

NOVEMBER 2025

Atchison Village Mutual Homes Corporation

510-234-9054

www.avmhc.org



# The Atchison Riveter

## NEW LOOK of our RIVETER

The Riveter is going back to its origins—it was created by the Board decades ago as one way your volunteer Board of Directors can let members know about important decisions that affect us all. Many of us cannot attend the 2nd-Wednesday-of-the-month Board meetings so AV Corporation news will be printed in the Riveter after each board meeting. Since every household should have the opportunity to be informed, we're returning to door-to-door delivery. Members can let the Board know what kinds of information you'd like them to share with you in the Riveter by emailing your suggestions to [lindaardakani@gmail.com](mailto:lindaardakani@gmail.com).

Thanks to Elizabeth Whipple and Chris Dunaway for the beautiful work they have done making the Riveter the last couple years. If anyone has a community story to share that doesn't fit in the Riveter, John Monks can likely add your article to his monthly Neighborhood Council newsletter which is printed for free by the City. (John: 510-236-6333, [johnphilipmonks@gmail.com](mailto:johnphilipmonks@gmail.com))

## BOARD PRESIDENT'S REPORT

Dear Members, It is indeed an honor to serve you, the members. I take this responsibility seriously. We are now into the 7th month of our board term and we are making progress. For example:

- The West Bissell gate was fixed and paid for in full by the City of Richmond.
- Bills for water heaters and fixtures are being actively collected.
- Some proceeds from units auctioned by the last board were never distributed to the heirs. We have made sure that money (approximately \$300,000) was finally given to the heirs.
- We are working to recoup arrears that have been hovering at around \$95,000. Since AV's basic income is member dues we each need to be paying our share.
- In the New Year we will adhere to our delinquent policy. **Payment plans** are available. Please come in to the office and pay what you still owe or get on a payment plan.
- Starting next year a dues increase will total \$50/mo. \$15 is to build up our reserves. \$35 is a dues increase the board approved this November. (Margarito, Michael, Candy, and I voted against.) We are trying to be frugal while dealing with the \$200,000 deficit left by the previous board.
- Two of the 4 members from the fire damaged four-plex units have moved back home.
- We have determined each member's individual property taxes for 2025 and 2026. Unfortunately, the previous board failed to update property taxes for new members over the last couple years. Some tax anomalies exist for recent new members.

- Replacing/repairing our plumbing is continuing. The Building and Maintenance Committee is procuring 3 bids for contracted jobs. Plumbing is one of our biggest expenses. We have approximately 175 one-stories and 125 two-stories yet to be completed.
- More time and effort has been spent on our members adhering to our rules and regulations. We have very few rules, and it is important to follow the few rules we do have.

Lastly, we are ONE community with many faces, ideas, and opinions. We are so lucky to live in this gem of 'affordable' housing. We can and must work together to solve our problems, support each other, and collectively make Atchison all that it can be. We all matter! And as a Rosie said "WE CAN DO THIS!" —Board President Vicki Sawicki

### **AV HOME FOR SALE**

137 Collins Street, \$289,000

### **SAVE THE DATE**

Community Meeting with City of Richmond Planning Department—**December 2**, 7-8 pm, in the Hall, bring questions.

Arts and Crafts Sale and Show—**December 6**, 11am-3pm, at the Hall, Liza Allen, 510-932-1663.

Crime Watch meeting **December 18**, 7 pm.

Holiday Closings **December 24, 25, 26, & 31**.

New Year's Eve Party—**December 31**, potluck in the Hall. Sponsored by your Board of Directors.

### **BOARD AND COMMITTEE NOTES**

#### **Member Survey Coming Soon**

Greetings Fellow Members, In a few weeks you will be receiving an **anonymous** demographic survey, developed by myself and other concerned Members. The true purpose of this survey is to obtain information about our Member make-up and Members' current and possible future financial resources. Dues increases are needed and inevitable.

I believe that the process of deciding how much/fast they increase has to take into account the economic realities of our current members. Data is the only way to determine this. Hopefully, this survey will provide at least a glimpse of this data. It may also help us in get aid in the form of grants.

I know this is the most difficult time in recent history to be asking these questions. Please know that I will be overseeing the counting process, personally, and guarantee that I will protect everyone's privacy. Hope that you choose to participate. —Casey Bastiaans

#### **AVMHC v. Mandel, Case No. C23-00279**

The hearing on Phyllis Mandel's request for attorneys' fees (she is asking for \$94,218.31 from AVMHC) is set for hearing on November 26, 2025, at 9:00 AM, in Department 16 of the Contra Costa County Superior Court in Martinez, California. The hearing is open to the public. For further information, member(s) may contact the Clerk of the Superior Court: (925) 608-1000. Before you go it's wise to call the Clerk to make sure there were no last minute changes.

The hearing on AVMHC's request to set aside dismissal of AVMHC's lawsuit against Ms. Mandel, and asking the Court for relief from a sanction entered against AVMHC in the amount of \$31,032.50, is set for hearing on February 25, 2026, at 9:00 AM, in Department 16 of the Contra Costa County Superior Court in Martinez, California. The hearing is open to the public. For further information, member(s) may contact the Clerk of the Superior Court: (925) 608-1000. Again, before you go it's wise to call the Clerk to make sure there were no last minute changes.—Michael Lopez

## **Maintenance Committee Report**

We are working hard to catch up on Permit Applications for unit upgrades or repairs. The Committee is also beginning to establish Standards of Practice (SOPs) that will help AV make fair, kind, and wise decisions about our homes that will stand the test of time. Such as: soliciting 3 bids on all contracts and fairly choosing the best contractor for each job. We have also visited City of Richmond Permit and Fire Offices to get the latest on building and fire safety codes. Maintenance Committee members who have participated in a meeting are: *Co-Chairs Marcos Alvarez and Judy Andreas, Javier Garcia Vargas, Michael Lopez, James Singleton, Liam Caffery, John Monks, Robert Martinez, Daniella Vargas, and Linda Ardakani.* —Judy Andreas, Co-Chair

## **VOLUNTEERS NEEDED**

Since door-to-door delivery of the Riveter costs us \$1200.00 per year, we're looking for volunteers to help deliver it. If you'd like some exercise walking with a purpose, let the office know so we can put the money you'll save us to good use elsewhere.

—Millie Frederick

## **WANT TO LEARN SOME SPANISH?**

Member Alma Casias would like to help us learn some Spanish. Alma envisions scheduling some informal morning gatherings in the Hall to share coffee or tea and have fun socializing with neighbors with some Spanish included.

After studying history in college at San Nicolás de Hidalgo, Alma taught high school classes in economics, philosophy, and history. In 2009 she moved to AV with husband Crispin who is a carpenter. Their daughter Xiomara is in 11th grade, planning for college, and is a member of the Richmond Human Rights Commission. Son Arath is in 9th grade and played baseball in the El Cerrito League.

If you'd like to consider joining Alma for coffee and a bit of Spanish starting early in 2026, send her an email at [atcasas16@gmail.com](mailto:atcasas16@gmail.com). Mention morning days/times that would work for you; then Alma can schedule times in the Hall, and post the activity for everyone.

## **MOTIONS—OCTOBER 2025**

*\*KEY to voting on motions: M—Moved by S— Seconded by Y—Yes votes N—No votes A—Abstained*

**MOTION RE10082025.01** to transfer \$30,000 from Hall savings account to the Corporation's Operating Budget, and to review the account every 6 months to determine to allocate more funds to the Corporation.

***MOTION PASSED M-Milly S-Marcos Y-Unanimous***

**MOTION RE10082025.02** Building contractors (who are also AV Members) may not attend Maintenance Committee meetings unless they are specifically invited by the Maintenance committee Director/Chair. This rule applies to all meetings involving the Maintenance Committee. Contractors may request to attend in order to address a specific topic, but attendance requires prior approval from the Maintenance Committee Director/Chair.

***MOTION PASSED M-Laurie S-Tara Y-5 N-1 A-1***

**MOTION RE10082025.03** that the Board approve the recommendations of the Finance Committee to safeguard the work process of the Professional Accountants, as follows:

1. Access to accounting records shall be carefully safeguarded to limit the possibility of mishandling and to preserve the integrity of the forensic process. 2. Board Members, Staff, and Members shall refrain from any unilateral or behind-the-scenes activity with respect to the accountants' work. 3. The Professional Accountants shall present their updates at Regular Board Meetings. Questions and comments will be limited to those meetings 4. Casey Bastiaans and Laurie Wattell are designated as the official Board liaisons for communication with the Professional Accountants.

***MOTION PASSED M-Laurie S-Tara Y-Casey, Marcos, Tara, Milly, Liam, Kevin, Laurie N-Michael A-Vicki***

**MOTION RE10082025.04** to consult with our CPA as to whether AV is eligible to collect a New Member Initiation/Capital Fee.

***MOTION PASSED M-Casey S-Michael Y-Unanimous***

**MOTION RE10082025.05** to allocate a maximum of \$5,000.00 to the Corporation's Building and Maintenance Committee to retain one or more independent contractor(s) as consultant(s), who are reputable and licensed contractors, authorized to conduct business in the State of California, with knowledge and experience of Historic Building Standards, in the field(s) of construction management, residential construction, residential electrical work, and/or residential plumbing work, to advise the Building and Maintenance Committee and the Corporation as a whole, on current and future building and maintenance needs, and to assist with the development of a long-term building and maintenance plan for the Corporation. (See office for the procedural requirements forming the complete motion.)

***MOTION FAILED M-Michael S-Marcos Y-2 N-5 A-1***

## **MOTIONS—NOVEMBER 2025**

***\*KEY to voting on motions: M—Moved by S— Seconded by Y—Yes votes N—No votes A—Abstained***

**MOTION RE11122025.01** to accept changes to the Hall Contract as proposed by the Hall Committee.

***MOTION PASSED M-Milly S-Margarito Y-Unanimous***

**MOTION RE11122025.02** to allocate an additional \$5000.00 to retain Matt White.

***MOTION PASSED M-Vicki S-Kevin Y-Unanimous***

**MOTION RE11122025.03** Atchison Village Mutual Homes shall be bound to comply with the original Master Plan and the Historic Preservation requirements of Rosie the Riveter. The Board of Directors shall have no authority to grant, approve, or issue any permits that are inconsistent with or fall outside the scope of these governing parameters.

***MOTION PASSED M-Laurie S-Tara Y-Laurie, Milly, Liam, Tara, Marcos N-Candy, Margarito A-Casey, Kevin***

**MOTION RE11122025.04** to raise AVMHC dues by \$35 for all members, to be effective on December 31, 2025, with the understanding that the January dues are not due until January First, but the effective date shall remain December 31. The office will send notice of the dues increase by sending this motion to all members before Thursday, November 20, 2025 indicating this \$35 increase, and a reminder of the \$15 increase for January of each year, previously voted on, so that the total dues increase in January will be clear to the members.

***MOTION PASSED Y-Laurie, Milly, Liam, Tara, Marcos, Kevin N-Candy, Margarito, Michael, Vicki A-Casey***

## **HISTORY CORNER**

From Oct. 14, 1970 Regular Board meeting minutes, Under New Business: *Mrs. Brown: Last year Congressman Waldie was kind enough to obtain for the express use of Atchison Village a flag that was flown over the Capitol Building in Washington D.C. Assemblyman Knox obtained for our Village a flag that was flown over the Capitol Building in Sacramento. On Sunday, October 18 at 2:00 p.m., Congressman Waldie And Assemblyman Knox will be here for the purpose of presenting the flags to Atchison Village, to be raised on the flag pole, which has been repainted. We have prepared a nice program for you, which will be at no expense to the Village. My son is donating his time making decorations. Certain members are donating their time to clean the hall and get it ready for our guests. Some of the members have donated money for the decorated cake for our dignitaries. Mr. English has consented to get the program going by acting as Master of Ceremonies. Mrs. Brown read the program prepared for the flag raising ceremony, and stated that Congressman Waldie will attach the American Flag and Assemblyman Knox will attach the State Flag to the pole, and together they will raise the flags for the first time. There will be a color guard and bugler provided by the Sixth Army, Presidio in San Francisco, which was arranged for by our maintenance man, Mr. Morgan. Mrs. Brown requested that all who can possibly do so attend the Flag Raising ceremony.* —Submitted by Marie Kochaver

## **IN MEMORIUM**

**Allen Schaaf, 12/06/1942 - 11/19/2025**

Allen was our fascinating neighbor on Curry. Born in the Bay Area, he owned Black Sheep Press in San Francisco and was a lifelong filmmaker. He directed a feature called Dracula's Disciple and created public service announcements. During his Haight Ashbury years he designed a marijuana delivery device for his apartment and took part in urban exploration and stunts, including climbing the Golden Gate Bridge. In later years Allen moved into working in computer security. He is survived by a daughter, brother, and his wife, Maria Cristina Cereno. To plant trees in memory, please visit the Sympathy Store online. —*Most from SF Chronicle* Last page will be the usual contacts page.

## 2025-2026 AVMHC Board of Directors

<b>Board Members</b>	<b>Contact Info</b>
*Starred names are Spanish speakers	
Vicki Sawicki President	nobsvicki@att.net
Laurie Wattell Vice President	laurie.wattell@gmail.com
Michael Lopez* Sec/Treasurer	mbelopez@protonmail.com
Marcos Alvarez*	Marcosa@jerocorp.com
Casey Bastiaans	caseybaav@gmail.com
Liam Caffrey	elhabeichitte24@gmail.com
Kevin Cronin	kcroninamarin@gmail.com
Margarito Chacon*	margaram@comcast.net
Milly Frederick	510-680-9150 (prefers texts)
Tara Ayres	taraatchisonvillage@gmail.com
Candy Nakajima	Candy.nakajima.avmhc@gmail.com

### **Atchison Village Office**

510-234-9054

**member.support@avmhc.org**

### **Hours**

Monday-Friday, 10 AM-4:30 PM

### **Staff**

Alicia Becerra and Valeria Valera

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

Maintenance staff is on duty  
8 AM – 5 PM, Monday – Friday,  
except lunch hour (noon - 1 PM)  
and holidays.

**For emergency repairs after hours, please contact  
Office Manager Alicia Becerra,  
510-806-8945.**

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

**Mental Health Crisis Hotline:**

**888-678-7277**

**Air quality complaints (BAAQMD): 800-334-6367**

**Richmond Police Non-Emergency: 510-233-1214**

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

Monthly Board Meetings are the second Wednesday of each month

7:30-9:30 pm in the Hall

All members are welcome and encouraged to attend