



**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

PRESIDENT
Robert C. Blain

SECRETARY
Neil Straus

TREASURER
Murray Kane

DIRECTORS
Judith Choate
Jean Goldman
Tom Knight

Watergate

November 2011

Hatchcover

A publication of the Watergate Community Association

OWNER PARTICIPATION NEEDED

ANNUAL MEETING - MONDAY, NOVEMBER 7, 2011 at 7:00 p.m.

Your Association needs more owner registrations in order to hold the 2011 Annual Meeting of Members! This years Annual Member Meeting will be held on Monday, November 7 at 7:00 p.m. in the Clipper Club.

If you are not able to attend the Annual Meeting of Members on Monday, November 7, or do not plan to vote by absentee ballot or proxy, you may participate in building the quorum by marking #1 in box B of the registration form that was previously mailed to you. Be sure to place your proxy for quorum vote inside the return envelope, complete the return address using your Watergate unit number, *sign where indicated* and return by mail or deposit in one of the two WCA ballot boxes, located in the WCA Office and at the Clipper Club. Extra registration forms are also available at the Clipper Club or WCA Office.

Your quick response to this request will eliminate the need to spend an additional \$6,500 to reschedule the 2011 Watergate Annual Meeting of Members.

Thank you for voting!

CLIPPER CLUB POOL AND SPA REBUILD CONTINUES

The Clipper Club pool continues to be closed during the pool, deck and spa rebuild project.

Swimmers are invited to use the B and D building swimming pools, in addition to the Anchor Club pool, during the Clipper Club pool renovation project. The B and D building pools will be open for swimmers at 6:00 a.m. daily, and will remain heated until the Clipper Club pool becomes available.

We'd like to thank the residents in close proximity to the pool and spa area for their patience while experiencing the unavoidable noise and dust caused by the construction equipment. This project is scheduled to be complete December 9, 2011.

Please be reminded that the Billiard Room at the Clipper Club will be closed to residents as necessary to accommodate the overflow of package deliveries that occurs during the busy holiday season!



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CLIPPER CLUB MOVIES November 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.

November 1: Bridesmaids

Kristen Wiig / Maya Rudolph
125 minutes / R

Named her best friend's maid of honor, down-on-her-luck Annie's competition with a fellow bridesmaid, the wealthy and beautiful Helen, threatens to destroy the wedding. Meanwhile, a local cop takes a liking to Annie.

November 8: About Last Night

James Belushi / Rob Lowe
113 minutes / R

Two veterans of the Chicago singles scene are trying their best to get comfortable with the "c" word: commitment, in Edward Zwick's definitive Brat Pack movie.

November 15: Last Lullaby

Tom Sizemore / Sasha Alexander
93 minutes / R

Offered a huge sum to ice a beautiful young librarian who witnessed a murder, a retired -- and increasingly restless -- hit man gets back in the assassination game... until he begins falling for his mark.

November 22: Paul

Nick Frost / Simon Pegg
104 minutes / NR

Two science-fiction freaks who, while on a quest to discover what lies at the heart of Nevada's infamous Area 51, cross paths with an alien on the run from earthly authorities.

November 29: Unknown

Liam Neeson / Diane Kruger
113 minutes / PG-13

A man regains consciousness after an auto accident only to discover that another man is impersonating him, and that no one - not even his wife - recognizes his identity as the real Dr. Martin Harris.

The Clipper Club staff appreciates your courtesy and cooperation in making Tuesday movie nights a pleasant community experience.

FOREIGN FILM NIGHT

November 18: My Afternoons With Marguerite

G rard Depardieu / Gis le Casadesus (France)

An illiterate handyman named Germain befriends Marguerite, a highly educated 95-year-old woman. The two couldn't be more different, with the oafish Germain bewildered by the literature that gives Marguerite such pleasure. Slowly the two form an unusual and intense bond, leading them to a greater understanding of their place in the world, and in each other's lives. This movie was directed by Jean Becker.

WATERGATE ARTISTS NEEDED

Watergate artists are planning an Art Show for December 17 and December 18, open to Watergate artists at the Clipper Club. All forms of art are welcome; painting, drawing, photography... Show your neighbors what you can do! There is room for about 10 artists, so sign up early by contacting the Clipper Club at 510-654-4040 or Jim Galvin at 510-655-4358.

TOASTMASTERS ANNUAL FALL OPEN HOUSE

Have you ever had something to say in Public, and were simply just too nervous or fearful to speak up? We have a way, right here in Watergate, for you to finally conquer your fear of public speaking.

The Watergate Toastmasters Club is proud to present an informative FREE open house meeting on Wednesday, November 9. Residents will see first-hand just what we are about. Benefits you can expect from our Club include:

- Improve your Speaking Skills
- Practice presentations for your Job
- Meet interesting people
- Improve TSL Skills
- Just have fun without traveling

Watergate Toastmasters is one of 11,000 clubs of Toastmasters International, an organization dedicated to enable members to communicate with confidence, and express ideas clearly and succinctly, through peer support in a safe space.

Mark your calendar for Wednesday, November 9 at the Clipper Club for this free event. It could help change your life, get you a better job, or simply make new Watergate friends.

Our speeches are quite enjoyable, ranging from personal stories and life challenges to travel and food. Members in our club are all ages and abilities and range from almost professional level speakers to people just starting out - taking a few "baby steps" at a time.

Light refreshments will be served. Come join us for a night of fun!

Call 510-847-3626, or email Watergate.freetoasthost.us if you would like more information.

THANKSGIVING POTLUCK AT THE CLIPPER CLUB
Saturday, November 19 – 6:00 Drinks – 7:00 Dinner

Call in your reservation early for the annual Thanksgiving Potluck feast on Saturday, November 19. The party begins at 6:00 p.m. with live music and bring-your-own-bottle cocktails. Dinner will be served at 7:00 p.m.

In the tradition of past years, live entertainment may be provided by volunteering residents. If interested in showcasing your talent, contact Leah at the Clipper Club.

Success of this event is dependant on participation. Please confirm your attendance with the Clipper Club staff at 510-654-4040 by Friday, November 11, and advise if you will be bringing an appetizer, main dish, salad, side dish, or dessert.

ANNUAL WATERGATE TURKEY TROT
Saturday, November 19, 2011

The Clipper Club and Gareth Fong's Two Sails Realty are co-sponsoring the annual Watergate 2.3 mile Turkey Trot. This fun running/walking event will be held on Saturday, November 19 at 9:15 a.m. The competition is open to all residents and their guests. The course, which goes to the end of the Emeryville peninsula, is scenic, flat and fast. However, you need not be fast to win the prize turkey, just accurate about your pace without a watch. The trotter who most closely predicts his or her time will win.

There is a 24-cent entry fee and you may sign up the day of the race. Refreshments will be served after the race in the Clipper Club.

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WCA BOARD OF DIRECTORS MEETING MINUTES

September 19, 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. Also present were General Manager Tim Sutherland, Controller Lisa Trabert, Assistant General Manager Jeff Kiel and three residents.
- II. **Reports/Announcements.**
- **Secretary’s Report.** Secretary Straus reported on action taken by the Board of Directors since the August 22, 2011 Regular Session:
 - Prior to the Regular Session meeting, **the Board of Directors voted to authorize a Resolution to Record Two Notices of Default and Election to Sell for APN #049-1528-260 and APN # 049-1529-011.**
 - **Treasurer’s Report.** Treasurer Kane reported a favorable operating budget variance of \$43,361 through 8/31/2011. Kane also reported an operating fund balance of \$153,426 and a replacement fund balance of \$6,271,653. The full report is available at the WCA office.
 - **Manager’s Report.** General Manager Sutherland reported the following:
 - **Common Utilities YTD (July and August) -** Electricity use is up .2%; natural gas use is down -4.8%; and water use remains at 87 gallons per unit per day which is unchanged from last year’s 12 month average.
 - **Fire Alarm Testing -** This year’s annual fire alarm testing in 419 units is scheduled for September 20th through September 29th. All 3rd floor units in A, B and D buildings are being tested as well as all 4th floor units in C, E and F buildings.
 - **Lighting Replacement -** The lighting bids will be presented to the Board of Directors at the October 24, 2011 meeting. This portion of the interior work is expected to come in between \$1.3 and \$1.5 million dollars which is within our forecasted budgets established May 2010.
- III. **Statements and Requests.**
- None.
- IV. **Consent Calendar.**
- **Items Approved by Unanimous General Consent:**
 - **August 22, 2011 Board Meeting Minutes**
- V. **Old Business.**
- **Proposed Letter to Property Management of Watergate Towers Regarding Tree Removals.** Management has discussed the tree removal issue with the property manager at the Towers. An arborist directed the removal of 50 dead, dying and diseased trees, in addition to removing many trees that had over grown their planter boxes and were lifting sidewalks curbs, entry ways and garage entrances. The new plants and trees deemed appropriate for their new hardscape will be planted over the next 6 months to a year. There is no need to send a letter seeking information as that has been provided. The manager promises to share with us any new information on their renovations as that information becomes available.
- VI. **New Business.** The following items were presented for Board review and consideration:
- **Board Resolution to Record One Notice 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 049-1528-596, as authorized by Civil Code Sections 1367.1 and 1367.4 if such account has not been reinstated by the Notice of Intent to Lien expiration date.” Straus moved, and Knight seconded, to approve the aforementioned Notice of Delinquent Assessment. The motion to approve was unanimous.
 - **Appointment of 2011 WCA Inspector of Elections and Election Committee.** The 2011 WCA Annual Meeting is right around the corner and the Inspector of Elections and Election Committee need to be appointed by the Board of Directors. **Straus moved, and Knight seconded, to appoint Jim Golden as Inspector of Elections with Liz Altieri as Election Committee member and Alternate Inspector of**

Elections, with Sue Kelly and Virginia McNeil also serving as Election Committee members. The motion to approve the 2011 WCA Election Committee was unanimous.

- ❑ **Cable Television Proposals.** Sutherland presented background and proposal received by AT&T, Comcast and DirecTV for Cable Television services. **Since AT&T was not able to provide bulk services at this time, and DirecTV's proposal would include a major cable reconstruction project, it was decided to pursue the latest proposal with Comcast. Straus moved, and Knight seconded, to authorize General Manager Sutherland to negotiate a more robust channel line up with an improved price point and gate fee to reduce costs and to bring that proposal back at the October 24, 2011 Board of Directors meeting. The motion to approve was unanimous.**
- ❑ **Selection of Vice President of the Board of Directors.** The Vice - President's position is open due to the resignation of Mike Cartmell. **Straus moved, and Knight seconded, to defer a decision on the open officer position until after the November 7, 2011 Annual Meeting. The motion to defer was unanimous.**

VII. WCA Committees.

- ❑ **Architectural Control.** Chair Judi Oser presented three unit modifications for September 2011:
 - **F455** – Proposed work includes: a pass through on the living room side of the kitchen; installing new cabinets and countertops; a new stove fan hood; and the relocation of the new refrigerator. All wall removals and pass through in wall is under the direction of a structural engineer. **Straus moved, and Knight seconded, to approve the modifications to unit F455 pending receipt of all necessary building permits and no waiver of the \$75 application fee. The motion to approve was unanimous.**
 - **C414** – Proposed work involves the replacement of existing bathroom fan with one that has no heater. **Straus moved, and Knight seconded, to approve the modifications to unit C414 pending receipt of all necessary building permits. The motion to approve was unanimous.**
 - **A354** – Proposed work includes a kitchen and bathroom makeover with plumbing and electrical hookups for a new dishwasher. **Straus moved, and Knight seconded, to approve the modifications to unit A354 pending receipt of all necessary building permits. The motion to approve was unanimous.**
- ❑ **Landscape Committee.** Meeting minutes submitted to the Board and a general discussion on the lagoon maintenance and landscape plan around the flagpole area was discussed.

VIII. Upcoming Meetings.

- ❑ Executive and Regular Session – October 24, 2011

IX. Meeting adjourned at 7:34 p.m.

Respectfully submitted,

/s/ Neil Straus, Secretary

TENNIS NEWS by RON LOUIE

Join our email list to be notified of tennis mixers and clinics as they come up. To be added to our list, email Ron at ronnielouie@yahoo.com or call him at 510-547-7577.

In our newly remodeled tennis shop we offer racket stringing and regripping while you wait, all at the lowest prices in the east bay.

If your racket strings are more than six months old, chances are you will notice a big difference in playability if you get your racket restrung. Most of our strings are priced from \$20–26.00, so it's not as expensive as one might think. For people trying to get their money's worth, I would recommend restringing every nine months at least.

We are currently having a clearance sale on tennis skirts, warm-ups for men and women and a few women's and men's shirts. For example, all skirts are 40% off original prices, so a \$48.00 skirt is now \$28.80!

GUEST ACCESS

Watergate is private property, with key access needed for entry to common hallways. Residents with a programmed land line can provide access to their guests at the lobby through the intercom system; residents without this convenience must meet and escort their guests into the building.

Any other guest, vendor, or unregistered contractor requesting access to the building must first check in with Security and provide valid identification before a determination is made as to whether they should be granted access to the common hallways.

Residents with a valid WCA ID card can get a guest pass for their visitors staying up to two weeks. Guest passes are available at the Clipper Club and there is no charge.

Temporary parking passes for your guests can be obtained at the WCA and Security offices. You will need to provide your unit number and a valid Watergate ID card.

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HOLIDAY HOURS FOR THANKSGIVING

The WCA Office will be closing at 4:30 p.m. on Wednesday, November 23, and will be closed on Thursday, November 24 and Friday, November 25 for the Thanksgiving holiday.

The Clipper Club will be open on Thursday, November 24 and Friday, November 25 From 9:00 a.m. to 6:00 p.m.

As always, Security will be available 24-hours a day by calling 510-772-5005.

Gratitude is the inward feeling of kindness received. Thankfulness is the natural impulse to express that feeling. Thanksgiving is the following of that impulse.

-Henry Van Dyke

HOLIDAY WREATHS AND LIGHTS

In the spirit of the season, holiday lights, wreaths, and other decorations on unit balconies and hallway doors will not be cited for a CC&R violation through the month of December. We ask that you please remove your decorations by January 15, 2012. Enjoy your holiday festivities!

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November 2011 - Clipper Club Calendar

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Bridesmaids"</i>	2 6:00 pm Carla's Boot Camp	3 6:30 pm Tai Chi Practice	4 10:00 am Landscape Committee	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 7:00 pm Annual Meeting	8 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"About Last Night"</i>	9 6:00 pm Carla's Boot Camp	10 6:30 pm Tai Chi Practice
13 11:00 am Toastmasters	14 6:00 pm Carla's Boot Camp 7:30 pm Scrabble Club 7:00 pm WCA Board of Directors and Election of Officers Meeting	15 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Last Lullaby"</i>	16 6:00 pm Carla's Boot Camp	17 6:30 pm Tai Chi Practice	18 <u>FOREIGN FILM NIGHT</u> 7:00 pm <i>"My Afternoons with Marguerite"</i> (France)	19 10:00 am Universal Tai Chi Study 11:00 am Sensing Hands Thanksgiving Potluck 6:00 Drinks / 7:00 Dinner
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>"Paul"</i>	23 6:00 pm Carla's Boot Camp WCA Office Closes at 4:30 pm	24 WCA Office Closed for Thanksgiving Clipper Club Open Holiday Hours 9:00 am – 6:00 pm	25 WCA Office Closed for Thanksgiving Clipper Club Open Holiday Hours 9:00 am – 6:00 pm	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	29 <u>TUESDAY MOVIE</u> 3:00 pm and 7:30 pm <i>"Unknown"</i>	30 6:00 pm Carla's Boot Camp	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		

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

PER DAHL 1932 - 2011

Watergate resident Per Dahl, a physicist, artist, and historian of modern physics, died on October 1, 2011 after a long illness. He was born in Washington, DC, on August 1, 1932, and grew up in Bergen, Norway, until the age of 17. He then came to the U.S. and served in the U.S. Army, including two years stationed on Guam in the Pacific. He began working at Brookhaven National Laboratory in 1963, where he was involved in the design of magnets used in nuclear accelerators. He later worked on the Superconducting Super Collider project at the Lawrence Berkeley National Laboratory and in Texas, and after that project was terminated he returned to work at LBNL in several capacities until 2005.

Throughout his life, he was able to pursue his love for physics, art and his family. While at Brookhaven, he was a president of the South Bay Art Association and also the president of the Brookhaven National Laboratory Art Society. He was a fellow of the American Physical Society. He is survived by his devoted wife of 45 years, Eleanor; two sons, Erik and Thomas; and two grandchildren, Emily and Alex.

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CLOGGED FAUCETS AND FIXTURES

If you are not getting proper water flow to your kitchen or bathroom faucet fixtures – and there is water to other units in your shared stack of three or six units – the problem is most likely an old faucet cartridge, mixing valve, or clogged faucet aerator. Any plumbing repairs made inside your unit to correct these items are the responsibility of the unit owner.

WINDOW LEAKS

Many window leaks can be avoided during the rainy season by taking some simple preventative measures. Check to see that your windows are snug in their frame, the track is clean, the weep holes along the track are clear and the felt weather stripping is in good condition.

EMERYVILLE REDEVELOPMENT AGENCY WORKSHOP

The Emeryville Redevelopment Agency is sponsoring a free home loan refinancing and mortgage strategies workshop on Saturday, November 5, from 10:00 a.m. to 12:30 p.m. at the Bridgecourt Room, 3990 Harlan Street in Emeryville. The focus of this workshop includes refinancing, navigating loan modifications, Federal and State programs to assist homeowners including the unemployed, avoiding predatory lending and loan modification scams, short sales, your rights as a mortgage consumer and the City of Emeryville's lending policies. Presentations will be made by the Mayor of Emeryville, the Unity Council-Homeownership Center, and housing and economic rights advocates.

Take advantage of this free event – all are welcome! For more information contact Janet Anderson at 510-596-4316 or email her at janetanderson@emeryville.org.

HOLIDAY VOLUNTEER OPPORTUNITIES

Interested in giving back to your community this holiday season? The Volunteer Center of the East Bay provides online resources that highlight opportunities to volunteer, give gifts, or sponsor a family during the holidays. One time and ongoing volunteering opportunities are listed, with links to holiday volunteering and giving choices throughout the bay area. Just a little bit of your time can make a big difference, especially during the holiday season. Visit the Volunteer Center of the East Bay website at volunteereastbay.org.



2011 FIRE ALARM TESTING RECAP

This year's in-unit fire alarm testing was completed within two hours each day, due in large part to the great number of residents that made time to be home to let us in. This was no small feat considering that access was required into 59-60 units per building each day. Thank you for your participation and cooperation.

Special thanks also go to Gareth Fong of Two Sails Realty and Robin Leineke of Watergate Sales Company for providing access into their managed units and for their general support and assistance during each of the six days of testing. The Association greatly appreciates your involvement with this project each year.

KITCHEN DRAIN USAGE ALERT

Holiday gatherings often mean large meals and extra help in the kitchen from well-meaning family and friends. Improper disposal of food waste through the kitchen sink and garbage disposals can result in clogged pipes and kitchen sink back-ups. Ground floor units in particular experience flooding caused by materials placed into upper floor sinks. This can cause considerable damage and inconvenience, and can easily be prevented if we work together and dispose of our food waste properly.

Below is a list of materials which SHOULD NOT be thrown into your kitchen drain and garbage disposal. Please keep this list handy and request that any kitchen help also observes it carefully.

NO grease of any kind	NO caustic drain cleaners
NO bones	NO shells from shellfish
NO fruit pits	NO asparagus
NO celery	NO artichokes
NO corn silk or husks	NO fibrous stringy waste
NO carrots	NO pumpkin pulp
NO banana peels	NO poultry skins
NO potato peelings	NO eggshells
NO pasta or rice (both are very damaging, acting like cement in pipe)	

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WCA SECURITY ACTIVITY

September 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.

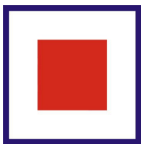
<u>Security Activity</u>	<u>WCA</u>	<u>EPD</u>
Open Door	0	
Hazard	2	
Citizen Assist	20	
Animal Complaint	2	
Alarm Elevator	0	
Juvenile Complaint	0	
Misc. Investigation	174	
CC&R Violations	118	
Misc. Assignments	184	
Maintenance Reports	17	
Parking Violations	2	
Property Reports	3	
Vehicle Registration	19	
Vehicle Tow	1	
Casualty Reports	4	
Fire	0	
Fire Alarm	1	
Mail Delivery	58	

Crimes Against Property

Burglary-Residential	0	3
Burglary-Auto	2	35
Burglary-Commercial	0	9
Grand Theft	0	9
Petty Theft	0	31
Robberies	0	4
Malicious Mischief	0	0
Auto Theft	0	8
Recovered Stolen Vehicle	0	7
Vehicle Hit and Run	0	0

Crimes Against Persons

Homicides	0	0
Battery - Simple Assault	0	6
Domestic Disputes	0	0
Aggravated Assault	0	4
Sexual Assault	0	0
Car Jacking	0	1



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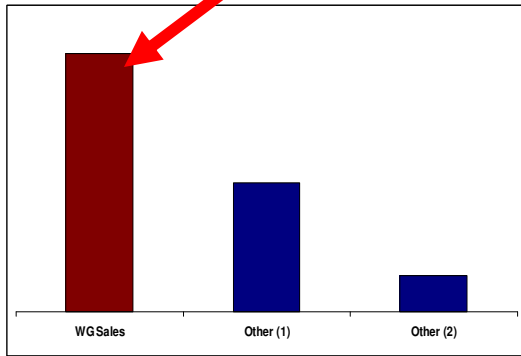
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