

# The Atchison Riveter

October 2023

## Community Outreach – Association Reserves Takeaways

Thank you to the 35 or so members who attended the Community Outreach Meeting in person on September 20 and the 15 who attended the meeting via Zoom. The sound was a little garbled, but I heard enough to gain some new understanding of the reserve study.

Charles Martin, the reserves analyst, listened to what members said, engaged in sincere conversations with them during the break, and came back unexpectedly to engage with our membership during the open forum portion of the meeting. During the discussion, we concluded that the information used to construct the reserve study was not complete and decided to supply *Association Reserves*, the company that will undertake our reserves study, with more specific information to make the reserve study more accurate.

Charles emailed our bookkeeper, Jay, immediately after the meeting and offered to rework the reserve study to meet our needs. This gives us the opportunity to work with our membership, and our staff to get it right; or at least get it “more right” than it was in the past.

Here are a few other takeaways:

- The purpose of funding our reserves is to prevent catastrophic “special assessments” in the future. Those large future special assessments, if they were to occur, would most hurt those living on fixed incomes.
- Funding reserves now is an attempt to minimize future risk. Charles said our level of reserve funding is a matter of how much risk we are willing to live with.
- The average reserve funding for associations and HOA’s in California is 30%, not 100%. 70% funded is considered a safe level. It is perfectly responsible for Atchison Village to set

an attainable target for funding and to work toward that goal incrementally.

- Reserve funding must be paired with accurate financial accounting. We need to correct the practice of mixing reserve and operational funds, and we need to further classify our reserve funds into replacement reserves (plumbing and electrical) and emergency reserves.

We will make the reserve study more specific to Atchison Village and we will keep you posted.

*Ron Kane, board president*

## And what is it with the Terrible Sound Quality in the Hall?



Apologies for the terrible sound quality of the Zoom and in-person presentation at the Sept 20 Community Outreach Meeting. The drop ceiling in the Hall has been removed during a remodeling project and I hope that the finished Hall will have modifications to dampen the echoes so that we can carry on an intelligible meeting. I know the Hall Committee is working on it. We will keep you tuned in.

*Ron Kane board president*

## Community Outreach Meeting

Wednesday, Oct 18 at 7PM, come meet Attorney Andrew Gabriel talk about Wills, Trusts, and our Tax Appeal.



## RICHMOND FIRE DEPARTMENT VISIT!



Three members of our local RFD presented some vital information at our September AVMHC board meeting. "Fire season" as we know it can be almost all year now. The firefighters were glad to participate and will return

as needed.

In addition, they also outlined some important rules regarding fire safety:

- **NO VEGETATION, PLANTS, TREES, VINES, ETC., GROWING AGAINST THE RESIDENTIAL STRUCTURES.**



*Photo Madeline Marrow*

- **NOTHING UP AGAINST ANY EXTERIOR WALLS OF THE BUILDINGS.**
- **HOARDING CAN BE AN "EMOTIONALLY CHARGED" TOPIC. IT IS MORE OF A SAFETY CONCERN THAN ANYTHING ELSE.**



**Hoarding, both interior and/or exterior, is risky, especially if emergency**

**personnel need access to a unit!**

Debris collection can also be dangerous—but there is help available.

- unit numbers should always be clearly posted at the unit's front door for immediate response.
- our closest fire station is in point Richmond. if they are unavailable, the emergency call will be forwarded to 1 of 2 other nearby Richmond fire stations.

*Mike Parker, board member*

## Garden Club

Our September meeting was cancelled due to poor air quality from the fires up north. We plan to meet on Weds, Oct 18, at 1:30 PM at 17 West Chanslor Court (Kaytlyn O'Connor's yard). Hope to see you there! If you have any questions, leave a message at: 510.447.0135. Hope to see you there!

## AV Social Club

The **AV History Project** is cosponsoring a discussion by Lester Ellis on "Richmond's WWII Housing Built & Demolished," at 3 PM Sunday, **Oct 8**, in the Hall. Longtime residents with stories to tell are encouraged to attend.

On Saturday, **Oct 28**, from 4–7 PM



Gloria Samad is planning a **Halloween Bash** and **potluck** for families in the hall. All superheroes, Barbies, Disney characters, ghosts etc., come share witches brew, spaghetti & eyeballs, skeleton soup & Dracula cupcakes

(kidding) with your neighbors. Games and other activities. Help is always welcome! Contact AV Social [Club@yahoo.com](mailto:Club@yahoo.com)



*Milly Frederick, Social Club*



Randi Nielsen, Carol Gould, Mary Jo Michaels, Mort Pimslar, and Geri Vieth at the Sept 17 AVSC Happy Hour. *Photo Milly Frederick*

Saturday, Nov 18, 11–3 PM

### Second Annual AV Handmade Arts & Crafts Sale & Show



Artists, please sign up and tell your AV family and friends. Glass art, painting, jewelry, dog houses, photography, drawing, ceramics, note cards, knitting or clothing. The work must be original and created by an AV resident or staff member.



Forms are available at the AV office. If you want to drop off your form and cash or check, please call **Liza Allen** (English) at 510.932.1633 or **Mina Lopez** (Spanish) at 510.375.6301. Mark your calendar!



### Atchison Village Futbol Club

Hi, everyone. My name is Iliana and with my husband Ricardo we have created our soccer team, the Atchison Village FC. We started these teams in 2020 with only 20 kids. Now we have 5 teams with a total of 75 kids, ages 5–14 years. We have been living here for more than 20 years and decided to bring the team here where this community welcomes everyone. Our first fundraiser, below, was a big success.

*Iliana Rocha*



*Photos Jean Whittlesey*

Meet **MARTIN PAEZ**, who has lived in Atchison Village for almost 19 years, after moving from San Pablo. Martin can be seen walking his beautiful white, 14-year-old Siberian Husky, "Kiko," in the mornings throughout the Village. After that he goes to work as a bicycle technician mechanic at Mike's Bikes in San Rafael, where he has worked for 21



years. Martin is considered a bicycle aficionado, with years of professional expertise. Many residents in AV rely on him for advice, recommendations, and referrals.

Originally from Jalisco, Mexico, Martin lives here with his wife, Elena, son, David, and brother-in-law Ricardo. His hobbies most definitely include bike riding, and he enjoys how friendly the Village can be, especially on his walks with Kiko.

*Mike Parker, board member*

### Best Wishes to Beloved Neighbors Patti + Laurel



The many friends of longtime AV resident **Laurel Spahr** will be glad to know that



she has happily resettled in the Elder Ashram in Oakland. Those of us in her courtyard, along with everyone who knows her, are sad at her departure, but delighted to hear from her daughter that Laurel likes her new home, which features excellent food, many activities, and a garden.

Laurel was a wonderful neighbor: kind, compassionate, and always willing to help. She loves drawing and other forms of art, which she will be able to continue at the Ashram. Many of us were gifted with her hand-drawn thank-you notes. We hope she will be able to resume other favorite activities—yoga, tai chi, and gardening, all offered at the Ashram. Please send a good thought to Laurel as she embarks on her new adventure.

*Janis Hashe*



**Patti French** lived in Atchinson Village for more than 20 years as an active part of the community. Our courtyard cats had a special place in her heart. She spent much of her youth in Japan, with her family. Patti worked as a biotech writer for Novartis and then Bayer. She took an early retirement to pursue a teaching credential to work in the under-served Richmond school district. Patti taught

for several years before retiring and becoming a fulltime grandmother. She now lives with her son, Thorston, daughter-in-law, Julie, and Leo the dog.

*Patti's son and friends*



Historic **SS Red Oak Victory** is part of the Rosie the Riveter/Home Front National Park. Tours, breakfasts, and movies are held on this

floating museum. Coming onboard on Thursday, **Oct 19**, is "Man from Frisco," a film that was partially shot here in Richmond. On Sunday, **Oct 8**, is Fleet Week breakfast. [Info@redoakvictory.us](mailto:Info@redoakvictory.us)

**WEST SIDE BRANCH  
LIBRARY EVENTS  
FALL 2023**

📍 135 Washington Ave, 94801  
📞 510-620-6567  
🌐 [www.richmondlibrary.org](http://www.richmondlibrary.org)



COMING SOON

**Homework Help starts in October!**  
Monday through Thursday, 3:00 - 5:00 PM

*Via Betty Guzman*

**History Corner**

From the article "Unionists Buy Village in Richmond" in the *Contra Costa Labor Journal*, No.27, December 28, 1956:

"A group of union members has incorporated Atchison Village Mutual Homes Corporation and is taking over

public housing from the Richmond Housing Authority," according to George Mohr, publicity director for the corporation.

Fittingly, a member of Richmond's oldest local union, Carpenters 642, J.B. Wilson, is president, Vice President is W. L. Ward, member of Operating Engineers Local No. 3, and the Secretary is Florence Hill, member of Retail Clerks Local 1179. Fourteen other members of the Board of Directors are all reported union members also.".....

"Outstandingly active in getting the corporation going, Ward interested members of his own union and of other unions in the Atchison Village plan and in the possibility of working people combining in various ways to bring down the cost of housing."

*Marie Kochaver*

## TRASH TALK



Dear neighbors, if you place items outside for "FREE" and those items are not gone by sunset that day, they need to be removed and/or disposed of properly.

Many members leave items outside for longer periods, which looks trashy and does not help our community. Also, please remember, there is to be NO DUMPING anywhere in the Village. Illegal dumping citations will be issued to the person, persons and/or unit responsible.

*Michael Parker, board member*

## Atchison Village Board

To contact the Board send an email to [member.support@avmhc.org](mailto:member.support@avmhc.org) With the title "**Attention Board**"

## Atchison Village Office

510-234-9054

[member.support@avmhc.org](mailto:member.support@avmhc.org)

**Hours:** Monday to Friday 10AM-4:30PM

**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- 1PM and some holidays.

For **after office** hours or **weekend emergencies** call:

President Ron Kane **510.220.643**  
Alicia Becerra at  
**510.806.8945**

*Mental Health Crisis Hotline: 888-678-7277*  
*SAMHSA (Substance Abuse and Mental Health Services Administration): 988*



**Reminder: AV is a non-smoking area, mandated by City of Richmond Code**

In an emergency, call **911**.  
Richmond Police Non-Emergency:  
**510-233-1214**  
Animal Control: **925-335-8300**  
Air quality complaints (BAAQMD):  
**800-334-6367**




If you are looking for someone to mow your grass call:

Alejandro Rodriguez | 510-932-8673

# October 2023



| SUN                            | MON   | TUE | WED  | THU | FRI              | SAT  |
|--------------------------------|---|-----|--|-----|------------------|--|
| 1                              | 2   | 3   | 4  | 5   | 6<br>Agenda Day! | 7<br>Open House<br>317 W Ch Ave<br>12-4 PM   |
| 8<br>AV History Project<br>3PM | 9   | 10  | 11<br>Board Meeting<br>7:30PM                                    | 12  | 13               | 14   |
| 15                             | 16<br>Richmond Library<br>Pajama Storytime<br>6PM                                   | 17  | 18<br>Garden Mtg.<br>1:30PM<br>Community<br>Outreach Mtg.<br>7PM | 19  | 20               | 21   |
| 22                             | 23  | 24  | 25   | 26  | 27               | 28<br>Social Club<br>Halloween Bash<br>4-7PM |
| 29                             | 30  | 31  |  |     |                  |  |
|                                |  |     |  |     |                  |  |

Board Meetings every  
2<sup>nd</sup> Wednesday of the  
month at 7:30 PM

Love your Block!  
Trash Pick-up every  
Monday at 3 PM

Halloween Bash  
October 28 2023

Annual Arts & Crafts  
Sale & Show  
November 18 2023

Holiday Party Saturday  
Dec. 9, 2023