

**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
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510-547-7577

SECURITY
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24-hour phone: 510-772-5005

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TREASURER
Murray Kane

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Judith Choate
Jean Goldman
Tom Knight

Watergate

May 2011

Hatchcover

A publication of the Watergate Community Association

COMMON AREA RENOVATION AND SIGNS UPDATE

At the March 21 Board of Directors Meeting, the CARS Committee presented the full design scheme for the common area renovation project and the board voted to accept all the recommendations of the Committee. These recommendations included the design scheme for the lobbies, elevators, hallways and signage and covered the finishes (paint, tile and cabinetry), lighting, carpet, as well as the interior and exterior signage.

The color scheme for the hallways that was selected was the blue/gray carpet and door treatment.

After several years of work, the Committee, working closely with both the Huntsman Design Group and the Watergate staff, was pleased to present a fully integrated design scheme which reflects the vision of the Committee and the character of the Watergate complex.

As one of the next steps we are looking at the costs and feasibility of updating the prototype with the carpet that has been approved. This would better represent what the complex would look like once all the work is complete. We will keep you informed about whether this will happen or not.

The next steps for the project will be for the Huntsman team to develop the working drawings which are used to get competitive bids from the various vendors for all aspects of the project. This work will take several months, and the final drawings will go out to bid by the Watergate Construction Manager during the summer months. Once the bids are reviewed the vendors will be selected and presented to the board for their approval. This is most likely to happen in the Fall.

At the same time the fire suppression and asbestos abatement project and the new lighting in the hallways will begin in E and C buildings. Once the first two buildings are complete, the common area renovation or design work can begin.

Again we want to thank everyone from the community who took the time to view the prototypes and give us their input, send emails and attend the working session meetings of the Board and the CARS Committee.

We will continue to keep you updated on the progress of the common area renovation project.

Jean Goldman and Judith Choate
Co-chairs, CARS Committee

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CLIPPER CLUB MOVIES May 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.

May 3: Burlesque

Cher / Christina Aguilera
100 minutes / PG-13

After leaving Iowa with stars in her eyes, Ali arrives in Los Angeles and at a burlesque lounge, where she dreams of taking the stage with her soaring voice. Club owner Tess is about to lose the place and thinks Ali may help business.

May 10: 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.

May 17: Faster

Dwayne Johnson / Billy Bob Thornton
98 minutes / R

On the very day he's released from a 10-year prison sentence, convicted bank robber Driver hits the streets to take revenge on the men who bungled the job that got him busted and his beloved brother killed.

May 24: Morning Glory

Rachel McAdams / Harrison Ford / Diane Keaton
107 minutes / PG-13

Whiz-kid producer Becky Fuller finds her abilities put to the test when she's charged with bringing a network morning show back from ratings purgatory. Her first job: getting the show's feuding, acid-tongued co-hosts under control.

May 31: Love and Other Drugs

Jake Gyllenhaal / Anne Hathaway
128 minutes / R

Pharmaceutical representative Jamie Randall becomes a player in the big game of male performance-enhancement drug sales and, along the way, finds unexpected romance with a woman suffering from Parkinson's disease.

FOREIGN FILM NIGHT

May 20: Mesrine: Part 2 – Public Enemy #1 (France)

Vincent Cassel / Ludivine Sagnier
134 minutes / R

Jacques Mesrine finds his star rising throughout the 1970's as both a gangster and a publicity-hungry celebrity. But while his criminal plans are as grandiose as ever the Paris police are redoubling their efforts with a special anti-Mesrine unit. The conclusion to Jean-François Richet's epic crime biopic duology also stars the luminous Ludivine Sagnier as Mesrine's glamorous Italian lover, Sylvia Jeanjacquot.

ARTISTS NEEDED FOR WATERGATE ART SHOW

We are planning an ART SHOW for June 11 and 12, open to Watergate artists. We want all forms of art, painting, drawing, and photography... Show your neighbors what you can do! We have room for about 10 artists, so sign up early. Contact the Clipper Club at 510-654-4040 or Jim Galvin at 510-655-4358.

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.

USEFUL INFORMATION FOR NEW OWNERS

Please provide the Association with your current address and work and home phone numbers when registering at the Association office. The Association will send your assessment coupon books and all Association related notices to the address indicated on the grant deed unless you complete a change of mailing address form directing staff to send your mail to another mailing address.

Please contact the WCA Office before starting any type of interior renovations or modifications to your home. Common violations include: removing the acoustic "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 for more information.

Please fill out a moving application form 24-hours prior to your move-in date. You can make arrangements for your move with the WCA Office, or after business hours, at Watergate Security. Please review your WCA Community Rules for more information!

PASTA WITH ASPARAGUS

- 8 oz. angel hair pasta
- 1½ lbs. fresh asparagus, trimmed and cut into 1" pieces
- ¼ c. chicken broth
- ½ lb. fresh mushrooms, sliced
- 1 T. olive oil
- ½ t. crushed red pepper
- ½ c. grated Parmesan cheese

Cook pasta according to package instructions. Heat the olive oil in a nonstick skillet. Sauté asparagus in the pan over medium heat for about 3 minutes. Add chicken broth and mushroom slices; cook 3 minutes more. Drain pasta, and transfer to a serving dish. Gently toss pasta with asparagus mixture; sprinkle with Parmesan and crushed red pepper. Serves 4.

Have a recipe you'd like to submit to the Hatchcover? Contact Debbie Tennell in the WCA office at 510-428-0118 or email your recipe to admncoordwca@aol.com.

ALLEGRO BALLROOM'S 13TH ANNUAL FUNDRAISER DANCING FOR JAPAN - APRIL 1 thru MAY 21, 2011

Join the cause to help victims of the Japan earthquake and tsunami! Starting April 1, 2011 we are donating 10% of receipts from Friday night parties to the Red Cross, and it will conclude with a gala show and dance benefit on Saturday, May 21, 2011. Come dance with us, have a ball, and contribute to a worthy cause at the same time. For more information, please visit our website at www.allegroballroom.net or call 655-2888.

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WCA BOARD OF DIRECTORS MEETING MINUTES
March 21, 2011

- I. **Call to Order.** President Robert C. Blain called the meeting to order at 7:15 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, Construction Manager Gus Ferriols, Assistant General Manager Jeff Kiel and 16 residents.
- II. **Reports/Announcements.**
- **Secretary's Report.** Secretary Straus reported on action taken by the Board since the February 28, 2011 Regular Session:
 - The Board and staff participated in an open session budget meeting with the Finance Committee and an open session CARS design update meeting with the CARS Committee.
 - **Treasurer's Report.** Treasurer Kane reported a favorable operating budget variance of \$127,197 through 2/28/2011. Kane also reported an operating fund balance of \$180,093 and a replacement fund balance of \$5,442,464. The full report is available at the WCA office and website.
 - **Manager's Report.** General Manager Sutherland reported the following: Comparable costs for items covered in Watergate's \$422 average monthly assessments range in single family homes from a low of \$550 to \$950 per month.
- III. **Statements and Requests.**
- Various comments and statements were made for and against the two color schemes before the Board. Two residents spoke for the blue scheme with three voicing a preference for brown. Other items commented on were the need for lobby entrance brickwork repair at 4 Commodore, replacement carpet at 4 Commodore 4th floor elevator landing, and a request to recover or replace the lobby sofa at 8 Admiral.
- IV. **Old Business.**
- **Fire Suppression Design/Build Contractor.** Staff reviewed five bids received for the fire suppression design/build work and recommended the low bidder Neptune Fire Protection, Inc. **Straus moved and Kane seconded to award the work to Neptune Fire Suppression, Inc. in the base contract amount of \$1,264,550 and to accept the fee schedule on the proposal plus authorize \$3,269 in contract administration and legal fees. The motion to approve was unanimous.**
- V. **New Business.** The following items were presented for Board review and consideration:
- **Board Resolution to Record Four 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 Four 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 049-1529-178, 049-1528-028, 049-1529-592 and 049-1529-512 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.
- VI. **Consent Calendar - Routine Items Adopted by General Consent**
- **February 28, 2011 Regular Session Minutes**
 - **General and Auto Liability - Allied - \$65,984.80 for Period 3/31/2011 – 3/31/2012**
 - **Umbrella Liability Renewals - Allied - \$23,690 for Period 3/31/2011 – 3/31/2012**
 - **Commercial Property – CIBA - \$251,276 for Period 3/31/2011 – 3/31/2012**
- VII. **WCA Committees.**
- **Architectural Control.** Chair Judi Oser presented two unit modifications for March 2011:
 - **A278** – Bathroom remodel work includes a new toilet, a heated towel bar additional electrical outlets and possibly a new electrical circuit breaker panel. **Cartmell moved, and Kane seconded, to approve the modifications to unit A278 pending receipt of all necessary building permits. The motion to approve was unanimous.**
 - **A101** – Work includes replacing the tub with a walk in shower - with the controls of the shower on the opposite wall, and the installation of a new fan/light/heater. **Straus recused himself on this motion as he is an owner of this unit. Cartmell moved, and Knight seconded, to approve the modifications to unit A101 pending receipt of all necessary building permits. The motion to approve was unanimous.**

- **Landscape.** Chair Sam Foushee reported the following requests:
 - **Tree Removals - D East Courtyard.** Committee requests removal of three dead Ficus trees and one Christmas tree to be replaced by shrubs more appropriately suited for the space limitations of the concrete planters. **Straus moved and Kane seconded, to authorize removal of the following trees: #151, #152, #153a and #141a. The motion to approve was unanimous.**
 - **Tree Removal - East of "E" Building.** Committee requests removal of a structurally compromised Acacia tree. The committee will recommend two replacement trees for that area next month. **Straus moved, and Kane seconded to authorize removal of tree #197. The motion to approve was unanimous.**
- **CARS.** Co-chair Judith Choate made the following motion:

"I move that the Board accept the recommendation of the CARS Committee and adopt the slate gray / blue color scheme and all of the related finishes including carpet, unit door color and entry lighting, hallway painting, hallway lighting, soffit enclosure for the sprinkler system, elevator remodel, all components of the lobby renovation, and interior and exterior signage. Choate moved, and Cartmell seconded to accept the aforementioned motion as presented. Choate, Cartmell, Goldman, Kane and Knight voted for the motion with Straus abstaining. There were no votes against. The motion was approved.

VIII. Upcoming Meetings.

- Budget Session – April 11, 2011
- Executive and Regular Session – April 25, 2011

IX. Meeting adjourned at 8:19 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary

MOVE-IN / MOVE-OUT PROCEDURES

Responsibility for a move and any damage to the building or common area rests with the homeowner and tenant. Arrangements for move-in or move-out must be scheduled at least 24-hours in advance with the Watergate Community Association (WCA) Office at 8 Captain Drive. If the WCA Office is closed, WCA Security at 4 Commodore Drive must be notified.

All new residents are charged a non-refundable processing fee of \$175.00 which covers certain administrative costs as well as the cost of moving in and moving out. *This processing fee also applies to residents who relocate within WCA, and owners who are moving back into their units.* Tenants are charged an additional fee of \$30.00 for their WCA ID card, \$25.00 of which is refundable upon return of their ID card to the WCA Office when they move out.

A \$400.00 refundable security deposit for elevator pads, in the form of a personal check, must be left in the Security Department to cover the loss of the pads or damage to the common area.

Move-ins / move-outs are permitted every day from 9:00 a.m. to 9:00 p.m.

Care should be exercised not to damage the elevators or common area during moves. This includes the following:

Elevator pads are to be in place.

Caution should be used when loading elevators so that they do not exceed 1,500 pounds. Overloading will cause the elevator to malfunction. The cost of any subsequent service calls will be the responsibility of the homeowner and the tenant.

Lobby front door is to be protected by the movers.

Unit door exterior is to be protected by the movers.

Boxes, bicycles, strollers, etc. are not to be placed in the lobbies or hallways in such a way that they block mailboxes or doorways or create a nuisance during the move. All hallways and doorways must remain wheelchair accessible.

At the end of each day and at the end of the move all areas, including hallways, lobbies, and elevators, must be cleared of all debris. Packing materials and containers must not be disposed of in the garbage chutes. All cartons must be flattened and placed in the recycling bins located in each garage.

Owners are to obtain all keys directly from the seller or agent. Tenants are to obtain all keys directly from owners or their agent. WCA is not responsible for such items. Replacement or additional lobby door keys are available from the WCA Office for a refundable deposit of \$50.00 for each key.

All incidents of problems or damage to the common area should be immediately reported directly to WCA Security, which is available 24-hours a day.

The lobby door should be kept closed when unattended.

If the unit is rented, a copy of the lease must be provided to the WCA Office prior to move-in.

No commercial moving vehicles or containers (moving vans, trailers or pods) may be left on WCA property overnight.

Vehicles belonging to residents must be registered with WCA Security.

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May 2011 - Clipper Club Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 11:00 am Toastmasters	2 6:00 pm Carla's Boot Camp Flower Arranging 6:15 pm ACC Meeting 7:30 pm Scrabble Club	3 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Burlesque"	4 6:00 pm Carla's Boot Camp	5 6:30 pm Tai Chi Practice	6 11:30 am Blood Pressure Clinic <i>(Sponsored by Emeryville Fire Dept.)</i>	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 7:30 pm Scrabble Club	10 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Unstoppable"	11 6:00 pm Carla's Boot Camp	12 6:30 pm Tai Chi Practice	13 10:00 am Landscape Committee	14 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
15 11:00 am Toastmasters	16 6:00 pm Carla's Boot Camp Flower Arranging 7:30 pm Scrabble Club	17 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Faster"	18 6:00 pm Carla's Boot Camp	19 6:30 pm Tai Chi Practice	20 <u>FOREIGN FILM NIGHT</u> 7:30 pm "Mesrine: Part 2 Public Enemy #1" (France)	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 WCA BOARD of DIRECTORS MEETING	24 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Morning Glory"	25 6:00 pm Carla's Boot Camp	26 6:30 pm Tai Chi Practice	27 WCA OFFICE CLOSES at 4:30 pm	28 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands
29 11:00 am Toastmasters	30 WCA OFFICE CLOSED in observation of MEMORIAL DAY CLIPPER CLUB OPEN HOLIDAY HOURS	31 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm "Love and Other Drugs"	<p align="center">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>			

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Help reduce waste to our landfills! StopWaste.org offers a wide range of waste prevention, hazardous waste disposal, and recycling services to the residents of Alameda County to reduce waste and save money.

For answers to your recycling questions, visit the StopWaste.org website and access their annual Recycling Guide. It has information on ways to recycle almost any type of household material. Included is a comprehensive A – Z resource of what is recyclable and locations to recycle. You can also access this information by using the interactive “How and Where to Recycle” section of their website.

Residents can take advantage of area-wide facilities that let them bring in most types of household chemicals for free. State law requires all types of household batteries and fluorescent lamps to be recycled. They can no longer be thrown in the trash. These items can be recycled at all the Household Hazardous Waste facilities.

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VEHICLE REGISTRATIONS AND STREET PARKING

The WCA Office continues to receive complaints that there are many non-residents using Watergate street parking spaces, and some residents and their guests are storing vehicles on the property. Watergate Security has observed people parking their cars and commuting to other locations, and others parking their vehicles on Watergate property on Ensign and Captain Drives to avoid paying garage parking fees at Watergate Towers.

Parking on WCA property is by permit only. With street parking spaces at a premium, especially during evening hours and weekends, it is now more important than ever to take the time to register your vehicle with WCA Security. Security is located inside the garage at 4 Commodore Drive, and will register your vehicle 7-days a week. You will need to bring your vehicle, your valid Watergate ID card, and your current vehicle registration. Authorized Security personnel will place a red parking permit sticker on the left rear bumper of your vehicle.

Parking spaces in all Watergate garages is assigned. Watergate street parking is numbered but not assigned, and is available for both residents and their guests. Residents should provide their guests, housekeeper, caregiver, realtor or contractor with a yellow temporary parking permit to be placed on the inside dash of their vehicle. Temporary parking permits must be picked up by a registered resident with a valid ID card, and are available at the WCA Office, the Security Office, or the Clipper Club.

Vehicles that do not have a valid red Watergate parking permit displayed on the left rear bumper or a visible temporary yellow guest parking permit are subject to be towed at the owners expense. The streets are not to be used to store any vehicles, and vehicles that are in a parking space for more than five (5) consecutive days without a vacation notification on file with the Association are also subject to be towed at the owners expense. Any abandoned or inoperable vehicles left on Watergate streets will be promptly removed.

Vehicles may not be parked in any red zone by order of the Emeryville Fire Department, and are subject to being ticketed by the Emeryville Police Department. The Association will not be responsible for any vehicles parked in the common areas of the complex.

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**WCA SECURITY ACTIVITY
March 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	1	
Citizen Assist	17	
Animal Complaint	3	
Alarm Elevator	1	
Juvenile Complaint	0	
Misc. Investigation	21	
CC&R Violations	116	
Misc. Assignments	184	
Maintenance Reports	14	
Parking Violations	18	
Property Reports	2	
Vehicle Registration	41	
Vehicle Tow	2	
Casualty Reports	0	
Fire	0	
Fire Alarm	0	
Mail Delivery	55	

Crimes Against Property

Burglary-Residential	0	3
Burglary-Auto	3	18
Burglary-Commercial	0	6
Grand Theft	0	4
Petty Theft	0	67
Robberies	0	6
Malicious Mischief	0	0
Auto Theft	1	7
Recovered Stolen Vehicle	0	4
Vehicle Hit and Run	0	0

Crimes Against Persons

Homicides	0	0
Battery - Simple Assault	0	5
Domestic Disputes	0	0
Aggravated Assault	0	5
Sexual Assault	0	1
Car Jacking	0	0



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9 Commodore Dr. | Paradise on the Lagoon | \$365,000

Enjoy a quiet, peaceful Bay View over Watergate's magical Lagoon with ducks, egrets and other visiting wildlife. The remodeled kitchen features granite counters and maple cabinets. Both bathrooms have also been upgraded and the master suite features a huge walk-in closet - a must-see!

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3 Admiral Dr. | Remodeled! \$244,000

Gorgeously remodeled spacious, top floor 1 bdrm condo is waiting to be your new home! Sitting on a quiet courtyard with a very serene environment...looking out over the tree tops and providing nice privacy for your comfort.



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6 Commodore Dr. | 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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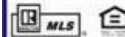
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