

Dec 2023

Timeline to Prepare and Approve the 2024 Budget

We know this is a busy time for our members. But it is also an important time for members to pay attention to Board meetings as it takes steps to complete the budget before the Jan 1 deadline.



Decisions made by the board at the meetings on Dec 13 and Dec 20 will determine money needed in the 2024 budget year and the extent of possible fee increases. Please attend.

1. Nov 16–Dec 8, 2023: Bookkeeper will research and calculate predictable increases in expenses such as garbage, water, PG&E rates, salaries, inflation.
2. Dec 8, 2023: Chairpersons of Board committees will meet with our bookkeeper. They will propose new projects that will require additional money such as management changes, trucks, staffing increases, reserve fund contributions, etc. The chairperson of the Auditing Committee will attend as an observer.
3. Dec 8–Dec 13, 2023: Bookkeeper will prepare a draft budget.
4. **Dec 13, 2023:** the Board will present, discuss, and vote on motions for discretionary increases to provide funding for possible projects and purchases. (MEMBER MEETING)
5. **Dec 20, 2023:** Special Board Meeting to set the budget with the Auditing Committee, receive final comments, and vote on the budget. (MEMBER MEETING)

Ron Kane, board president

Welcome to New Hire, Mark



Anthony
Meet Mark Anthony, AV's newest maintenance hire, who started in late October. His skills include carpentry, painting, demolition, and renovation. Mark started as an apprentice with AVMHC and works with Rafael on plumbing. His previous position was with a construction company in San Francisco. Mark lives in Richmond with his sister, so there is no more commute and bridge toll.

Elizabeth Whipple



*Annual lighting tradition by Jose Mercado.
Photo Carol Gould*

Disclaimer: In publishing this photo, The Riveter is not endorsing one religion or religious custom over another. We are just reporting on the activities of our members.



Community Outreach Meeting

Special Board Meeting to set the budget.
7PM in the AV Hall.



Garden Club

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

AV Social Club

Tuesday, **Dec 5**, at 7:30 PM the AVSC will meet in the Hall to plan our 2024 events. Got an idea? Please join us.



Tachito Loera still lives here with his family. (Former board member and UPS driver Rory Hansen is Santa.) Photo Milly Frederick, about 12 years ago.

Join us on **Sat, Dec 16**, for La Rama celebration. This delightful southeastern Mexico Christmas festivity is celebrated by walking through the neighborhood singing traditional Mexican Christmas songs while carrying a decorated tree branch. A party follows.

Those who want to join the singers as they stroll through the Village should arrive at the AV hall by **5 PM**. The hall will open to everyone at **6 PM** to welcome the singers when they return and enjoy pozole and tamales. The party continues with music, singing, dancing, piñatas—and maybe a visit from Santa! *Susan O’Sullivan*

Mark your calendar! Sat, **Jan 20**, Senior Brunch returns! Volunteers are welcome. Contact AV Social Club@yahoo.com
Milly Frederick, Social Club

The Craft Fair, Fun and Beauty

The Second Annual Atchison Village Arts and Crafts Show & Sale was a resounding success! Plenty of people, in spite of rain. An additional five tables were rented to artists this year, and they all had lots of

customers. Many artists happily answered questions about their craft. The two snack tables were in constant use with people having coffee, enjoying yummy homemade cookies provided by the AV Social Club,



Art by Paula K.

and chatting with friends and family. Visitors from outside the Village saw the banners and yard signs put up by members or heard from friends.

Jewelry and clothing, art for the wall or bookcase, dishes to eat off and admire at the same time. Gifts for yourself



Photo Milly Frederick

or someone else. Kids came with parents and found holiday ornaments for \$1.



Exhibitor and AC Craft Fair organizer Liza Allen with shopper Ron Kane. Photo Milly Frederick

If you didn’t make it, mark your calendar for Nov 9, 2024!

Jean Whittlesey, Fair Committee

AV Windows Survey

Connie Hibbard and Liam Caffrey inspected all units in late August and early.

Sept 2023 to determine which units had upgraded windows and which did not. They took notes from what was visible—the front and some of the sides. Their findings are available here:

https://docs.google.com/spreadsheets/d/1akCmVDQDdFyeaBzOit8Vew7mi4NsKT9Y/e/dit?usp=share_link&ouid=105423438027395535467&rtpof=true&sd=true.

They found 41 units with at least one window which was clearly not upgraded. In a few cases the window was obstructed by plants and therefore it was not clear if it had been upgraded. Some units have wood-framed windows, and may be left as is, to preserve some original legacy features. Or can the members with the wood-framed windows keep them if they choose?

Ten units were chosen by the maintenance committee to have their windows upgraded during the dry season. That will leave 31 units to work on, or decided on, next year.

They also noted plants growing against quite a few buildings. Plants growing against the buildings can damage the buildings, and allow easier access to insects, who can infest and damage units.
Liam Caffrey

Maintaining the Village

Nov has been busy for the Maintenance Committee.

Work on the AV Hall continues—new H/C ducting is being installed in the attic and the Hall will soon have heat. The soundproofing will be installed on the ceiling this month, and we can have Zoom board meetings.

After a couple years' delay, the rotted corners of several buildings are being addressed—two are complete and one will be worked on after Thanksgiving. One corner was done by our crew; the second

was hired out, for \$7000. We hope this amount, or less, will be the average cost for the corners.

Window replacement has been put on hold until the spring (see Liam's report, p 1). Other maintenance expenditures include rotted corner work and sump pumps. If you are expecting a new pump, call the office to find your place in line. And pump repairs can happen promptly.

Some members have asked where the money goes. Jay, our bookkeeper, will soon provide the percentage of the operating budget that is maintenance related salaries, hiring contractors, and all other costs. Our buildings are 80+ years old, and they need constant work. Our dues naturally need to increase to cover increased maintenance costs. This is the reality.

Rain has begun! Check downspouts and drainage around your building. Plastic downspout extensions that unroll when water fills them are cheap at Home Depot, and easy to install. These send the water away from your building's foundation and help keep your crawl space dry.

Dan Leonard

History Corner

From a May 20, 1959 newspaper article:
Members Vie for Positions on Village Board

"Residents of the Atchison Village Mutual Homes Corp. will vote May 27 on 31 candidates vying for positions on the 11-member board of directors.

Fourteen of the candidates have filed as a slate on a platform to change the corporation to a profit-making body by renting out vacant units instead of offering them on perpetual lease...

To date, none has been rented.

Heading the list of candidates favoring the plan are three incumbents, Kenneth Nelson, John Gerk Jr., and Daniel Rocha... They are opposed by incumbent directors Milton Gadway, Herbert Dean, and Edward Collins..."

Then a May 28 headline:

Election Held by Atchison Homes Corp.
"Two incumbent directors of the Atchison Village Mutual Homes Corp. were reelected last night and four others were defeated in voting for an 11-member board of directors..."

Residents of the cooperative housing tract failed to elect any of the 14 candidates who supported a platform for renting out units instead of offering them for lease. The profit-making platform had been urged by three of the four defeated incumbents, Nelson, Gerk, and Rocha.

Ballots were cast by 331 residents of the 450-unit neighborhood."

Submitted by Marie Kochaver

The Riveter regrets that the following photographers did not receive credit for their images in the November issue: Front page: Ron Kane, security gate; page 2, Liam Caffrey, window repair; Chimino Casillas, group shot of maintenance crew; page 4, Milly Frederick, Carol Gould's artwork; Chimino Casillas, group shot of Arts & Crafts Committee; Tom Adams's photographer unknown. Thanks again.

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

Chevron (it's a recording & they return calls) ...**510.242.2000**
Sign up for county alerts at
<https://cwsalerts.com/>
You can monitor air quality
at richmondairmonitoring.org

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–

The office will be closed for federal holidays on.
December 22 – Christmas eve
December 25 and 26 – Christmas Day
December 29 – New Year's Eve
January 1 – New Year's Day

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

DECEMBER

2023



SUN	MON	TUE	WED	THU	FRI	SAT
					1	2
3	4	5 AVSC 7:30PM	6	7	8	9
10	11	12	13 Board Mtg. 7:30PM	14	15	16 La Rama 5PM
17	18	19	20 Community Outreach Mtg. 7PM	21	22 Office Closed	23
24	25 Office Closed	26 Office Closed	27	28	29 Office Closed	30
31						

Happy Holidays!