



The Atchison Riveter

The Atchison Riveter is available online at www.avmhc.org

Senior Appreciation Lunch Sunday, Feb 16

The 2025 Senior Appreciation Lunch will be held on **Sunday, Feb 16, 2025** starting at 1PM. This year the menu will be Mexican-American. Social Club members will make the rice, beans, salad, etc. The Social Club is considering hiring an experienced caterer to provide the meat/chicken dish. If you know of any good caterers, please send their information to AV_Social_Club@yahoo.com. Help us plan the meal by signing up in the AV office.

The Social Club monthly meeting is on **Monday, Feb 3, 2025** at 7PM in the AV hall. Everyone is welcome to attend.

Help is needed to decorate the hall, set up tables and chairs, and clean up afterward. If you can help, please contact Susan O'Sullivan (510-236-2951 landline).

- Susan O'Sullivan



NEW COMMUNITY CIRCLE Open to All in AV

Community Circles intentionally create a space that lifts barriers between people, that open fresh possibilities for connection, collaboration, mutual understanding and belonging.

This is achieved by using a structure of Community Guidelines, using Co-facilitators, only one person speaks at a time, and all have a chance to speak (or can pass).

Examples of Topics Are:

- How to support each other during these tumultuous times
- How do we talk to our neighbors across divides
- Sharing Resources

We will meet once a month at the AV Hall. More details will be forthcoming. If you are interested, please contact Liz at Liz.Gewirtz@gmail.com or Chris at dunawayevents@gmail.com with questions, or if you would like to participate, co-facilitate or suggest topics. **Let's Support Each Other!**

Property Tax Meeting

On Jan 13, the Finance Committee hosted a meeting about the recent property tax adjustments included in members' monthly fees. Susan O'Sullivan gave an excellent spread sheet presentation depicting our property tax situation over the past few years, explaining the backlog of adjustments and why some newer members' taxes have significantly increased while some longer-term members of the Village might have seen their taxes slightly decrease. AV's attorney Andrew Gabriel was also there to answer questions.

Because of delays due to both the Covid pandemic and AV's decision to fight the county's property tax appraisal methods, some members who bought their units in the past few years did not get their units recorded, and therefore their units did not get reappraised. The new members continued to pay the property taxes for those units during that time, *but at the old rate*. Now that the county is catching up on its backlog, and most units have been recorded and reappraised, the members' fees have to be adjusted to reflect the differences in the taxes, and the back taxes have to be repaid. (You can blame California's Prop 13 from 1978 for the enormous jump, but it won't do you any good.) Some members may have been slightly overpaying, and have now had their fees adjusted accordingly.



Please be aware that Atchison Village has no say in either the appraisals or the tax rate, and only passes on the actual costs to the members. Those taxes are included as part of a member's monthly fees, and are subject to the changes that the county makes.

- Deborah Dethier

Fall Prevention Workshop a Hit

Did you know that Meals on Wheels (MOW) does more than provide meals? They also offer a Fall Prevention Program for elders. Michele Alba, the MOW fall prevention coordinator, presented a terrific program on Jan 16 on living safely at home, especially for those who live on their own. More than 25 members attended, asked questions, and were clearly interested in more training.



At the beginning of the program, Michele asked if we had friends or family who had fallen. I was shocked to hear a couple of members respond that their friends had died from falls. That is how serious a fall can be.

I was motivated to find an organization with a fall prevention program after a fall last year that left me on the floor all night. Elizabeth Whipple and I were directed by the County to MOW and Michele Alba. Michele said that MOW has a 6-8-week training that she leads herself. We already have several members interested in the classes, which are free but require a commitment to attend. The Riveter will provide details when MOW offers us possible dates. Photo: Luz Martinez.

- Luz Martinez

A Letter from the AV Building and Maintenance Committee

Dear Members,

We of the AV Building and Maintenance Committee are tasked with guiding the ongoing repairs and maintenance of the AV structures, which include your dwelling units, as well as the office, shop, and community room areas.

During our inspections of member units some critically important issues have come to light. We would like you to immediately take steps to correct and remedy these concerns in your own units, should that be needed.

- **Awnings, sheds, pergolas or other structures** must not be attached to the AV buildings in any way, and a separation of 6 feet must be maintained. If you have an awning that is attached to the building in any way, you must detach it immediately and make a work order to have the building inspected so that we may ensure the integrity of the exterior of our buildings.
- **Dirt, bricks**, or other construction must not be built up to, nor heaped against the AV building's foundation or siding. Dirt and other materials around the building must be 6 inches below the vinyl siding so that a clear 6 inch ribbon of concrete foundation shows between the dirt and the vinyl. This is in part for fire safety, but is mostly because termites can build tunnels from the ground up to almost six inches above the soil. Anything heaped against the building can provide a highway for termites.
- **Weeds, shrubs, trees**, or other foliage must not be allowed to grow against the AV structure. There have been several recent instances where weeds have grown up into the structure between the vinyl siding and the original wood siding, creating a fire hazard and an opening for insects. Trees and other bushes should not be close to the AV buildings for fire-prevention purposes. Trees and other bushes should not be close to the AV buildings for fire-prevention purposes. Furthermore, it is recommended by fire authorities that easily combustible types of trees and bushes should never be planted and should be immediately removed from the proximity of our buildings. Some of these easily combustible foliage types are coniferous shrubs and trees, greasewood bushes such as tea tree, bamboos and annual grasses, among others. There are many online resources should you wish to check the flammability of your plants.
- **Electrical:** Recent inspections have revealed that some members are overloading their electrical circuits by using multiple high-amperage appliances on the same circuits. These appliance types are space heaters, hair dryers and curling irons, toaster ovens, microwaves and possibly some motorized appliances. Members have been plugging multistrips into their electrical outlets so they can run more than one appliance from each outlet—DON'T DO IT! Using multistrips of two, three or more outlets can scorch your outlets and start a fire! Look for browning around the plug outlets. You may also smell a fishy smell as the plastic gets roasted from the heat. Please, please, do not use plug in strips that multiply your outlets. You risk disaster!

Thank you for your attention to these matters. Please contact the AV office if you are unsure or have further questions. We are all stewards of our own Atchison Village dwelling units.

- *The AV Building and Maintenance Committee*

AV Bylaws to be Introduced at the February 2025 Meeting

At the February 2025 Board meeting a motion to approve three minor amendments to our bylaws will be introduced. These amendments would bring our bylaws into conformance with state law. Our bylaws allow the Board of Directors to approve these amendments. The motion will have its final vote at the March 2025 Board meeting.

Three proposed amendments:

Move the annual Nominations Meeting. CA Civil Code requires ballots be available to members not less than 30 days prior to Election Day. Many years there are only 19 days between when the Nominating Committee receives the ballots from the printer and Election Day. The proposed amendment moves the meeting to elect the Nominating Committee and to open the nomination candidates from the **fourth** Wednesday in April to the **first** Wednesday in April.

Allow vote-by-mail. Due to pandemic restrictions, AVMHC elections in 2020 and 2021 were held using vote-by-mail (VBM) in addition to altered in-person voting. The proposed amendment adds wording to the Voting Procedures section of our Bylaws to allow AVMHC to conduct elections using VBM when the Board of Directors deems it necessary.

Specifically allow the Board of Directors to fine members as a method of discipline. The current bylaws only specify the drastic discipline of termination of membership when members do not follow the rules. California Civil Code Section 5850 already allows us to fine members. The proposed bylaws amendment confirms the Corporation's authority to levy fines as a less drastic form of discipline.

Susan O'Sullivan, Chair, AVMHC Ad-hoc Bylaws Committee



The AV Gardening Club at its annual potluck meeting. Photo: Jean Whittlesey

La Rama Workshops —Fun and Great Turnout!

In January, the Social Club held four La Rama workshops in preparation for the procession and Fandango on Sunday, January 19. At the workshops, we learned a song specifically for this celebration, some traditional dance steps, made an instrument similar to a tambourine out of bottle caps and stiff wire, and made decorations for the procession and Fandango. The celebration on Sunday was a lot of fun. Many thanks to everyone who made this possible.

- Susan O'Sullivan

Photos of the January 16 Fandango Event: Betty Guzman and Susan O'Sullivan



Performance by Son De Fandango, including dancers Miranda and Julian Guzman.



Board Members	Contact Info
*Starred names are Spanish speakers	
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The Atchison Riveter is published monthly with board oversight to provide information to Village members. The Newsletter Committee edits articles for accuracy, clarity, and length (under 300 words is preferred).

We do not print classifieds involving money or fictional writing. In the event of a legal dispute, the English version of this newsletter will prevail. You may submit articles to the corporation office or email to the committee at RiveterCommentsAV@gmail.com.

Deadline: 20th of each month.

Editing by Elizabeth Whipple
Layout by Chris Dunaway

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

Atchison Village is a no-smoking community in compliance with the Richmond city code.

February

2025



“February is short and very Sweet.”

Charmaine J. Forde



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	10	11	12 Board meeting 7:30 PM	13	14	15
16 Senior Appreciation Lunch 1 PM	17 Office Closed	18	19	20	21	22
23	24	25	26	27 Crime Watch 7PM	28	