



# The Atchison Riveter

The Atchison Riveter is available online at [www.avmhc.org](http://www.avmhc.org)

## A Fire in the Village



On May 9, on W. Bissell @ Curry, four 2-bedroom units were badly damaged in a 4-alarm fire. Richmond and El Cerrito Fire fought this blaze. Photo Kaylynn Schreve



The May 9 fire destroyed 3 of the 4 units, shown here from the rear. No estimate on damages or cost to rebuild. Photo: John Monks

## THANK YOU FOR VOTING

### Election Update:

A ballot miscount was discovered after the 5/28 election results were posted; a final tally of board members is still pending. All members will be notified of the results within 24 hours.

**Thanks for your patience.**

Turnout for the Board of Directors election on May 28 was solid: 221 good ballots were cast; 21 of those ballots were absentee ballots, with none still outstanding. That's approximately 49% of the Village participating in the election!

Many thanks to my committee teammates Susan O'Sullivan and Sylvia Hopkins. The committee thanks all the people who worked the polls and spent hours counting votes.

We could not run an election without your participation. We are grateful to the office staff, Alicia and Valeria, and the maintenance team for their help in putting on this election.

*Caitlin McDonald*  
2025 Chair, AV Nominating Committee

### Thank You, Election Volunteers!

We are grateful to all the independent nomination committee members who volunteered their time to help with our recent Board of Directors election and vote counting. Your dedication is essential; we truly couldn't operate without you!

## Collins Management Bookkeeping Decision

Dear AV Community,

In April the Atchison Village Board contracted bookkeeping services from Collins Management. We are only contracting with Collins for bookkeeping services. It's important to remember that we, the board and the members, remain in charge. We have also postponed the switch to Collins to July 1. This will allow for better coordination with staff and will give new board members an opportunity to participate in defining the role Collins will play. The decision to outsource accounting involved personnel issues and had to be confidential – but structuring the interplay between Collins and our staff can be entirely open and we welcome input from staff and members.

This spring, the officers hired a certified management consultant to review our books. His report found major deficiencies in our books and recommended that we take steps to address them. At the Board's April executive meeting we decided to lay off the current bookkeeper and interview the four bookkeeping companies recommended by our auditor. The Board authorized the Labor Committee to enter a contract not to exceed the prior bookkeeper's salary. The vote was unanimous. The Board took this action in closed session because it required eliminating an employee position, which is a confidential personnel issue.

Of the four accounting firms contacted only Collins was able to start immediately. The base monthly fee (\$1200) for Collins is less than half of the base salary we had been paying the bookkeeper. We postponed the start date so we could coordinate a division of duties between staff and Collins so we keep those additional charges to an absolute minimum.

However, even with those additional fees we will spend less on bookkeeping than we have been. And at the end of the day, we will once again have reliable books.

*AVMHC Board of Directors*

## Community Day Planning to Begin June 5 New partner on board!

It's that time of year again! We have a new Board and preparations are underway for our annual Community Day, **Saturday, Oct 4**. We will need *your* creativity and energy to make it the best one yet!

We're holding our first Community Day Planning Meeting on **Thursday, June 5**, from **3:50 PM to 5:30 PM** in the **Main Hall**.

This year, we're excited to announce a **new partnership**: We will collaborate with the **Neighborhood Council** to explore grant opportunities specifically designed to build and strengthen our community. Your input at this meeting will be crucial as we brainstorm projects and initiatives that could benefit from this exciting new avenue of support.



Do you have ideas for activities, entertainment, or ways to bring our neighborhood closer? Even better, are you willing to help us turn those ideas into reality? We're looking for enthusiastic members ready to pitch in and contribute to a day of fun and community.

Come share your vision on June 5 and help us shape a truly memorable Community Day! For any questions or more information, please don't hesitate to email Ron at [atchisonvillageron@gmail.com](mailto:atchisonvillageron@gmail.com).

*Ron Kane, AV Board*

## AV Social Club News



The AV Social Club monthly meeting is on Monday, **June 2**, at 7 PM in the AV hall. All are welcome. We need ideas and volunteers for events. The AV Social Club may be helping the AV Neighborhood Council with a possible event on Sunday, June 8.

We will once again host the annual **AV Yard Sale** on **Saturday, Aug 23**. It's a good time to convert unneeded belongings into cash!

*Susan O'Sullivan*

### 25th Anniversary Festival

Rosie the Riveter Park Visitor Center

**June 7, 2025 11 AM to 3 PM**

Enjoy our free and family-friendly event for 1940's music and dancing, great food, costume contests, and more activities. Come to the National Park and show your We Can Do It Spirit. Wear a Rosie costume or your best 1940's garb!

Fun for all ages!

- Costume Contests • Meet real Rosies and Park Rangers
- Children & Family Activities • Visit with other WWII and Community Organizations
- Victory Garden Demonstrations • Live Swing Music & Dancing
- Local Food Trucks and more

Locations: 1414 Harbour Way South, Richmond, CA 94804  
Free Parking at the Richmond Ferry Terminal and behind the Ford Building/Park Visitor Center. Photo: Rosie the Riveter Park Visitor Center.



*Kaylynn Schreve*



### Neighbor to Neighbor (N2N) Neighborhood Council and Community Emergency Response Team (CERT)

*present a friendly community-building event +  
light meal courtesy of a City of Richmond grant*

**Sunday, June 22, 1-4 PM**  
**AVMHC Hall**

Spend a Sunday afternoon getting to know your neighbors through a series of hands-on activities. Learn how to be prepared for a disaster like an earthquake, life-saving tips, and basic emergency survival skills to help you and your loved ones survive. Join **Vicki Sawicki** and **Geri Veith** for a fun and informative community-building event!

*Vicki Sawicki*



## Happy June, Atchison gardeners!

The days are sunnier, our tomato plants are bushy, and we're fertilizing everything in sight. Last month's meeting was especially fun---we brainstormed about taking a club field trip to a nursery and Connie showed us how to put together a mushroom log!

If you want to grow mushrooms at home, order mushroom spawn online, find an old log, drill holes into it, fill the holes with the spawn plugs, and then seal the holes with paraffin wax. She grows Reishi mushrooms to support her bee's health but you can grow lots of other edible varieties like shiitake and lion's mane mushrooms.

Our next meeting will be hosted by Mina, at 115 Collins St. on Sunday, **June 22** at 1 PM. We'd love to have you, just bring a chair! If you would like to be added to the garden club email list to learn about upcoming meetings and educational events, email Teddy at [teddyberghausen@gmail.com](mailto:teddyberghausen@gmail.com). Have a great month and don't forget to use sunscreen! Photo: Teddy Berghausen



*Teddy Berghausen*

## Emergency Precautions

Some good reminders in case of an **EARTHQUAKE**:

- Stay away from doorways---the door jamb could fall and the ceiling or doorway could collapse.
- Don't be on or under stairs. Broken treads can come crashing down.
- Stay away from windows, which can shatter during quakes.
- If in bed, roll off to side. If debris falls on top of it the bed creates a safe void around it.
- Teach children not to go under beds. If the ceiling falls, there will be more pressure on you under it than next to it. Crouch beside a desk or piece of heavy furniture, which creates a space for survival.

**WILDFIRES** start earlier every year. Here in Atchison Village smoke has been a more prevalent problem. Wildfire smoke is a mix of gases and fine particles from burning vegetation and building materials. Inhaling it can cause eye and throat irritation, rapid heart rate, or an asthma attack.

At the first signs of smoke:

- Go indoors and shut doors and windows and avoid going out until it decreases.
- Be extra careful when barbecuing to completely extinguish briquets.
- The board urges trimming vegetation back from your home. It is a fire hazard; it can also grow into the siding and damage the unit.

## Water Conservation

EBMUD, our water provider, will have a board meeting this month to consider changes to rates for 2026. If approved, they will take effect July 1 this year. In review of AVMHC bills from July 2023 and July 2024 there was an increase of \$4,000. The bill for February 2025 was \$13,564; March was \$1000 less because we got more rain that month. September's bill was the highest in 2024, at \$19,760, with October at \$18,521.

How to conserve and save: Water only in early morning or evening to reduce evaporation. Wash car with cut-off nozzle and not too often. Or take it to car wash!

We don't have our own water meters, which does **not** mean you can use as much as you want. Please conserve!

*Milly Frederick*



## Flagpole Beautification

(I) Archival image taken in June 1994 of the flagpole area, before the AV Beautification Committee converted it to the lush and colorful garden landmark it is today (below)  
Photo below: Chris Dunaway



## The AV Website

We are currently working on updating information on the Atchison Village website ([AVMHC.org](http://AVMHC.org))  
Chris Dunaway is volunteering to keep it updated.

Current information will include:

- Board Amendments, Motions and Meetings
- Bylaws and AV paperwork
- Membership Handbook
- Units for Sale

More to come!

Shary Mullen and her pup, Lichen, had an encounter with a stray Cinco de Mayo donkey outside the office. One margarita too many?

Photo: Jean Whittlesy



<b>Board Members</b>	<b>Contact Info</b>
*Starred names are Spanish speakers	
Vicki Sawicki President	
Ronald Kane Vice President	atchisonvillageron@gmail.com
Tara Ayres Sec/Treasurer	taraatchisonvillage@gmail.com
Candy Nakajima	
Casey Bastiaans	
Jose Valera*	510-965-3222 joseavmhc@gmail.com
Kevin Cronin	
Liam Caffrey	Elhabeichitte24@gmail.com
Margarito Chacon*	margaramc@comcast.net
Michael Lopez	
Milly Frederick	510-680-9150

**For emergency repairs after hours, please contact Office Manager Alicia Becerra, 510-806-8945.**

**Animal Control: 925-335-8300**

**Mental Health Crisis Hotline:**

**888-678-7277**

**Air quality complaints (BAAQMD): 800-334-6367**

**Richmond Police Non-Emergency: 510-233-1214**

**In a life-threatening emergency, call 911**

*The Atchison Riveter* is published monthly with board oversight to provide information to Village members. The Newsletter Committee edits articles for accuracy, clarity, and length (under 300 words is preferred).

We do not print classifieds involving money or fictional writing. In the event of a legal dispute, the English version of this newsletter will prevail.

You may submit articles to the corporation office or email to the committee at

RiveterCommentsAV@gmail.com.

**Deadline: 20<sup>th</sup> of each month.**

Editing by Elizabeth Whipple

Layout by Chris Dunaway

## **Atchison Village Office**

510-234-9054

**member.support@avmhc.org**

### **Hours**

Monday-Friday, 10 AM-4:30 PM

### **Staff**

Alicia Becerra and Valeria Valera

Work Order requests may be given by phone, voicemail, or email.

Maintenance staff is on duty 8 AM – 5 PM, Monday – Friday, except lunch hour (noon - 1 PM) and holidays.

**Atchison Village is a no-smoking community in compliance with the Richmond city code.**



# June

# 2025

“I love how summer just wraps its arms around you like a warm blanket.”

-Kellie Elmore



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7 25 <sup>th</sup> Anniversary Festival 11-3 PM
8	9	10	11 Board Meeting 7:30 PM	12	13	14
15	16	17	18	19 Juneteenth Office CLOSED	20	21
22 CERT 1-4 PM	23	24	25	26 Crime Watch 7 PM	27	28
29	30					