (FTB-HAI) measures the percentage of households that can afford to purchase an entry-level home in California. The Index is a measure of the affordability of home-ownership relative to income.

### Commentary

*The affordability of Condominiums benefits both Sellers and Buyers in the Bay Area market –one of the least affordable markets in the country. Adjustments are being made both in the lending industry and in the overly optimistic expectations of quick real estate gains. When viewed mid- and long-term, local Condominiums seem a prudent choice vis-à-vis the general market. Especially when looking at fair market value properties, there is always a market for prudent Sellers and Buyers.*

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## National, State Real Estate Trends

(sources: CAR / NAR / CNN / Newsweek )

According to the latest forecast by the National Association of Realtors, existing-home sales are projected up in 2008, with pending home sales showing a slight rise. While this was called too optimistic by some financial news commentators (Newsweek, 12/11/07), N.A.R. expects existing-home sales to total 5.67 million this year, making 2007 the fifth highest on record.

At the same time, California has seen an drop in home sales: 40% volume drop in sales compared to a year ago, with a median price drop of 9.9% for the same period.

**Has this affected local markets?** The median home prices have been mainly regionally affected: Contra Costa County's median price was down -3.4% 10/07 compared to last year; Sacramento was down -15.8%. At the same time, San Francisco was up by 2.9%; San Mateo County's median home prices were up 4.7%, and Marin County's were up 5.5% (no release for Alameda Co. at print time).

L. Yun, NAR chief economist, stated: "The unusual mortgage disruptions... were clearly seen in lower home sales... Now that mortgage conditions have improved,... I expect sales at fairly stable to slightly higher levels." (NAR, 12/10/07)

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