

Jan 2024

Now, for the Hard Part

In December the Board approved a budget with a slight surplus created by cutting expenses. Now comes the hard part. We are researching cost increases that will affect our 2024 budget. We will vote on these increases in front of the members at the January 10 board meeting.

Because our budget is balanced, those increases will probably need to be funded by dues increases.

Following are the budget items that will result in increased costs. Our bookkeeper will calculate the dollar amount for the items below, and it will be included in the January agenda for you to review before the meeting.

- Motion to add a 2.8% inflation adjustment for operational costs.
- Motion to extend the bookkeeper's duties to include part-time business/project manager activities for a six-month trial period.
- Motion to budget for a CPA to review financial reconciliations monthly rather than quarterly.
- Motion to fund the 3.2% salary increase guaranteed by our employee contract.
- Motion to fund the projected increase in garbage costs.
- Motion to add \$15 + CPI every year to our monthly dues to be deposited exclusively into our reserve account until it is 100% funded.

One of the most ominous financial news this year is that our insurance company will no longer offer liability insurance to common-interest developments in California. We will lose our liability insurance. Our insurance broker will try to find

another policy. Our observation has been that as insurance companies stop doing business in California, those that remain raise their rates. We now pay \$223,000 per year (\$42/month per member!) and we will not know if and how much that will change until February 14.

Ronald Kane, Board President



Community Outreach Meeting

There will be no meeting for the month of January.

Resources for Upcoming Storm

To prepare for the upcoming weather forecast to impact our area, City of Richmond staff are prepared to respond to residents and any emergencies that may arise. Please feel free to share this information widely.

Sandbags



Richmond residents can fill sandbags at the following locations:

- 1) 10 Harbour Way at the back gate to the Corp Yard**
- 2) The parking lot to the Bayview Library located at 5100 Hartnett Ave**

Senior or disabled residents can call the **Streets Division** at **(510) 231-3011** for **sandbag delivery requests (limit 10)**.

The Streets Division has flooded signage ready for deployment and is available to remove debris from storm drains.

For after-hours, residents can call the Police non-emergency line at **510-233-1214**, and dispatchers will contact on-call staff.

Parks Issues or Fallen Trees

For any city park or tree issues, residents can call Police non-emergency **510-233-1214**, and dispatchers will contact on-call staff.

Sewage Overflow or Flooding

For any sewer overflows or flooding, residents can call Veolia at **510-412-2001** and crews will be dispatched to the location to handle the incident.

Submitted by Chris Baetge

Holiday Tree Disposal and Recycling Options



Residents have several options to properly dispose of holiday trees. Please read the flyer

below for how to dispose of holiday trees. For additional information call, Republic Services at 510-262-7100.

1. Curbside Collection

On any of your regular organic waste collection days, cut your natural, unflocked Christmas tree to fit in your organic waste cart. Trees must be 6 feet or less in diameter and cut into 3-

foot lengths. Remove stand and all decorations. Artificial, flocked and ornament-contaminated trees are not compostable. Cut or trim to fit in the brown or black trash cart and set out on any regular trash collection day.

IMPORTANT GUIDELINES FOR COMPOSTING HOLIDAY TREES!

- Remove all lights, ornaments, tinsel, nails and stands.
- No flocked, painted, fireproof or artificial trees or trees contaminated with decorations, stands or plastic/cloth wrappings.
- If trees are more than 6 feet tall, please cut in half.

2. Self-haul (Drop-off)

With proof of residency (driver's license or CA ID), Republic Services customers can take trees to Golden Bear Transfer (#1 Parr Blvd., Richmond, Monday - Friday, 7 a.m. - 5 p.m. and Saturday - Sunday, 9 a.m. - 5 p.m.) through the first weekend in February at no cost for compostable trees. There is a disposal fee for non-compostable trees or no proof of residency (approximately \$12.15 - subject to change).

Submitted by Barbara Postel

Rain-water Barrel

Just in time! Liza Allen recommends



getting a rain-water barrel from a guy named Edwin, who just delivered hers from San Pablo. He can be contacted by text at

510.672.3537. His barrels are 55-gallon, food-grade plastic in black or blue or green with a secure screw-on lid. Edwin has delivered barrels to many AV homes; we also listed him in the June Riveter.

AV Social Club

Coming up on Saturday, Jan 20 is the **annual Senior** (members over 55) luncheon, but it is going to be **brunch** this year, from 11 AM to 1 PM, in the Hall. The menu has not been refined yet, but the food will be delicious. There will be a signup sheet in the office, which helps us plan the event; try to sign up by Jan 12. More details will be on the flyers. Servers, setup folk, and donors are appreciated.

The **monthly meeting** is set for 7:30 PM, Tuesday, Jan 9, in the Hall. If you have suggestions or want to help prepare for the brunch, please attend.

Milly Frederick, Social Club

La Rama, on Dec 16, was a great success. No rain, not so cold. It was a great day.

Thank you to the Social Club for their help.



We had over 100 people joining us singing/caroling. And we had plenty of food. Mystery raffles, piñatas. We had great music, thanks to the East Bay center. Activity kits donated by Richmond public library.

Thank you to all that help make this event a great success!

Betty Salazar



Garden Club

The **Garden Club** will not meet in Jan.

Connie Hibbard

AV Hall Updates



Picture – Madeline Marrow

*The office will be closed for federal holidays on.
January 1 – New Year's Day
January 15 – Martin Luther King Jr. Day*

Atchison Village Board

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

Ron Kane, President	510.220.6434 (prefer texts)
Marcie Zellner, Vice- president	510.882.9672 (Only emergency phone calls)
Connie Hibbard, Secretary Treasurer	415.430.7684
Tara Ayres	taraatchisonvillage@gmail.com
Michael Parker	Jerca1982@yahoo.com *Speaks Spanish
Margarito Chacon	margaram@comcast.net *Speaks Spanish
Luz Martinez	510.444.3020
Daniel Leonard	510.375.3492 (prefers texts)
Sandra Dugan	Sdugan321@gmail.com
Madeline Marrow	415.373.2100
Kevin Cronin	510.915.1632

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*

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 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

January

2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31	1 Office Closed	2	3	4	5	6
7	8 Love your Block trash pick-up 3PM	9 Social Club 7:30PM	10 Board meeting 7PM	11	12	13
14	15 Office Closed	16	17	18	19	20 Senior Luncheon
21	22 Love your Block trash pick-up 3PM	23	24	25 Crime Watch Meeting 7PM	26	27
28	29 Love your Block trash pick-up 3PM	30	31	1	2	3
4	5	6	7	8	9	10

Notes:

- ❖ Please keep your pets inside during these cold days.
- ❖ The budget will be discussed on this month's Board meeting, don't forget to attend, **Jan 10 at 7PM.**
- ❖ The day has finally come! Enjoy the yearly Senior Luncheon, on **Jan 20 at 11AM.**
- ❖ Most of the AV meetings and events are held in the AV Hall

