

**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

March 2011

Hatchcover

A publication of the Watergate Community Association

ST. PATRICK'S DAY POTLUCK AT THE CLIPPER CLUB

Saturday, March 12th – 6:00 p.m. Bring-Your-Own Drinks / 6:30 p.m. Dinner

Residents and their guests interested in attending a St. Patrick's Day Potluck should sign up with the Clipper Club (510-654-4040) before Tuesday, March 9th. Please indicate the number of guests that will be attending, and the type of dish (to serve 8) you'll be contributing. Residents are encouraged to double up and split the cost of a corned beef, since no meat will be donated for this event. Channel your inner leprechaun and make your reservation early to guarantee the success of this annual community gathering!

MEETINGS AND MAINTENANCE CALENDAR

Watergate is a 26-acre residential and recreational facility housing approximately 2,300 residents and accommodating hundreds of guests. We have many of the same routine maintenance and repair requirements that you would find in a small city. A master calendar of scheduled board and committee meetings, office hours, unit modification application deadlines, and upcoming common area maintenance is available on our website at watergatecommunityassociation.com.

Our goal is to keep our residents informed and the community clean and well maintained for you and your guests. Work order requests for common area maintenance can also be submitted on the WCA website, or by calling the Association at 510-428-0118.

RENTER INSURANCE

For just cents a day, a renter insurance policy can provide affordable protection of a tenant's personal property, plus it can protect you in case of a liability lawsuit. Landlord's insurance does not cover a tenant's personal belongings or personal liability. Renters could be held responsible for injury to another person or damage to another person's property when an incident occurs within a rented residence or elsewhere. Without personal liability coverage, a renter's current and future earnings could be at risk. Renter's insurance also may provide legal defense costs.

Most people's belongings are often worth more than they think. If all your belongings (clothes, electronics, furniture, etc.) were damaged or destroyed, could you replace them out of pocket? Renters are strongly encouraged to contact their insurance agent for advice on how to obtain renter's insurance.

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CLIPPER CLUB MOVIES March 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.

March 1: Salt

Angelina Jolie / Live Schreiber
104 minutes / UR

After she's accused of being a Russian sleeper spy, rogue CIA agent Evelyn Salt goes on the run using every tactic, accent and disguise she knows to elude her pursuers, clear her name and protect her husband.

March 8: Dinner for Schmucks

Steve Carell / Paul Rudd
114 minutes / PG-13

Tim Conrad's boss hosts a dinner party where he invites his friends to bring along the saddest, most pathetic loser they can find. But when the ultimate schmuck arrives, his actions somehow turn everyone else into the losers.

March 15: Secretariat

Diane Lane / John Malkovich
123 minutes / PG-13

When Penny Chenery agrees to take over her ailing father's thoroughbred stable, she transforms from housewife to horse breeder – and owner of the colt that will take the 1973 Triple Crown – in this dramatic biopic.

March 22: The Social Network

Jessie Eisenberg / Andrew Garfield
120 minutes / PG-13

This biographical drama chronicles the meteoric rise of Facebook CEO Mark Zuckerberg from Harvard sophomore to Internet superstar, examining his relationships with co-founder Eduardo Saverin and Napster founder Sean Parker.

March 29: Red

Bruce Willis / Mary-Louise Parker
111 minutes / PG-13

After trading in his professional past as a black-ops CIA operator for a new identity, Frank Moses is basking in normality. But he's forced to return to old habits when an assassin puts a target on his back and goes after the woman he loves.

FOREIGN FILM NIGHT

March 18: A Great Wall (US / China)

Peter Wang / Sharon Iwai
102 minutes / PG

This humorous story depicts the culture clash that occurs when Chinese-American computer exec Leo Fang brings his family to Peking to visit his sister and her family for the first time. American customs and more are pitted against traditional Chinese ones, but in the end each family finds itself enriched by what they've learned from the other. Peter Wang wrote, directed and stars in A Great Wall, the first American-Chinese produced film.

FABRIC ART AT THE CLIPPER CLUB

Wednesday, March 9, 2011 – 1:30 p.m.

Five fabric artists living in France creatively present their art in a film of their exposition which was held in Toulouse in 2010 and photographed by a BBC photographer.

Walnut Creek quilter Nancy Gibbs will display her numerous quits and share her story in becoming a quilter.

This event is free of charge to all Watergate residents with a valid ID card and their guests.

For more information contact the Clipper Club at 510-654-4040 or Helen Morrison at 510-653-8116.

USING THE GYM AT THE CLIPPER CLUB

Residents are encouraged to take advantage of the gym facilities in the Clipper Club. Please keep in mind the following reminders:

A valid Watergate ID card must be left with the attendant before entering the gym. Expired or invalid cards will be confiscated.

All guests must be accompanied by a resident with a valid ID card. There is a limit of two guests per visit.

Residents and guests who use the gym for the first time are required to make an appointment with a Clipper Club attendant for orientation before using the facilities.

Appropriate clothing is required at all times. Wet clothing and swimwear are not permitted in the exercise room. Shoes must be worn at all times.

All posted rules must be observed. Strict adherence to all posted safety regulations is mandatory. No supervision is provided. Use of the gym is at your own risk.

All equipment must be wiped down and returned to its proper place after use.

Food and beverages, with the exception of water in plastic containers, are not allowed.

Oils, eucalyptus leaves, etc. are not permitted in the sauna or steam rooms.

IRISH SODA BREAD

- | | |
|------------------------|--------------------|
| 4 c. all-purpose flour | ¾ c. sugar |
| 1 t. salt | 1 t. baking powder |
| 1 t. baking soda | ½ c. butter |
| 1 ½ c. raisins | 1 ½ c. buttermilk |
| 3 eggs | |

Preheat oven to 350 degrees. Grease a 9-inch cake pan. Stir together the flour, sugar, salt, baking powder and baking soda in a large bowl. Using a pastry cutter, cut the butter gently into the flour mixture until well combined, and stir in the raisins. In another bowl, whisk the buttermilk and eggs together. Lightly beat the buttermilk mixture into the flour mixture. Put the dough into the prepared cake pan. Bake in the preheated oven for 45 minutes to 1 hour, until the bread has risen and the top is golden brown. A knife inserted into the center of the bread should come out clean. Cool the bread in the pan on a wire rack for 10 minutes before removing. Serve warm.

EMERYVILLE SENIOR CENTER POETRY WORKSHOP

Free poetry workshop and public reading offered by Janell Moon, Emeryville Poet Laureate for 2011-2012, at the Emeryville Senior Center, Thursdays, March 24-April 28, from 10:30 a.m. to 11:45 a.m. Participants must join the senior center for fee of \$10 a year. Janell, a well-published poet, will give writing prompts and constructive feedback, if you wish, on your work. On the last day of class, a public reading will include class members and the public in an open mic along with a feature by Janell. The Emeryville Senior Center is located at 4326 Salem Street, 510-596-3730.

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WCA BOARD OF DIRECTORS MEETING MINUTES
January 24, 2011

I. Call to Order. President Robert C. Blain called the meeting to order at 7:10 p.m. Directors present were Mike Cartmell, Judith Choate, Jean Goldman, Murray Kane, Tom Knight and Neil Straus. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and five residents.

II. Reports/Announcements.

- **Secretary's Report.** Secretary Straus reported on action taken by the Board since the December 13, 2010 Regular Session:
 - The Board met in a working session with staff and the CARS committee to receive an update on the preliminary common area renovation design work. There were 45 residents in attendance for the presentation.
- **Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$112,441 through 12/30/2010. Kane also reported an operating fund balance of \$187,730 and a replacement fund balance of \$5,153,382. The full report is available at the WCA office and website.
- **Manager's Report.** General Manager Sutherland reported the following:
 - Common Utility Use December 2010 compared to December 2009: Water use decreased 8%; natural gas usage decreased 6.3%; and electric usage increased .4%.
 - Someone is trying to pry open the storage room doors at the metal door lock cover plates. The lobbies have been posted to warn residents to be on the lookout for suspicious activity in and around hallway storage room doors.

III. Old Business. None.

IV. New Business. The following items were presented for Board review and consideration:

- **Board Resolution to Record Three Notices of Delinquent Assessments.** Secretary Straus read the following resolution:

“Resolved, the Board of Directors (“Board”) for Watergate Community Association authorizes and instructs Allied Trustee Services to Record Three Notices 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 Numbers 049-1528-307, 049-1528-443 and 049-1528-512 as authorized by Civil Code Sections 1367.1 and 1367.4 if such accounts have not been reinstated by the Notice of Intent to Lien expiration date.” Straus moved, and Kane seconded, to approve the aforementioned Notices of Delinquent Assessments. The motion to approve was unanimous.
- **Post Tension Cable Rebid.** Additional reserve funds are needed as the previously approved vendor could not obtain the proper liability insurance to perform work at Watergate. An additional qualified company who has the proper insurance was recommended by our structural engineers. Staff plans to search for and solicit additional qualified contractors that perform this specialty work in the future. **Straus moved, and Knight seconded, to approve an additional \$10,736 to the project budget and award the repair work to Shared System Technologies (“SST”) in the amount not to exceed \$15,000 to be funded out of the replacement fund. The motion to approve was unanimous.**
- **Management Software Support.** Approval is requested for monthly software support for the Association's property management and account software for \$150 per month with Today's Solution's Incorporated (“TSI”). **Straus moved, and Knight seconded, to approve a monthly agreement with TSI for a monthly amount of \$150 beginning January 2011. The motion to approve was unanimous.**
- **Lobby Sofa Recovering - 2 Anchor.** Funds are needed to recover the 2 Anchor lobby sofa. **Straus moved, and Choate seconded, to authorize JC Upholstery to recover the 2 Anchor lobby sofa in the amount of \$3,752.55 to be funded from the replacement fund. The motion to approve was unanimous.**

- ❑ **Postage Machine Lease Renewal.** Office postage machine renewal for an additional three years with no change in pricing. **Straus moved, and Knight seconded, to approve an additional three year postage equipment machine lease with Pitney Bowes through January 31, 2014 at \$61 per month for the term of the lease. The motion to approve was unanimous.**
- ❑ **3 Commodore Lobby Sewer Line Repair.** Funds are required to repair the sewer line under the 3 Commodore lobby. **Straus moved, and Knight seconded, to authorize Roto-Rooter to make the sewer line repairs and approve a project budget of \$9,144.50 to be funded out of the replacement fund. The motion to approve was unanimous.**

V. Consent Calendar. (Routine Items)

- ❑ **December 13, 2010 Regular Session Minutes. Adopted by general consent.**

VI. WCA Committees.

- ❑ **Architectural Control.** Chair Judi Oser presented one unit modification for January 2011:
 - **F314** – Work includes the installation of a new bathroom and kitchen fan. **Straus moved and Kane seconded, to approve the modifications to unit F314 pending receipt of all necessary building permits.**
- ❑ **Landscape.** Chair Sam Foushee reported that the committee is continuing their work on landscape guidelines as part of an overall master plan for the community.
- ❑ **CARS.** A one hour working session occurred earlier in the evening.

VII. Statements and Requests. An owner inquired about the possibility of color matching new replacement bricks to better match the original custom size and colored bricks installed in the early 70's.

VIII. Upcoming Meetings.

- ❑ Working, Executive and Regular Session – February 28, 2011

IX. Meeting adjourned at 7:38 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary

UNIT MODIFICATIONS

The Association recognizes your desire to improve the comfort and value of your home. The Board of Directors and fellow homeowners encourage such modifications as these improvements benefit the community as a whole. Some types of modifications, however, are subject to Board, and/or WCA office approval, and as such, require applications to be filed with the WCA office.

Page 21, #13 of the WCA rulebook states: "Structural alterations to units require approval from the Architectural Control Committee and the Board of Directors. Unit modifications may require similar approval. Application forms and instructions are available at the WCA office."

A Unit Modification Quick Guide is available in the WCA Office and on the WCA website. If you have any doubts as to whether the work that you are doing in your unit requires Association or Board approval, please do not hesitate to contact the WCA office.

In order to expedite your application, please plan to attend both the ACC and BOD meetings. WCA staff will not be responsible for delays caused by incomplete applications or unresolved committee issues.

2011 UNIT MODIFICATION REVIEW SCHEDULE

Application Deadline	ACC Meeting	Board of Directors Meeting
December 24	January 4	January 24
January 28	February 7	February 28
February 25	March 7	March 21
March 25	April 4	April 21
April 22	May 2	May 23
May 27	June 6	June 20
June 24	July 4	July 18
July 22	August 1	August 22
August 26	September 5	September 19
September 23	October 3	October 24
October 28	November 7	November 14
November 25	December 5	December 12

* Above schedule applicable for items requiring Board approval only. See attached for items that require WCA office approval, and/or items that do not require any approval.

Complete applications are to be submitted to the WCA office Monday through Friday, 8:30 a.m. – 5:30 p.m. There is a \$75.00 application fee.

BIRDS AT WATERGATE

Contributed by Watergate Resident John Poole

Walking along the Powell Street causeway the other day, I stopped to watch hundreds of large sandpipers roosting on the rocks across from the yacht harbor. This time of year San Francisco Bay is a haven for overwintering water fowl and shorebirds. The birds I saw spend spring and summer in northern Canada, Alaska and even Siberia. They migrate to the bay in the fall when the days grow shorter (very much shorter in the far north) and return to their breeding grounds in the early spring.

The bay used to host many more birds before the coastal wetlands were paved over and built upon. We have lost about 90% of our shoreline over the last 150 years. Birds like sandpipers require large undeveloped tracts of mudflats and salt marsh to forage for food.

Still, hundreds of thousands of birds spend the winter with us. A few days ago I noticed around 5,000 greater and lesser scaup ducks in the water south of the causeway.

Among the shorebirds which roost on the rocks at high tide are marbled godwits; whimbrels, a type of curlew; turnstones, which do exactly that in their search for food; and willets, which look drably gray except when they flash brilliant white wing patches in flight.

During the last year I've identified 70 different species of birds in and around Watergate – this despite the ban on bird feeders.

As the season changes, we will lose many of our winter birds while seeing an influx of neotropical migrants which have been wintering in Central and South America.

If we take care of our environment and our natural heritage, the cycle will continue.



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March 2011 - Clipper Club Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<p><i>Clipper Club Gym Hours:</i> Monday 6:00 am - 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</p>	1 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Salt"</i>	2 6:00 pm Carla's Boot Camp	3 6:30 pm Tai Chi Practice	4 11:30 am Blood Pressure Clinic <i>(Sponsored by Emeryville Fire Dept.)</i>	5 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
6 11:00 am Toastmasters	7 6:00 pm Carla's Boot Camp Flower Arranging 6:15 pm ACC Meeting 7:30 pm Scrabble Club	8 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Dinner for Schmucks"</i>	9 1:30 pm Fabric Art Presentation 6:00 pm Carla's Boot Camp	10 6:30 pm Tai Chi Practice	11	12 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands 6:00 pm St. Patrick's Day Potluck
13 11:00 am Toastmasters	14 6:00 pm Carla's Boot Camp 7:30 pm Scrabble Club	15 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Secretariat"</i>	16 6:00 pm Carla's Boot Camp	17 6:30 pm Tai Chi Practice	18 10:00 am Landscape Committee <u>FOREIGN FILM NIGHT</u> 7:30 pm <i>"A Great Wall"</i> Chinese / American	19 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
20 11:00 am Toastmasters	21 6:00 pm Carla's Boot Camp Flower Arranging 7:30 pm Scrabble Club	22 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"The Social Network"</i>	23 6:00 pm Carla's Boot Camp	24 6:30 pm Tai Chi Practice	25	26 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
27 11:00 am Toastmasters	28 6:00 pm Carla's Boot Camp 7:30 pm Scrabble Club 7:00 pm WCA BOARD of DIRECTORS MEETING	29 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Red"</i>	30 6:00 pm Carla's Boot Camp	31 6:30 pm Tai Chi Practice	 <p><i>Residents must present a valid Watergate ID card to use the gym</i></p> <p><i>Guests must be accompanied by a registered resident while in the gym area</i></p>	

MARY REYNOLDS

January 12, 1924 – December 20, 2010

Watergate resident Mary Reynolds was born in England and moved to Canada at the age of 7. She grew up and attended school in Victoria, British Columbia.

After graduating from high school, Mary joined the Royal Canadian Air Force and worked as a wireless operator communicating with airplanes that were participating in World War II efforts.

In 1960 Mary moved to San Francisco to be the Executive Assistant to the British Consulate General. She held this position for 29 years.

Mary was an active volunteer in her retirement years, and traveled extensively, often alone, to Egypt, Morocco, Latin America and Moscow.

PETS AT WATERGATE

Please be reminded that dogs ARE NOT permitted on Watergate property. It is against the rules and a violation of the CC&R's to have a dog residing in or visiting your unit. Dogs discovered to be living on or visiting the premises must be removed immediately, which can result in an unpleasant and often heartbreaking experience.

Service dogs that are trained to perform a disability-related task or service are permitted but must be registered through the Association and require a city license, service animal certification, and veterinary documentation.

Cats (up to two per unit) are permitted as pets but *must* be contained inside your unit. Cats and/or their litter boxes *are not* permitted on balconies or decks or in the hallways or courtyards, and may be considered lost or stray if found in common areas. Please be sure to contain litter debris in securely sealed trash bags before disposing of it down the trash chute, as dust from uncontained litter can potentially set off a building-wide fire and evacuation alarm.

Animals, livestock, poultry, dogs, and other household pets shall not be raised, bred, or kept in any unit or in the common area.

Feeding wild or stray animals, such as birds, geese, squirrels, feral cats and raccoons, is prohibited. Bird feeders are not permitted.

HOST YOUR SPECIAL EVENT AT THE CLIPPER CLUB

Hosting a special event? The Clipper Club is available to all residents interested in renting a beautiful and spacious venue for their wedding reception, baby shower, birthday party, anniversary commemoration, graduation celebration or any other memorable occasion.

Parties of up to 150 guests can be accommodated, or smaller rooms are available for more intimate settings. The kitchen, featuring a 6-burner gas stove, two ovens, commercial refrigerator, microwaves and dishwashers, is also available. To check availability and book your reservation, contact Leah or Fred at the Clipper Club, 510-654-4040.

HELPFUL REMINDERS

Car Rinse Area: There is a designated car rinse area located at 4 Captain Drive next to the chain link fence. Cars should be rinsed and vacuumed in this location.

Hoses may be borrowed at the Clipper club desk with a valid Watergate ID card.

No soaps or detergents may be used. State and federal laws prohibit runoff from draining into the Bay if it contains soaps or detergents.

Radios, CD player, etc. are not to be played loudly in this area.

Emergency Phones: The elevator telephone emergency button is to be pushed in an emergency only. All but two lobby phones (2 Admiral and 2 Commodore) can be used to contact the Emeryville Police Department.

Electrical Outlets: The use of electrical outlets in the common areas by residents, guests, or their contractors is not permitted.

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DRIVING AND PARKING GARAGE SAFETY

California Vehicle Code is enforced on all private streets at Watergate as per a July 19, 1994 resolution of the Emeryville City Council. For your own safety and the safety of others, please observe the following reminders when driving through Watergate streets and garages:

The speed limit throughout the complex is 10 m.p.h. (5 m.p.h. when driving over speed bumps) unless otherwise posted.

Observe all traffic laws and signs. When approaching a stop sign, be sure to come to a complete stop. When turning onto the complex, don't use the bike lane as a turn lane.

Turn your headlights on and use caution and courtesy when driving through the parking garages.

Do NOT park in any red zone (by order of the Emeryville Fire Department). The Association is required to remove vehicles parked in unauthorized areas within one hour of the observed violation.

All vehicles belonging to residents and parked on WCA property must be registered with Security and have a valid Watergate parking permit displayed on the left bumper of the vehicle.

Security will register your vehicle 7-days a week. Temporary guest parking passes are available through Security, the Clipper Club or the WCA office during regular office hours.

WCA SECURITY ACTIVITY January 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	25	
Animal Complaint	0	
Alarm Elevator	1	
Juvenile Complaint	0	
Misc. Investigation	6	
CC&R Violations	47	
Misc. Assignments	189	
Maintenance Reports	22	
Parking Violations	10	
Property Reports	1	
Vehicle Registration	17	
Vehicle Tow	1	
Casualty Reports	0	
Fire	0	
Fire Alarm	1	
Mail Delivery	42	

Crimes Against Property

Burglary-Residential*	2	6
Burglary – Auto	1	7
Burglary-Commercial	0	7
Grand Theft	0	6
Petty Theft	0	38
Robberies	0	5
Malicious Mischief	0	0
Auto Theft	1	5
Recovered Stolen Vehicle	0	8
Vehicle Hit and Run	0	0

Crimes Against Persons

Homicides	0	0
Battery - Simple Assault	0	5
Domestic Disputes	0	0
Aggravated Assault	0	2
Sexual Assault	0	0
Car Jacking	0	0

*2 Watergate storage rooms were broken into



Springtime Deals at Watergate:

Great opportunities abound, from studio to 2 bedroom.

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To buy, rent or sell, call us today, on-site and open daily for you.

A109 | Paradise on Lagoon | \$369,000

Paradise just got more affordable! Price reduction! 2 bdrms /2 baths, enclosed deck! Enjoy the peaceful Bay view over Watergate's lagoon. Remodeled features galore!



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A464 | Perfect Starter Home | \$209,000

ON TOP OF IT ALL with a partial Water View from the balcony, this Watergate one bedroom is the Perfect starter home or investment Property. Top floor privacy and spacious enough to keep a couple happy. NOT A SHORT SALE.



Call us for details: (510) 654-8700

C235 | Reduced! \$324,888

If you have been looking for the ideal 2 bedroom and 1.5 bath condo at Watergate, look no further. This unit has a peek of the bay from every window! A very serene location on the green open courtyard, a setting that will make you feel right at home. GREAT LOCATION!



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Studio F329 | \$149,999 | WOW-price!

Charming and cozy studio: A Watergate Gem, not an REO or Short-Sale, just an AWESOME PRICE with recent updates and newly painted, move-in ready!



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Woody Clint
Watergate Realtor
& Multi-unit Owner
I am your
'Secret weapon'
For Watergate.



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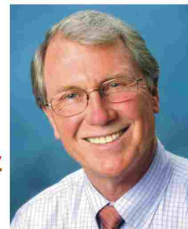
Woody Clint, Realtor, DRE#01235823
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*Let my 27+ years
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Watergate make the
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Don't delay, call today.*



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William Sievers, Realtor
(510) 917-2697
DRE#00692528



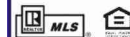
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