

**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
Mike Cartmell

SECRETARY
Neil Straus

TREASURER
Murray Kane

DIRECTORS
Judith Choate
Jean Goldman
Tom Knight

Watergate

June 2011

Hatchcover

A publication of the Watergate Community Association

REGULAR ASSESSMENT AND LAUNDRY INCREASE

The Watergate Community Association Board of Directors approved the 2011/2012 Pro Forma Budget at the April 25, 2011 Board meeting.

Effective July 1, 2011, the budget calls for a regular assessment increase of 1.0% and an increase in coin laundry costs to \$1.50 for wash and \$1.50 for dry.

Additional information on these increases are in the 2011/2012 WCA Pro Forma Budget that was mailed to each owner of record on May 10, 2011.

MONTHLY ASSESSMENT PAYMENTS

Monthly assessments are due on the first of each month. After the fifteenth of each month late charges are assessed. (See CC&Rs 4.6.8 on page 18).

Watergate Community Association and its agent (Bank of Alameda) process almost 15,000 assessment payments a year without difficulty or error! Many members successfully avoid late charges by doing one or more of the following:

Make the payment on the due date, which is the first of each month. In the event that situations develop causing delays, you have provided yourself ample time (15 days) to get your payment in well before late charges are assessed.

Sign up for "automatic payment" with WCA. Join over 725 Watergate owners who enjoy the safety, convenience and timeliness of this free service. Your monthly assessments are automatically debited directly from your account on the eighth of each month.

When utilizing a third party (property management company or other agent) to pay your assessments, please know that the Watergate Community Association is not responsible for your agent's effectiveness and competency in this area. Please also know that assessment payments are not accepted at the local Bank of Alameda branch office. If you chose to use a self-directed online bill pay service, please know that when directing your financial institution via your computer, payment is made with a check sent through U.S. mail. The amount debited from your account is not the date it is received at the Watergate Community Association or Bank of Alameda lock box service. The Watergate Community Association is not responsible for US Postal Service or other third party errors or delays.

Please understand that Watergate employees are not permitted to offer late fee waiver exception for members. The Board of Directors and staff are obligated to uniformly enforce CC&Rs 4.6.8 regarding regular assessment payments and the 2011/2012 Collection Enforcement Policy for the benefit of the common interest and all its members.

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CLIPPER CLUB MOVIES June 2011

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.

June 7: Unstoppable

Denzel Washington / Chris Pine
98 minutes / PG-13

It's a nail-biting race against time as an unmanned train carrying a load of lethal chemicals speeds out of control, and a conductor and engineer do everything in their power to keep it from derailing and killing tens of thousands of people.

June 14: The Fighter

Mark Wahlberg / Christian Bale
115 minutes / R

After a string of defeats, Mickey Ward rediscovers his fighting will with the help of trainer and half-brother Dicky, a once talented pugilist and small town hero now battling drug addiction.

June 21: How Do You Know

Reese Witherspoon / Paul Rudd
121 minutes / PG-13

Feeling spurned after being cut from the national team due to her age, newly single softball player Lisa finds herself in the middle of a heated love triangle as a professional baseball player and a business executive compete for her affections.

June 28: The Tourist

Angelina Jolie / Johnny Depp
103 minutes / PG-13

Watery Venice, Italy provides the setting as Johnny Depp, playing an American tourist seeking solace for his shattered heart, instead finds it in danger again after encountering a beautiful Interpol agent.

FOREIGN FILM NIGHT

June 17: The Sicilian Girl (Italy)

Veronica D'Agostino / Gérard Jugnot
115 minutes / NR

In this taut drama based on a true story, 17-year-old Rita is leading a privileged life when her father and brother are slain by rival Mafiosi. Bent on revenge, she turns to a sympathetic magistrate and breaks the code of silence. In her journey from self-centered teenager to fearless advocate for justice, Rita enrages Sicily's most powerful men, putting her life in jeopardy.

ART SHOW at the CLIPPER CLUB

Saturday, June 11 / Sunday, June 12

Oil paintings, photography, watercolors – Watergate artists will display their work at an art show at the Clipper Club on Saturday, June 11 and Sunday, June 12 from 10:00 a.m. to 6:00 p.m. There will be refreshments and entertainment. A reception with wine and cheese will be held on Saturday at 6:00 p.m. Come and see what Watergate artists can do! For more information, contact the Clipper Club or Jim Galvin at 510-655-4358.

INVITATION TO TOASTMASTERS' OPEN HOUSE

To celebrate the ninth anniversary of Watergate Toastmasters, we are pleased to invite you to attend the Watergate Toastmasters' open house on Sunday, June 12, 2011 at 11:00 a.m. at the Clipper Club.

What is Toastmasters? Toastmasters International is a nonprofit organization devoted to helping people improve their communication and leadership skills. Through the past nine years since its establishment in 2002, hundreds of Watergate residents have participated and benefited from the group.

If you want to overcome nervousness, develop self-confidence and improve your skills in public speaking, attending Toastmasters will be one of your best choices. Please don't hesitate to attend the open house to hear the members sharing their experience and learn about how Toastmasters can help you to achieve your goals.

Former members and guests are also highly welcome to come by and celebrate the anniversary!

Food and snacks will be provided during the open house. We look forward to seeing you! For more info, please call Susan at 510-847-3626 or visit <http://watergate.freetoasthost.us/>.

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.

RASPBERRY PRETZEL PIE

2 1/2 c. crushed pretzels
3 tbsp. brown sugar, packed
3/4 c. butter
1 tbsp. vanilla
1 (8 oz.) pkg. cream cheese
1 c. white sugar
1 (8 oz.) carton non-dairy whipped topping
1 tbsp. lemon juice
1 (6 oz.) pkg. raspberry gelatin
2 c. boiling water
1 qt. raspberries

Mix crushed pretzels, brown sugar, butter and vanilla. Pat into 9-inch pie plate and press down firmly. Bake 10 minutes at 350 degrees; cool.

Blend cream cheese, sugar, non-dairy topping and lemon juice. Spread on pretzel mixture. Prepare raspberry gelatin with boiling water. Stir well. Refrigerate until syrupy. Carefully spread one quart washed, drained, and chilled raspberries over cheese mixture. Arrange raspberries evenly. Pour gelatin mixture over berries. Refrigerate overnight; cut in squares to serve.

CELL PHONE ETIQUETTE

Please be mindful of your cell phone use in the common areas of the complex. Loud voices and/or overheard private phone conversations can be distracting to residents and in violation of their rights to quiet enjoyment of the common area.

This is especially true in the Clipper Club gym, where residents are focusing on their fitness routines, and in the Club's lounge areas, where residents come to read, socialize, or watch T.V.

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“DRAFT” WCA BOARD OF DIRECTORS MEETING MINUTES
April 25, 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. Mike Cartmell was absent. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and 17 residents.
- II. **Reports/Announcements.**
- Secretary’s Report.** Secretary Straus reported on action taken by the Board of Directors since the March 21, 2011 Regular Session:
 - After the March 21, 2011 Regular Session meeting, the Board of Directors authorized a Board Resolution to Record Two Notices of Default and Election to Sell for APN# 049-1528-412 and APN# 049-1529-505, and conducted a rules violation hearing for the owner of C318. No fine was levied at that hearing.
 - Prior to tonight’s meeting, the Board of Directors authorized a Board Resolution to Record Three Notices of Default and Election to Sell for APN# 049-1529-178, APN# 049-1528-028, and APN# 049-1529-592.
 - Treasurer’s Report.** Treasurer Kane reported a favorable operating budget variance of \$136,091 through 3/31/2011. Kane also reported an operating fund balance of \$174,790 and a replacement fund balance of \$5,593,567. The full report is available at the WCA office.
 - Manager’s Report.** General Manager Sutherland reported on the details of the proposed 1% monthly assessment increase and a laundry price increase to \$1.50 per wash and \$1.50 for dry effective July 1, 2011. The wash price was last changed in 1999 and the dry price was last increased in 2003. The proposed increase will almost cover the increases in natural gas, electricity and water costs over that same time period. Sutherland also explained the various ways staff has assumed various vendor responsibilities saving significant amounts of money annually.
- III. **Statements and Requests.**
- None.
- IV. **Old Business.**
- None.
- V. **New Business.** The following items were presented for Board review and consideration:
- Interior Renovation Prototype and Office Carpet Replacement.** Request is to install the selected carpet in the WCA office and the prototype area and to repaint the prototype doors with the selected blue/grey color scheme to create a “mini model” of the finishes and lighting so that residents will be able to view the new look for Watergate. **Straus moved, and Knight seconded, to award the work to Hoem Carpets in the amount of \$33,846.01 and an overall project budget of \$42,824.11. The motion to approve was unanimous.**
 - 2011/2012 Pro Forma Budget.** Kane moved that the Board approve the 2011/2012 Pro Forma Budget with regular assessment levels of \$6,382,118, which equates to a 1.0% increase effective July 1, 2011. Allocation to the replacement fund will be \$2,063,336 and the balance of \$4,318,782 goes to the operating fund. Kane further moved that the Board of Directors approve for the 2011/2012 fiscal year operating budget expenditure level of \$4,838,550, and a replacement budget expenditure level of \$1,988,528, and further moved that the Board of Directors move the laundry increase to \$1.50 per wash and \$1.50 per dry effective July 1, 2011, and further moved that the Board of Directors approve the 2011/2012 Collection Enforcement Policy, Schedule of Fines, Schedule of Fees and Internal Dispute Resolution, and continue the use of the five-year financial funding planning and analysis tool as a standard operating policy for the Association. **Straus seconded the motion. The motion to approve was unanimous.**
 - Board Resolution to Record One Notice 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 One Notice of Delinquent Assessments in the full amount of unpaid assessments, late charges, interest and collection fees and costs against the property bearing Assessor’s Parcel Number 049-1529-311, as authorized by Civil Code Sections 1367.1 and 1367.4 if this account has not been reinstated by the Notice of Intent to Lien expiration date.” Straus moved, and Kane seconded, to approve the aforementioned Notice of Delinquent Assessments. **The motion to approve was unanimous.**

VI. Consent Calendar.

Routine Items Adopted by General Consent.

- **March 21, 2011 Regular Session Minutes**
- **Elevator Maintenance Renewal – Thyssenkrup - \$3,999 Monthly for the Period 5/1/2011 – 5/1/2012**

VII. WCA Committees.

- Architectural Control.** Chair Judi Oser presented two unit modifications for April 2011:
 - **B382** – Bathroom remodel work includes a new walk-in shower and new bathroom light fixtures. **Straus moved, and Kane seconded, to approve the modifications to unit B382 pending receipt of all necessary building permits. The motion to approve was unanimous.**
 - **B332** – Work includes the installation of a new microwave, electric outlet and a new bathroom ceiling fan. **Straus moved, and Knight seconded, to approve the modifications to unit B332 pending receipt of all necessary building permits. The motion to approve was unanimous.**
- Landscape.** Chair Sam Foushee reported that the committee is looking at various tree trimming requests in the landscape area south of “B” building.

VIII. Upcoming Meetings.

- Executive and Regular Session – May 23, 2011

IX. Meeting adjourned at 7:29 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary

SPECIAL NEEDS ACCOMODATION

Special needs accommodation request forms are available in the WCA Office for residents that may require additional accommodation in the event of an emergency.

Submission of this form will result in the applicants name being added to the special needs list. The purpose of this list is to provide emergency services personnel such as Emeryville Fire and Police Departments with the names, addresses and phone numbers of persons who may require above-average assistance evacuating their unit in the case of an actual emergency. (No one will come in the event of a false alarm). These lists are organized by building and are located within each lobby’s fire alarm notification panel.

Persons whose names appear on this list have done so voluntarily at their own direction. These lists are kept in the strictest of confidence and are not distributed other than as outlined above. Since Watergate Security personnel and other staff are not trained in emergency evacuation techniques, only certified emergency personnel will be provided with this information.

As a caveat, persons whose names are on these lists should not rely on emergency personnel or on Watergate staff as their sole option for evacuation. Arrangements should be made with neighbors or other residents to increase the likelihood of their safety. The Association will not be held responsible for any injuries suffered to persons whose names appear, or are absent from, these special needs lists.

If you have any questions or concerns regarding this information, please feel free to contact the WCA Office at 510-428-0118.

INTERCOM INSTRUCTIONS

Each Watergate lobby is equipped with a Select Engineered System automatic call and entry control system. After registering with the WCA and providing a *land line phone number*, your intercom code will be programmed to your unit.

Telephone numbers are programmed into the memory of the SES system and remain confidential. Visitors will see your assigned code number on the outside lobby directory, which is sorted alphabetically. When your code number is dialed, the visitor will be placed in a direct, two-way telephone conversation with you over your normal telephone. You can answer the incoming call and release the entry from any telephone in your unit. Call time is limited to one minute.

To admit entrance to your visitor, simply press “6” on your touch-tone telephone. Tap the key for one-half to one second only – holding the number down longer may disconnect your call without activating the door. You will hear a tone indicating the door has been released. Hang up your phone as usual. Your visitor will hear the door buzz and should hang up the phone and enter the building.

If you wish to deny entry, or receive an access request from an unknown caller, simply hang up the phone and contact Watergate Security at 510-772-5005.

Important: Inform your visitor of your unit number before they hang up. The lobby code number has no relationship to the number of your unit.

If you are using your phone when a visitor tries to call you, unless you have call waiting he or she will receive a busy signal.

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LOTTIE ROSE MEMORIAL QUILT

Please help support the creation of the Lottie Rose memorial quilt – to be displayed in the entryway of the Golden Gate Library. The Lottie Rose Memorial Quilt Committee, along with the Friends of the Golden Gate Library, have commissioned Marion Coleman, a highly distinguished quilt artist, to design and create a quilt honoring Lottie Rose, who was a longtime resident at Watergate.

As we remember, Lottie loved the Golden Gate Library. She supported and contributed generously, not only to the library, but also to the surrounding community. We wish to honor Lottie's contribution to all those whose lives she touched with her generous spirit. Our goal is to raise \$1800 by July 15th. If you wish to make a tax deductible donation, please make your check payable to:

Friends of Golden Gate Library
 (Write: Lottie Rose Quilt Fund on memo line)
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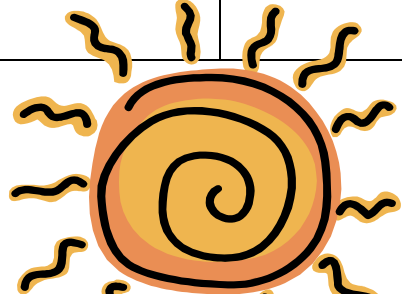
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June 2011 - Clipper Club Calendar

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 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>			<p>1 6:00 pm Carla's Boot Camp</p>	<p>2 6:30 pm Tai Chi Practice</p>	<p>3 11:30 am Blood Pressure Clinic <i>(Sponsored by Emeryville Fire Dept.)</i></p>	<p>4 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands</p>
<p>5 11:00 am Toastmasters</p>	<p>6 6:00 pm Carla's Boot Camp Flower Arranging 6:15 pm ACC Meeting 7:30 pm Scrabble Club</p>	<p>7 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Unstoppable"</i></p>	<p>8 6:00 pm Carla's Boot Camp</p>	<p>9 6:30 pm Tai Chi Practice</p>	<p>10 10:00 am Landscape Committee</p>	<p>11 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands 10:00 am to 6:00 pm Watergate Art Show</p>
<p>12 11:00 am Toastmasters 10:00 am to 6:00 pm Watergate Art Show</p>	<p>13 6:00 pm Carla's Boot Camp 7:30 pm Scrabble Club</p>	<p>14 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"The Fighter"</i></p>	<p>15 6:00 pm Carla's Boot Camp</p>	<p>16 6:30 pm Tai Chi Practice</p>	<p>17 <u>FOREIGN FILM NIGHT</u> 7:30 pm <i>"The Sicilian Girl"</i> <i>(Italy)</i></p>	<p>18 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands</p>
<p>19 11:00 am Toastmasters</p>	<p>20 6:00 pm Carla's Boot Camp Flower Arranging 7:30 pm Scrabble Club 7:00 pm WCA BOARD of DIRECTORS MEETING</p>	<p>21 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"How Do You Know"</i></p>	<p>22 6:00 pm Carla's Boot Camp</p>	<p>23 6:30 pm Tai Chi Practice</p>	<p>24</p>	<p>25 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands</p>
<p>26 11:00 am Toastmasters</p>	<p>27 6:00 pm Carla's Boot Camp 7:30 pm Scrabble Club</p>	<p>28 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"The Tourist"</i></p>	<p>29 6:00 pm Carla's Boot Camp</p>	<p>30 6:30 pm Tai Chi Practice</p>		

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

TENNIS NEWS FROM RON LOUIE

We're starting something a little different here at the Watergate tennis courts!

Tennis Pro Ron Louie is reserving courts at different times so tennis players can come down to play and someone at their level will be waiting to play with them. If you are interested in meeting other players at, for example, a men's intermediate 3.5 level, call or email the day and time you want to play and Ron will add it to his e-vite list. When people respond to the e-vite, you will be able to see if you have a partner or not.

Currently there is a man interested in 3.5 mixed doubles. Once you sign up for the e-vite list, you will be able to see and respond to this invitation.

To be added to the e-vite list, call Ron at 510-547-7577 or email him at ronnielouie@yahoo.com.

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- Willfully and maliciously sends, gives, transmits, or sounds any false alarm of fire, by means of any fire alarm system or signal or by any other means or methods.
- Any person who willfully and maliciously sends, gives, transmits, or sounds any false alarm of fire, by means of any fire alarm system or signal, or by any other means or methods, is guilty of a felony and upon conviction is punishable by imprisonment in the state prison or by a fine of not less than five hundred dollars (\$500) nor more than ten thousand dollars (\$10,000), or by both that fine and imprisonment, if any person sustains as a result thereof, any of the following:
 - Great bodily injury
 - Death

NOISE COMPLAINTS

The WCA office receives double and sometimes triple the number of noise complaints at this time of year. Due to the construction of the buildings here at Watergate, voices and/or activity in your unit is often heard in neighboring units. This is particularly true when the weather is warm and windows are opened more frequently, remaining open for longer periods of time. Please be considerate of your neighbors when going about your daily routines, especially during quiet hours (10:00 p.m. to 8:00 a.m.). Please note that the WCA office will not send a courtesy notice or a CC&R violation letter to your neighbor for normal living noises.

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WCA SECURITY ACTIVITY
April 2011

Security Director Dan Marchetti and the Watergate Security Department are 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 Dan directly at 510-450-1729. The Security Department 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	0	
Hazard	0	
Citizen Assist	14	
Animal Complaint	3	
Alarm Elevator	0	
Juvenile Complaint	0	
Misc. Investigation	23	
CC&R Violations	13	
Misc. Assignments	179	
Maintenance Reports	14	
Parking Violations	11	
Property Reports	7	
Vehicle Registration	41	
Vehicle Tow	3	
Casualty Reports	0	
Fire	0	
Fire Alarm	1	
Mail Delivery	46	

Crimes Against Property

Burglary-Residential	0
Burglary-Auto	3
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 Crime Stats not available*



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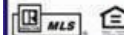
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