

The Atchison Riveter

March 2023

Dues Increase for April 1, 2023

If you make automatic payments to the AV office please make sure to update your monthly dues with the new \$49 increase to avoid any charges.

EV Charging Stations... One more time



Dahlia Moodie from the Bay Area Air Quality District and our technical consultant Timothy Stout toured the Village in February with Barbara Postel, Madeline Marrow, Michael Parker, Breana George, and Ron Kane.

Timothy decided that four car stalls (one for disabled drivers) in our corporation yard would be the best way to go. A similar plan was permitted in 2021 but the next board brought up liability concerns and rejected the plan. These chargers, for now, will only be available to AV members.

The stalls will be adjacent to our park on the south side of the maintenance

yard. A fence and gate will keep the area separate. These will be level 2, 220-volt chargers, faster than a 120-volt home version. A new grant will pay for all installation costs; all costs going forward will be paid by the users. No expense will fall on members not using the service.

Ritchie Cook

Assessment Appeals Board Update

The board heard from our attorney on February 14 that the Assessment Appeals Board did not agree with our legal position and ruled that the Assessor may continue to assess our units as they always have.

Our attorney Tim Galusha said, "The fact that it took the board over a year to issue a decision suggests they gave the matter some serious consideration." The case was heard on December 2, 2021.

Based on this ruling, he also said we should submit information on sales of units. And our next step is to consider whether we want to accept the ruling and move on or appeal the decision with the court. Galusha cautioned the odds are less than 50/50 that we would prevail, so we need to decide whether to spend the funds on taking this to court.

Ron has posted the "Finding of Fact and Decision" on his blog.

[<https://avmutualhomes.blogspot.com/2022/08/important-documents-from-board-packets.html>]

Madeline Marrow

Announcements

The Final Town Hall Meeting

The board has scheduled the final town hall meeting for **Sunday, April 16**, at 1 PM. It will be an informal open forum so members can get to know their neighbors and express concerns freely.

We are still planning the meeting and will provide details in April. Here are some ideas:

- Acknowledge members who have contributed to the community;
- Review and evaluate the goals created by the members and board in June;
- Most importantly, we want to give members the information and encouragement they need to become candidates for the next board.

A light lunch provided by the board. If you are interested in advising or helping to plan this event, contact atchisonvillageron@gmail.com.

President's Blog The president's blog has received 1,817 views since it was created and is getting from 300 to 400 views each month. The posts getting the most views are "Important Documents from Board Packets and Meetings" (416 total views) and "Zoom Meetings and Recordings" (227 total views), where you can join **a live meeting** or watch recorded ones. I am encouraged and grateful to the members who keep themselves informed and the board accountable. Visit the following link

<https://avmutualhomes.blogspot.com/>

Ron Kane

Social Club

On Saturday, March 18, the Social Club will host a joint potluck lunch with the Garden Club in the hall at 1 PM. Family welcome. Bring a main dish, salad, or dessert to share. Before the event the **Garden Club** will have a **seed exchange** in front of the hall starting at 11:30 AM. Afterward Liam Caffrey will offer a knife and tool-sharpening demonstration and instruction.



Photograph by Millie Frederick

A lovely day welcomed attendees to the senior luncheon on February 18. Chef Carol Gould's savory pasta with meatballs was appreciated as were the many donated desserts. Connie Hibbard's scalloped potatoes were as popular as her lemon cake. Amy Ukena and the Richmond Ukulele Mayhem gave a rousing performance.



Photograph by Milly Frederick

Coming events

Tuesday, **March 7**, 7:45 Zoom meeting Join Zoom Meeting <https://us06web.zoom.us/j/81536056943?pwd=d0VGVmZ1cUJSVElnMkU0N1ZKaGpPd09> Meeting ID: 815 3605 6943 Passcode: 458289
Saturday, **March 18**, Spring-Potluck

Friday, **March 31**, 7 PM Create paper-mâché egg piñatas (kids welcome).

Saturday, **April 1**, 10 AM Paint and finish project piñatas.

The AV Garden Club

Wednesday, March 15, at 1:30 PM. We will be joined by Marcus Carini of Newfound Foodscapes, who designs and optimizes backyard food gardens. He will discuss building soil, fertilizing, and designing garden spaces for your food needs.

www.newfoundfoodscapes.com

We will meet in the Hall if it is cold or an outside location if weather is warmer. Location will be confirmed on the Garden Club email list. To join the list, email kaytlyn27@gmail.com. You

can also text 510.717.8649 day of meeting to confirm location.

Kaytlyn O'Connor

Grants Update

Richard J. Boyd Park

"Love Your Block," the Richmond city agency assisting us, plans to apply for a Clean California Local Grant, using the park master plan developed last year, but also holding another series of public input meetings. This grant is through Caltrans, and was designed in part to "Enhance, rehabilitate, restore, or install measures to beautify and improve public spaces and mitigate the urban heat island effect; enhance public health, cultural connection... by improving public spaces for walking and recreation; and advance equity for underserved communities." This makes it an excellent fit for the park. Grant deadline is April 1.

FREE Art Classes at Richmond Art Center

For Atchison Village Residents



2540 Barrett Ave, Richmond, CA 94804

510.620.6772

Browse All Classes:

www.richmondartcenter.org

Register and use this coupon code:

atchison2023

Terms: One class per person; Classes are available until full; Code not applicable to workshops; any studio fees/materials are not included; Coupon code expires 12/31/23.

BikeMobile

We want to see more families riding their bikes. That's why we've invited the BikeMobile to provide free tune ups & repairs for parents and children.

If your bike or your child's bike is making one of those mystery sounds or collecting dust because it has a flat tire, bring it to AVC yard: March 11, 2023, 10 am - 2 pm.

The BikeMobile can fix flat tires, adjust brakes and gears, and even replace broken or worn-out parts like chains, seats, and tires. The only thing it can't do is replace missing wheels or gears. While the mechanics work on your bike they'll explain how to keep it running smoothly.

Bike or no bike, everyone is welcome to attend to learn about maintenance, safety, and more! This is a first-come, first-serve event. Space is limited. We look forward to seeing you there!

Connect with the BikeMobile on social media: [Facebook](#) and [Instagram](#)

If you have any questions, please contact Ritchie Cook at **510.837.5237**

Plumbing: Efforts to identify the right grant are ongoing. Both the state "small community wastewater/drinking water" grants and the EPA are potential funding sources but require more research. Jacob Jernigan, Rep. John Garamendi staffer, has committed to examining ways their office can help. Note: Neither Richmond nor Contra Costa County are included in current Mills

Act guidelines. Smaller grants available from the California Office of Historic Preservation may be an option. Sup. John Gioia has agreed to provide a letter of support, joining the ones already secured.

Janis Hashe

Scientific Presentation on Hydrogeology Study on Sunday, March 12

Atchison Village is a study site for a scientific project that will help us understand how rising sea levels and atmospheric river conditions will affect our buildings, landscape, underground infrastructure, and drainage as a shoreline community. Come hear PhD student **James Jacobs** share his AV data and analysis.

Sunday, March 12, 2 PM
AV Hall

What's going on with our groundwater? Is it the same throughout the Village? How is this related to the type of soil in the Village? Is water in our crawlspaces due to groundwater flooding? What is the impact of rising sea level on groundwater? What can we learn from changes in groundwater during major rain events and king tides? Are there environmental contaminants present in our groundwater?



A 6"-inch well opening, in Marin.

Please join us to learn, ask questions, and enjoy snacks. For inquiries, please contact Barbara Postel at bpostel@alumnae.mills.edu or 510 283-1312.

Please note that James Jacobs funds his own research and materials; the Village pays nothing for his work. The well photographs are provided by Mr. Jacobs.

We're looking for more wells in Atchison Village



Barbara Postel sampling well water (the well is the grey circle below her left arm).

The hydrogeology study is sampling the water in irrigation wells that are part of the historic infrastructure of AV. There are three known wells in member yards, and we believe that more exist. If you think you have a well that looks something like the picture below, we want to hear about it and sample the water. Contact Barbara Postel at bpostel@alumnae.mills.edu or 510 283-1312.

Reduce sidewalk dumping!
Dumpster Day Saturday,
March 11, 8-12 PM
200 block of W. Bissell Ave.
between Curry St. and Follet St.
(by the park in Atchison Village-
enter MacDonald Ave).



Don't miss the annual Iron Triangle and AV Neighborhoods op to get rid of junk in your yard, shed, etc. Bring current photo ID & matching utility bill for proof of Atchison Village residency. Residents only, no businesses.

Prohibited items:

- Batteries
- Bug spray
- Concrete
- e-waste
- oil
- paint
- tires
- oven cleaner
- Propane tanks
- Fluorescent lights

For more information
510.231.3030 or
www.richmonddumpsterdays.org

If you would like to know more about recycling guidelines.
<https://www.republicservices.com/municipality/wccc-ca>

Mary Evans, who served as AV office manager from 1989-2007, died last month in Tracy, where she was under hospice care. She was 86. By all accounts she was a character, who ran the office single-handedly. RIP, Mary.

March Events

Board Meeting

Wednesday, 3/8, at 7:30 pm

Committee mtgs

Tuesday, 3/7, 7:45pm AV Social Club

Saturday, 3/11, 8-12PM Dumpster Day

Sunday, 3/12, 2PM Hydrogeology Study Presentation

Wednesday, 3/15, at 1:30pm Garden Club

Saturday, 3/18 Spring-Potluck

Thursday, 3/23, at 7 pm Crime Watch

Sunday, 3/26, GVF Promotional Event

Friday, 3/31, Office Closed

Friday, 3/31-4/1, 7PM SC Create a Piñata

Atchison Village Board

To contact the Board send an email to member.support@avmhc.org With the title "Attention Board"

Atchison Village Office

510-234-9054

member.support@avmhc.org

Hours: Monday to Friday
10 am-4:30 pm

Staff: Alicia Becerra and Valeria V.

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

Maintenance staff hours:

Monday to Friday 8am – 5pm

Closed for lunch hour 12- 1 pm and some holidays.

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

Richmond Police Non-Emergency:

510-233-1214

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

Air quality complaints (BAAQMD):

800-334-6367

For after office hours or weekend emergencies call Alicia Becerra at **510.806.8945**

Mental Health Crisis Hotline: 888-678-7277

SAMHSA (Substance Abuse and Mental Health Services Administration): 988

