



**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

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VICE-PRESIDENT
Tom Knight

SECRETARY
Neil Straus

TREASURER
Murray Kane

DIRECTORS
Jean Goldman
Lubor Mrazek

WATERGATE

January 2012

HATCHCOVER

A publication of the Watergate Community Association

The staff of Watergate Community Association would like to take this opportunity to wish everyone a safe, healthy and happy new year!

HOLIDAY TREE DISPOSAL

Please discard your Christmas tree by taking it to the garage level of your building and leaving it next to the trash room doors. Our grounds crews will then properly and ecologically dispose of it from that location. Please remove all lights, ornaments, tinsel, tree stands, nails or other attachments before disposing of your tree.

E-WASTE EVENT

Dispose of your E-Waste responsibly at a free, on-site E-Waste pickup being offered to all Watergate residents on Saturday, January 14, between 9:00 a.m. and 2:00 p.m. A drop-off location near the Security Office between 4 and 6 Commodore will accept discarded electronic waste items, including computers and computer parts and components; cell phones; MP3 players; televisions; radio and stereo equipment; video game consoles; and games. (No large appliances). A flyer detailing the particulars of the event will be posted in all building lobbies, the Clipper Club bulletin board, and on the WCA website. Residents that may have difficulty getting heavier items to the drop-off site can prearrange for help by calling the WCA Office at 510-428-0118 prior to the date of the event.

UNIT MODIFICATIONS

Please contact the WCA Office before starting any type of interior renovations or modifications to your unit. Unapproved / unauthorized modifications may be in violation of your CC&Rs. Common violations include: removing the acoustal "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, available in the WCA Office and on the WCA website, for more information.

OWNER NOTICES

All unit owners are responsible for informing their tenants and/or guests of the community's rules and registration requirements, and for insuring their compliance. Written notice of rules violations including noise, architectural control, or expired registration will be sent to the unit owner directly. Off-site owners who receive a violation letter or courtesy notice requiring action or resolution should contact their tenant or property manager directly.



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CLIPPER CLUB MOVIES January, 2012

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.

January 3: Babies

Documentary
78 minutes / PG

Documentary filmmaker Thomas Balmes charts the simultaneous early development of four babies from different parts of the world, illustrating what makes human life unique, similar and precious wherever it occurs.

January 10: Cowboys and Aliens

Daniel Craig / Harrison Ford
119 minutes / PG-13

Amnesiac gunslinger Jake Lonergan stumbles into the Wild West town of Absolution, where he's confronted by potent enemy Col. Dolarhyde and a terrifying problem: Invading aliens.

January 17: Friends With Benefits

Justin Timberlake / Mila Kunis
109 minutes / R

This raucous rom-com chronicles the relationship of two busy singles, Dylan and Jamie, who agree to include sex in their friendship -- minus the emotions and commitment. But things get complicated.

January 24: The Debt

Helen Mirren / Sam Worthington
114 minutes / R

Rachel Singer is a former Mossad intelligence agent forced to relive her 1965 pursuit of a notorious Nazi war criminal when the bold and dangerous fugitive is thought to have reemerged 30 years later in the Ukraine.

January 31: The Help

Emma Stone / Viola Davis
146 minutes / PG-13

In 1960s Jackson, Mississippi, aspiring writer Eugenia Phelan crosses taboo racial lines by conversing with Aibileen Clark about her life as a housekeeper, and their ensuing friendship upsets the fragile dynamic between the haves and the have-nots. When other long-silent black servants begin opening up to Eugenia, the disapproving conservative Southern town soon gets swept up in the turbulence of changing times

FOREIGN FILM NIGHT

January 20: Mao's Last Dancer

Bruce Greenwood / Kyle Maclachlan (China)

A delegation from Madame Mao's Beijing Dance Academy selects 11-year-old peasant villager Li Cunxin to study ballet in far-off Beijing, where he trains for seven grueling years to become one of China's greatest dancers. His efforts win him the opportunity to dance in America, opening his eyes to a new love and the possibility of a dramatic defection from China in this remarkable true story based on Cunxin's autobiography. *(This movie was held over from last month due to technical difficulties experienced on the original air date).*

2011 TURKEY TROT RESULTS

Another beautiful day at Watergate greeted this year's trotters. On Saturday, November 19, the flat and fast 2.3 mile course had runners and walkers competing for a Thanksgiving turkey by trying to predict their finishing time. The closest runner to predict his time, Christopher Fong, trotted away with the prize turkey for the first time. The fastest men's time went to defending champion Kevin Lachona with a time of 17:05. Carla Punch had the fastest women's time at 22:34 and won a holiday pumpkin pie.

Thanks to the Clipper Club and Two Sails Realty for providing after race refreshments. Congratulations to all trotters, and see you next year!

WOMEN	Predicted	Actual		+/-
Carla Punch	26:20	22:34	-	3:46
Charise Calone	28:00	25:12	-	2:48
Ali Doyle	28:00	25:12	-	2:48
Saleena Gupte	35:00	29:48	-	5:12
Myroon Halpern	31:00	32:23	+	1:23
Connie Williams	37:28	35:28	-	2:00
Grace Fong	38:00	41:49	+	3:49
Claire Wong	40:17	43:13	+	2:56

MENS	Predicted	Actual		+/-
Kevin Lachona	18:20	17:05	-	1:15
Russ Bankson	18:55	19:36	+	0:41
Mark Williams	36:45	35:27	+	1:18
Doug Macaluso	34:42	38:53	+	4:10
Colin Wong	40:16	41:50	+	1:34
Chris Fong	42:07	42:15	+	0:08
Matt Fong	42:08	43:13	+	1:05
Mark Zimmerman	28:28	44:42	+	16:14
Bruce Williams	28:27	44:43	+	16:16
Jerry Fishman	51:37	DNF		X
Richard Riffer	51:59	DNF		X



FIRE ALARM SYSTEM REMINDER

Please be reminded that the fire alarm equipment is sensitive to smoke as well as heat and fire. The smoke detectors installed in the common area hallways will detect any smoke that escapes from your unit very quickly, which will then activate a general building evacuation alarm regardless of the time of day or night.

To avoid inadvertently setting off this alarm, please give your full attention when using your stove, microwave, or other kitchen appliances that may cause your food to burn.

If you do burn your food, do NOT open your unit door! To clear your unit of smoke, first turn on your stove fan, then open your unit windows and patio door.

Dust particles will also set off the alarm system, so we ask that you securely tie all trash bags before disposing of them and never empty loose kitty litter down the trash chute.

NEED HELP? CALL 2-1-1 ANYTIME

2-1-1 gives you free information over the phone about housing, health, and social services throughout Alameda County. 2-1-1 has information to help you find hot meals and food programs; rental and utility assistance; after school programs; tenants' rights assistance; emergency shelters; services for battered women; and more! It is available 24-hours a day, 7-days a week, 365-days a year, in multiple languages and TTY. 2-1-1 is available through all cell phone carriers, although airtime charges may apply.

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**“DRAFT” WCA BOARD OF DIRECTORS MEETING MINUTES
November 14, 2011**

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:05 p.m. Directors present were Judith Choate, Tom Knight, Lubor Mrazek and Neil Straus. Jean Goldman and Murray Kane were absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel, and two residents.
- II. **Election of Officers.**
- **Straus moved, and Knight seconded, to vote in the current office holders of the following positions: Robert C. Blain - President; Murray Kane – Treasurer; and Neil Straus – Secretary. The motion to approve the slate of current officers was unanimous.**
 - **Straus nominated Tom Knight for the position of Vice-President. There were no other nominations. The nomination of Tom Knight for Vice-President was approved unanimously.**
- III. **Reports/Announcements.**
- **Secretary’s Report.** Secretary Straus reported on action taken by the Board of Directors since the October 24, 2011 Regular Session:
 - Prior to the Regular Session meeting, the Board of Directors discussed legal and collections issues.
 - **Treasurer’s Report.** President Blain reported a favorable operating budget variance of \$81,908 through 10/31/2011. Blain also reported an operating fund balance of \$170,953, and a replacement fund balance of \$6,488,287. The full report is available at the WCA office.
 - **Manager’s Report.** General Manager Sutherland reported the following:
 - **Common Utilities for October 2011** - Electricity use is down .3%; natural gas use is down -1.0%; and estimated water use is 87 gallons per unit per day.
 - **Police Station** – The police station is expected to reopen the week after Thanksgiving.
 - **Clipper Club Pool/Spa** – The pool/spa will re-open as early as December 9, or as late as December 16 due to the unknown variable of the length of time the pool plaster needs to properly cure.
- IV. **Statements and Requests.**
- An inquiry was made about the location of the proposed tree removal on Admiral Drive. Sutherland explained that the correct location was 6 Admiral Drive.
- V. **Consent Calendar.**
- **Items Approved by Unanimous General Consent:**
 - **October 24, 2011 Regular Session Minutes**
- VI. **Old Business.**
- **None.**
- VII. **New Business.** The following items were presented for Board review and consideration:
- **Clipper Club Pool Lift.** ADA code changes effective March 15, 2012 require that the Association install an automatic pool lift to meet the new ADA requirements. Since the existing manual lift will have to be replaced, there is no need to create a hole in the new pool deck for the old manual lift system for just a few months of use.

Straus moved, and Knight seconded, to fund from the replacement fund in the amount of \$6,937, the new self-operating Patriot portable pool lift made by Aqua Creek contingent on health department approval. The motion to approve was unanimous.
 - **Clipper Club Pool Filter and Pump Replacement.** The Alameda County Health Department has directed a change to the filter and pump system for the Clipper Club pool and spa. **Straus moved, and Knight seconded, to award the pump and filter replacement work to New Wave Pools in the amount of \$9,711.66, and an overall project budget of \$10,700.00 to be funded from the replacement fund. The motion to approve was unanimous.**
 - **Board Resolution to Record Four 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 a Notice 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 049-1528-487, 049-1529-223, 049-1529-271 and 049-1529-293 , 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 Four Notices of Delinquent Assessment. The motion to approve was unanimous.

VIII. WCA Committees.

- ❑ **Architectural Control.** Assistant General Manager Jeff Kiel presented two unit modifications for November 2011:
 - **2 Admiral Drive, B471:** 1) Scrape popcorn ceiling, no asbestos found during test; 2) Paint, fix window roller, new screens. Maybe new frames on sliding section; 3) Hardwood floor in bedroom, dining room and living room (outside contractor); 4) Kitchen - replacement of existing appliances, new counter top (granite), cabinets and floor (outside contractor); 5) Bath - replacement of tub, tile, vanity, sink and floor (outside contractor); and 6) Windows - replace all with double pane. **Straus moved, and Knight seconded, to approve the modifications to unit B471 pending receipt of all required building permits. The motion to approve was unanimous.**
 - **9 Commodore Drive, A317:** 1) Replace bathtub - standard tub, no Jacuzzi. Replace tile surround; 2) Ceiling encapsulation with 1/4" sheetrock; 3) Stove hood replacement - no structural alterations; 4) Replace kitchen cabinets, counters and appliances. Replace bathroom vanity; 5) Floors - (insulated cork); 6) New carpet and paint. **Straus moved, and Knight seconded, to approve the modifications to unit A317 pending receipt of all required building permits. The motion to approve was unanimous.**
- ❑ **Landscape.** Chair Sam Foushee submitted tree #395 at 6 Admiral Drive for a first reading for consideration for a removal vote at the next Board of Directors meeting. It was discussed that since the tree was leaning it should be removed sooner rather than later. **Straus moved, and Knight seconded, to authorize the removal of tree #395 at 6 Admiral Drive. The motion to approve was unanimous.**

IX. Upcoming Meetings.

- ❑ Executive and Regular Session – December 12, 2011

X. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary

2012 BOARD OF DIRECTORS MEETING DATES

All Board of Director's meetings are held in the Clipper Club, and begin at 7:00 p.m.

Date	Meeting Type
January 23	Regular Session
February 27	Regular Session
March 19	Budget Session – Operations Regular Session
April 9	Budget Session – Reserves
April 23	Regular Session – Approve Budget
May 21	Regular Session
June 18	Regular Session
July 23	Regular Session
August 20	Regular Session
September 17	Regular Session
September 28	Board Candidates Filing Deadline
October 22	Regular Session
October 29	Candidates' Night
November 12	2012 Annual Membership Meeting
November 19	Regular Session – Election of Officers
December 10	Regular Session

The Board of Directors normally meets on the second to the last Monday of each month at 7:00 p.m. in the Clipper Club. All members are welcome and encouraged to attend.

2012 WCA COMMITTEE MEMBERS

The Watergate Community Association and Board of Directors would like to thank the following committee members for volunteering their time and energy to make Watergate a beautiful place to live:

ARCHITECTURAL CONTROL COMMITTEE

Elizabeth Altieri; Phyllis Ewers; Jim Galvin; Judy Oser; Reginald Saavedra

FINANCE COMMITTEE

Liz Altieri; Albert Repola; Finley Robbins; Steve Wallace

LANDSCAPE COMMITTEE

Eleanor Dahl; Doug Flock; Sam Foushee; Sue Kelly; Virginia McNeill; Lubor Mrazek

For information on committee meeting dates, times and locations, consult your monthly Hatchcover calendar, or go to the Meetings and Maintenance calendar on the Watergate website.

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HOW TO MAKE A NEW YEAR'S RESOLUTION

Tradition dictates that every 365 days, you should try to kick bad habits and start your life anew. So sit down with a cup of coffee, a paper and a pen, and reflect: What kinds of New Years Resolutions will you make for yourself this January 1st?

Be realistic by setting achievable goals. Winning the lottery, for example, is out of your grasp. Describe your resolutions in specific terms. Instead of "I don't want to be lazy," opt for "I want to exercise regularly" or "I will cut down on my television watching."

Break down large goals into smaller ones. For instance, commit to losing weight by resolving to join a gym and improve your eating habits.

Find alternatives to a behavior that you want to change, and make this part of your resolution plan. So you want to quit smoking but you smoked to relax yourself? What other forms of relaxation are available to you?

Above all, aim for things that are truly important to you, not what you think you ought to do or what others expect of you.

From "How to Make a New Year's Resolution / ehow.com

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January 2012 - Clipper Club Calendar

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
1 <i>New Years Day</i> Clipper Club Open Holiday Hours 9 am – 6 pm	2 WCA Office Closed In celebration of the New Year Clipper Club Open Holiday Hours 9 am – 6 pm	3 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Babies"	4 6:00 pm Carla's Boot Camp	5 6:30 pm Tai Chi Practice	6	7 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
8 11:00 am Toastmasters	9 6:00 pm Carla's Boot Camp 6:15 pm ACC Meeting 7:30 pm Scrabble Club	10 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Cowboys and Aliens"	11 6:00 pm Carla's Boot Camp	12 6:30 pm Tai Chi Practice	13 10:00 am Landscape Committee WCA Office Closes @ 4:30 pm	14 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
15 11:00 am Toastmasters	16 WCA Office Closed In observation of Martin Luther King Jr Day Clipper Club Open Holiday Hours 9 am – 6 pm	17 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Friends With Benefits"	18 6:00 pm Carla's Boot Camp	19 6:30 pm Tai Chi Practice	20 <u>FOREIGN FILM NIGHT</u> 7:30 pm "Mao's Last Dancer" (China – Held over from an earlier date)	21 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
22 11:00 am Toastmasters	23 6:00 pm Carla's Boot Camp 7:30 pm Scrabble Club 7:00 pm Board of Directors Meeting	24 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "The Debt"	25 6:00 pm Carla's Boot Camp	26 6:30 pm Tai Chi Practice	27	28 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
29 11:00 am Toastmasters	30 6:00 pm Carla's Boot Camp 7:30 pm Scrabble Club	31 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "The Help"	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 Residents must present a valid Watergate ID card to use the gym Guests must be accompanied by registered resident while in the gym area			

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

HAPPY BIRTHDAY GENEVIEVE MACBETH!



Celebrating a birthday on January 5, Genevieve MacBeath is 102 years young and enjoying life here at Watergate!

Born in Santa Rosa, CA in 1910, Genevieve has lived in the East Bay for more than 70 years. She loves her Watergate neighbors, the beautiful Watergate community, and all the area has to offer.

Genevieve is an avid dominos player and a big fan of Trader Vic's. If you are lucky, you might catch her there. If so, please say hello and introduce yourself!

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WATERGATE'S NO IN UNIT WASHER / DRYER POLICY

Owners often question the no washer / dryer policy at Watergate, believing that the addition of these appliances would not only provide personal convenience but increased property value. Because Watergate was originally built as an apartment complex, the impact of even one private use washer or dryer could be problematic for the following reasons:

The Building's Drain Line - The sudden force and volume of water into a drain pipe during the wash cycles can overload the line and lead to backups in other units. When developers build multi-unit developments, they calculate normal water flow and only install lines needed to handle those flows per applicable building codes. Clothes washers need larger lines due to the larger flow and turbulence of the water plus the sudsing effect of the detergent. Even if existing lines can handle the load of one washer, can it handle additional washers in the stack?

Water Usage - Watergate is master metered for water. That means everyone in the association pays via their regular assessments for the increased water usage by the owner with the private use washing machine. Most owners would not like paying out of their pockets for someone else's higher water consumption.

Noise and Vibration - Once the washer and dryer are installed, noise and vibrations can radiate through walls and floors into surrounding units. This is a particular concern here at Watergate, given the age and construction of the buildings.

Dryer Vents - Venting the clothes dryer is also problematic. Dryer exhaust lines cannot, under any circumstances, vent into the common area walls, ceiling or floor spaces. Doing so puts moisture into those spaces that can lead to dry rot that destroys the wood structure and mold that can create health issues. It also puts lint into the space which can lead to a fire. If the dryer vents to the outside (as it should) there is a limit on the hose length (no more than 25') because of lint accumulation in the line and back pressure buildup. Where venting to the outside is not possible, a special indoor dryer vent can be used but they have their own problems. Every time a load is dried, a gallon of water or more is released into the unit, creating excessive humidity with possible condensation and mold.

HELPFUL TIPS FOR USING THE LAUNDRY ROOM

- Sort your laundry before you go to the laundry room.
- Pre-measure your laundry soap, using only the recommended amounts of detergent and fabric softeners.
- Be sure you have enough quarters for all your loads of laundry.
- Be considerate. If you leave the laundry room, watch the time; laundry should *not* be left unattended in the washers or dryers.
- Clean out the lint screen after using the dryer.
- Throw away empty detergent bottles, used dryer sheets, and other laundry debris.

ICE – IN CASE OF EMERGENCY

Most people think of technology as a necessity or a luxury. But your cell phone could help save your life.

ICE, which stands for In Case of Emergency, is a listing you can program into your cell phone to tell emergency responders, such as paramedics, police officers and fire fighters, whom to call if you have suffered a trauma and can't tell them yourself. Having ICE in your contact list means emergency responders can immediately call a loved one to inform him or her about your circumstances and find out if you have any medical issues or concerns. It's free, it's easy, and it could one day save your life.

To program an ICE contact into your cell phone, add a new entry in your contacts list with the word "ICE" followed by the name of the person you want called in emergency situations (examples: ICE-Dave, ICE-Mom). For more than one contact name use ICE 1-Dave, ICE2-Mom or ICE1, ICE2, etc.). Make sure that person(s) knows your medical history.

Individuals without cell phones should carry an identification card with emergency contacts and medical information in their wallet or purse.

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

WCA SECURITY ACTIVITY

November 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.

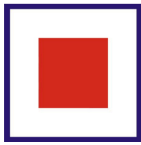
<u>Security Activity</u>	<u>WCA</u>	<u>EPD</u>
Open Door	1	
Hazard	1	
Citizen Assist	23	
Animal Complaint	2	
Alarm Elevator	0	
Juvenile Complaint	0	
Misc. Investigation	36	
CC&R Violations	138	
Misc. Assignments	157	
Maintenance Reports	23	
Parking Violations	24	
Property Reports	7	
Vehicle Registration	29	
Vehicle Tow	0	
Casualty Reports	0	
Fire	0	
Fire Alarm	0	
Mail Delivery	53	

Crimes Against Property

Burglary-Residential	0	4
Burglary-Auto	0	35
Burglary-Commercial	0	11
Grand Theft	0	10
Petty Theft	0	52
Robberies	0	5
Malicious Mischief	0	0
Auto Theft	0	12
Recovered Stolen Vehicle	0	8
Vehicle Hit and Run	0	0

Crimes Against Persons

Homicides	0	0
Battery - Simple Assault	0	6
Domestic Disputes	0	0
Aggravated Assault	0	0
Sexual Assault	0	0
Car Jacking	0	0



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