

The Atchison Riveter

November 2023

Something for Nothing?

Members have always encouraged the board to seek grants, donations, and other forms of outside support to fund capital improvement projects. I would like to report that the board will consider two such sources of funding and two such projects at the November board meeting: an electric vehicle (EV) charging station; and a security fence on West MacDonald in response to a petition from members.

State Funding for Electric Vehicle Charging

Starting in 2035 California will require all new vehicles sold in the state to be "zero emissions," which, for most of us, would mean an electric vehicle. Some members in AV are fortunate enough to have the back of their unit adjacent to a parking lot or have a driveway, but for 309 units, directing a cord from their unit to their vehicle's parking space is impossible. A new state-funded project of the Bay Area Air Quality Management District, in collaboration with Marin Clean Energy (MCE) and GRID Alternatives, will bring an EV charging infrastructure to communities throughout the region, including the Village.

The project will provide four level-2 charging stations in AV for all members to use. This opportunity is being coordinated by the Green Committee. The installation and equipment would be at no cost to Atchison Village or its members. Following are the amounts of the funding:

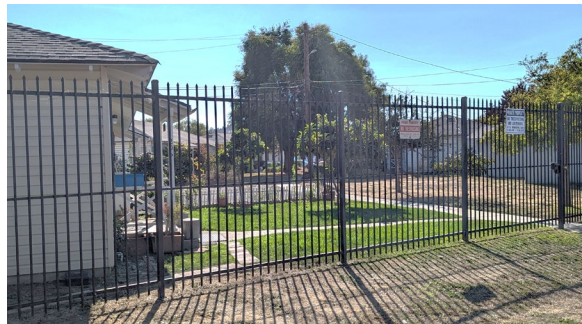
Labor, materials, and permits for building 4 charging stations and equipment: \$42,294

A new fence with a rolling gate: \$6,745 (still being negotiated)

Completion of the Security Fence on West MacDonald

In response to a petition signed by 17 members requesting a wrought iron

security fence to close two courtyards from West MacDonald pedestrian traffic, we will add an item to the November Board agenda to consider constructing such a fence.



Our biggest concern was that we did not want to commit ourselves to paying for a project that was not budgeted and which had no identified funding source.

Then a possible funding source appeared.

One of the heirs of an auctioned unit donated his share of the proceeds back to the Corporation. This would be more than enough money to complete the security fence on West MacDonald. Extra money would be deposited into our reserve fund.

Labor and materials for completing the wrought iron fence on West Macdonald: \$28,875

If we approve both the above motions, it will provide the Corporation with \$77,914 worth of improvements at no cost to our members.

Ron Kane, board president

Welcome to the new Maintenance column!

Our committee has been active this year. Connie Hibbard and Liam Caffrey have researched the long-sidelined window replacement project and have an action list.



Window corner of
228 W. Macdonald Ave

Sandra Dugan and others are handling the rotted-corner project for several units. Daniel Leonard has been inspecting units and working on policy, among other things.

Plumbing and electrical renovations of AV units are being held back to three per month, at an approximate cost of \$30,000. This is a multi-year project, and we've made real progress in the last 18 months.

Home inspections are required before a unit can be sold. This is an opportunity for AV Maintenance to update and perform repairs. At 80 years old, most units will need to upgrade their kitchen and bathroom electrical and plumbing. Along with AV work, it is an excellent time to update your apartment with new paint, cabinets, and flooring.

Please inform the office early if you plan to move so your work can be done as soon as possible. There is a waiting list.

Reminders

- Get a permit from the office before performing any work on your unit or yard. Do not just start hammering and sawing.
- Please report unauthorized work to the office. Work sometimes requires City permits, and for good reason.
- Notify the office if you have a maintenance issue. **Please do not call the president** with your concerns--he has plenty to do already. If you have discussed an issue with Daniel, Sandra, Connie, or Madeline, contact them directly.
- Should you be unhappy with an unresolved maintenance situation, you

may ask for a hearing before a majority of the board. The board will then discuss a resolution to your concern.

- All buildings and grounds remain property of Atchison Village and are not yours to do with as you will. You must ask before making changes.

Crew



Pic. Daniel, Enrique, Rafael, and Chimino.

The AV Maintenance crew consists of Enrique Vasquez, Chimino Casillas, and Rafael Vazquez. This is an experienced crew, with Rafael handling most plumbing work, Enrique the carpentry, drywall and tiling, and Chimino, all the above. They will answer your maintenance questions! A new crew member will join them—more info next month.

Seasonal Notes

Get prepared for winter!

- Inspect the outside of your unit for gaps around doors and windows, siding damage, drainage issues and anything that the rains may impact.
- Check your sump pump.
- Put away outside equipment and tools.
- Prepare your vehicles for winter to avoid weather damage.

Daniel Leonard



Community Outreach Meeting

Wednesday, Nov 15 at 7PM, conversation on the budget for 2024.

Meeting in the AV hall in person.

Hall Report

Madeline Marrow has taken on the Hall renovation with the help of Milly Frederick and Dan Leonard. Eclipse Acoustics will start installing acoustic tiles directly to the ceiling starting the week of Dec 5. This will solve two problems: cover the old ceiling and provide a surface that will absorb sound instead of bouncing it back. Eclipse says this will improve the acoustics by at least 50%. It will take a crew of four a week to complete the job.

After that the electrician will come in to install lights and fans. All the prep work for that will already have been completed. **We have a window for all this work to be done Dec 5 to Dec 12.**

All these renovations are funded by the Hall Account, rental funds that have been squirreled away for this purpose. No member funds are included in the work.

Madeline Marrow

Water Conservation

Even though the severe drought is over, East Bay MUD still considers us to be in a low level of drought, and they anticipate the return of drought conditions in the years ahead. Their guidelines require water conservation, and AV requires members to abide by the EBMUD guidelines. Those guidelines include:

- Don't irrigate more than 3 times per week.
- Only irrigate before 9 am or after 5 pm
- No irrigation within 48 hours of measurable rainfall
- No irrigation that causes runoff (don't water the sidewalk!)
- No filling decorative fountains unless they recirculate water.
- Don't use water to wash sidewalks or driveways.
- Use a hose with a shutoff nozzle to wash your car.

If you can, consider replacing plants requiring a lot of water with native, drought-resistant plants.

You can help us save water and money: our water bill is paid by all of us.



Garden Club

The **Garden Club** will not meet in Nov or Dec because of the holidays. We will reconvene in January to plan our spring planting ideas.

Coonie Hibbard

AV Social Club

Coming up! A **holiday party** on Saturday, **Dec 16**, organized by Betty Guzman. Caroling, food, and fun starts at 5 PM.

Thanks to Gloria Samad for hosting the Halloween bash.

*On the left:
AV little and big kids.
Picture
Valeria Valera*



Thanks to Liza Allen and Jean Whittlesey for producing the Art & Craft Sale this month.

If you have an idea for a Village event next year, let us know. The next meeting will be Tuesday, **Nov 7**, at 7:30 PM. We are planning the senior luncheon for January.

Help is always welcome! Contact AV Social Club@yahoo.com

Milly Frederick, Social Club

Shop Super Locally Nov. 18!

Last year's AV Arts & Crafts Fair was fun, festive, and a wonderful showcase for the many talented artists and artisans of the Village.



This year's **Second Annual AV Handmade Arts & Crafts Sale & Show** in the Hall **Saturday, Nov 18 from 11AM to 3PM**, promises to be



even more fun—and the perfect opportunity to shop for unique holiday gifts—so don't miss it!



Organized again by Liza Allen and Jean Whittlesey, with the assistance of the Social Club, this year's participants include Enrique Vasquez (painting & drawings), Chimino Casillas (bird photography), Brigitte Tinquist (beaded jewelry), Geri Veith (sewn items), Robin Casey & Cheryl Young (ornaments & knick



knacks), Sandra Dugan (cards), Liza Allen (functional ceramics & more), Marc Silva (paintings), Shelby Sampson (paintings & drawings), Paula Kristovitch (linoleum-cut notecards), Chris Pavel-Ligon (necklaces, wine glass charms), Lina Cano (earrings), Jean Whittlesey & Mina Lopez (ceramic sculpture & potted plants), Brigitte Everette (ceramics), Sacha Maxwell (jewelry), Carol Gould (fused glass), Ellis McCauley (art T-shirts), Chrispin Casias (handmade doghouses), and Jamie Erfurd (paintings).



Pic. Jean, Liza, Maggie, Valeria, Alicia and Mark.

"It's exciting to see how creative AV residents are," said Jean Whittlesey. "And we have new people participating this year."

— Janis Hashe

History Corner **from an unnamed newspaper, May 20,** **1959 Protection for Village**

Atchison Village will soon have "protection." A cannon made in 1867

by a Civil War veteran, J.J. Smith, will be donated to the village by its present owner, Patrick L. Haley, a retired Maritime Chief, of 229 Curry Street.

There have been only three owners of this cannon, which was used to salute Presidents McKinley, Theodore "Teddy" Roosevelt and Wilson.

Haley, a member of the Rainbow Division in World War I, received the cannon from his commanding officer, Maj. R. Sackett, when Sackett died. The old weapon will be placed by the flagpole of the Atchison Village administration building.

Does anyone know what became of the cannon?

Marie Kochaver

Tom Adams obit

Longtime AV resident Tom Adams passed away on Oct. 3. Tom loved participating in the Social Club events, where he enjoyed getting to know other residents.



Tom appreciated dogs and recalled his own. He would remember to ask about my dogs even if he couldn't remember their names. Tom enjoyed movies and musical events, and never missed a AVSC luncheon. He was often a generous donor. Tom will be missed.

Madeline Marrow, Milly Frederick

"Feeling and Falling Well"

It seems some of us have been falling down and not getting back up. Perhaps a timely connection would help in case a brief health follow-up is needed.

Please email Michelle at panterankh@hotmail.com over the next couple weeks if you are interested in joining an OPTIONAL Atchison Village member contact list. Maybe we could create a basic "check-in" list of members, with noncompulsory levels of participation, including best contact number, frequency, conditions, boundaries, etc. Let's discuss soon.

Michelle Finley

You may notice we have already had a "Share the Dump Day" in the last month. This is when the onshore winds back around, and instead of the prevailing south-westerlies, we get a northerly breeze, which perfumes AV with the smell of the decomposing trash at the Richmond landfill. Although the landfill is closed, methane still seeps into the air and is blown our way. If you have a weathervane, you can close your windows on those days it points northerly, or your nose can inform you as well. This happens a dozen or more days each fall and winter.

Dan Leonard

Dim Drivers

Now that's it's dark by 5 PM, please remember to turn on your lights. Without headlights cars are invisible at nightfall, and a danger to other drivers, pedestrians, and themselves. When someone flashes their lights at you it means TURN ON YOUR LIGHTS.

And use your turn signals, day, or night, in all weather. Otherwise, drivers have no idea what you're up to. It's discourteous and sloppy. When I notice a driver using her turn signal, I am reassured that she's paying attention to the road. Simple and effective habit.

Elizabeth Whipple

The office will be closed for federal holidays on.

November 10 – Veterans Day

November 23 and 24 - Thanksgiving

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 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

Maintenance 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

November 2023

SUN	MON	TUE	WED	THU	FRI	SAT
			1	2	3 Agenda day	4 Open House for 228 Collins St 12 - 2 PM
5	9	7 Social Club 7:30 PM	8 Auction for 228 Collins St. closes at 4:30 PM Board meeting 7:30 PM	9	10 Office Closed	11
12	13	14	15	16 Crime watch meeting 7 PM	17	18 2 nd Annual Art Show
19	20	21	22	23 Thanksgiving Office Closed	24 Office Closed	25
26	27	28	29	30		

Board Meetings every
2nd Wednesday of the
month at 7:30 PM

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

The office will be
closed on the 10th in
observance of
Veteran's Day.

Annual Arts & Crafts
Sale & Show
November 18 2023

The office will be
closed on the 23rd to
the 24th in observance
of Thanksgiving Day.

Holiday Party Saturday
Dec. 16, 2023