



The Atchison Riveter

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

Board Meeting One

On Monday December 16, 2024, the Budget Committee, which is made up of the Finance Committee and Audit Committee, presented a proposal of the 2025 Budgets for Operations, Reserves, and Property Tax, to the Board of Directors in the presence of 50 or so members of the Atchison Village community. Members of the Board asked questions about points on the budgets and explanations were offered. The budgets were preliminarily approved for presentation to the membership at large.

Board Meeting Two

On Wednesday December 18, 2024 the Board of Directors held a special meeting to discuss and vote on the Proposed Draft 2025 Budgets for Operations, Reserves, and Property Tax. It was a tense and emotional gathering. More than 70 members packed the Hall auditorium anxious to have their voices heard and curious how the Board was going to vote. The meeting, initially planned for 7:30pm to 9:30pm, had to be extended by motion every 30 minutes until midnight.

Many passionate members spoke at the podium or had their opinions read from handwritten notes and emails during the first hour and a half of the meeting, voicing their opposition or support for the Budget Proposals. Then came the arduous task of reading through the Operations budget line by line. Directors and Members took turns asking clarifying questions about different expense items and there was rigorous debate and compromise.

Two days prior, a concerned group of members had organized to oppose fee increases in the Proposed Operations Budget. The petition they had carried had gathered more than 220 signatures urging the Board of Directors not to increase monthly assessment fees approximately \$84/mo, citing fears that it would be very challenging for members on fixed incomes should the fees be raised to that level.

Eventually, the two most controversial features of the proposed 2025 Operations Budget had been removed; a full-time property manager and a part-time grant writer. The Operations budget was passed with a fee increase of about \$426 annually to make up for a nearly \$200,000 shortfall, at an estimated \$47/mo/member. This increase will begin April 1st.

Additionally, two Maintenance Reserve Budgets were proposed and a compromise was reached easily. A small fee increase of \$15/mo towards the Reserves begins January 1st, and was passed by the previous Board of Directors in March 2024. The third budget for Property Tax didn't require much discussion, as the property tax collection is just a passthrough cost from the members to the County.

AVMHC will start the new year with a budget in place and a deep resolve to track our spending and continue to provide exceptional property maintenance services to our 450 members.

Board News

During the Dec 18, 2024 Executive Meeting Ron Kane stepped down as Board President. He will remain on the Board until the end of the term. In the coming weeks this Board will need to reorganize the officer pool and formally select a new President/VP. For now, Gloria Samad is acting Board President.

Elder Fall Prevention Presentation Thursday, Jan 16

The date for the Elder Fall Prevention presentation by Meals on Wheels is **Thursday, Jan 16, from 11 am to 12:30 pm** in the Hall. **Free! Please RSVP, as we need 15 interested people for the Meals on Wheels speaker to come speak with us.**

At the end of the Jan 16 presentation, we will have a conversation on what we can do as a Village to be safer and more connected. Committee members thus far are Elizabeth Whipple, Gwynn O'Neill, and Colyer Dupont. Please join us with your ideas.

[This all came about when I fell in my home. I live alone and I am an elder], and I couldn't get up to reach the phone. I ended up on the floor all night long.

- Luz Alvarez-Martinez

FALL PREVENTION



The scene at the 2024 holiday party in the hall, hosted by the AV Social Club. Janis Hashe, second on the L in the corner, organized a caroling group too.

Photo by John Monks

Atchison Village Public Service Announcements

Please do not flush wipes down the toilet. This clogs the toilets and is time consuming to repair. If a member calls the office with a plugged toilet and wipes are the culprit, maintenance personal will fix the problem. However, if happens again for the same issue AVMHC will charge according to the market fees.

2024 Holiday Tree Recycling and Disposal Options. The Richmond Environmental and Health Initiatives Division encourages residents to follow the options below for disposing of holiday trees. Information about free treecycling can be found by visiting the "Zero Waste" webpage at, www.richmondenvironment.org.

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.
- Do not put artificial trees in green bin.



Learn and experience a Mexican celebration

This is your chance to learn a song and a dance, and make a percussion instrument, for a traditional celebration from the Veracruz area of Mexico - The Virgin of La Candelaria! This **free** workshop is offered to our community by the Alliance for California Traditional Arts and Son de Fandango.

This is a workshop with four classes, followed by a procession and a Fandango – a **potluck** party with music and dancing. Everyone is welcome to take the classes, and to attend the Fandango!

The workshops are 6 PM – 7:30 PM

Thursday, Jan 9: Learn the song (in Spanish)

Friday, Jan 10: Learn the dance steps

Thursday, Jan 16: Make your own percussion instrument

Friday, Jan 17: Decorate La Rama (the branch)

Please sign up for the workshops in the AV office. This helps us plan supplies.

On **Sunday, Jan 19**, the **procession** around the park will take place from **4 pm-5 pm**, followed by the **Fandango potluck** in the Village Hall from **5 pm- 8 pm**. Bring food or drink to share.

Due to this event, the annual Senior Luncheon will be in February. You can contact the AV Social Club at AV_Social_Club@yahooSullivan.com.
– Susan O'Sullivan

Special Budget Meeting

Monday Jan 13, 2025

7:30 PM

In the AV Hall

La Rama

Pascuas de la Candelaria

con
Claudio Vega

Talleres Gratuitos para la Comunidad de Atchison Village

- **9 de enero:** aprender el canto
- **10 de enero:** aprender baile para el fandango
- **16 de enero:** elaborar instrumento de percusión
- **17 de enero:** adornar la rama
- **19 de enero:** procesión de la rama y fandango

Horario de Talleres: 6pm-7:30pm

Procesión: 4pm-5pm

Fandango en Atchison Village Hall: 5pm-8pm

***Para registrarse a los talleres acuda a la oficina AV**



La Rama

Pascuas de la Candelaria

with
Claudio Vega

Free Workshops for Atchison Village Community

- **January 9th:** learn to sing
- **January 10th:** learn to dance
- **January 16th:** make your own instrument
- **January 17th:** decorate *La Rama*
- **January 19th:** procession of *La Rama* & Fandango

All Workshop Times: 6pm-7:30pm

Procession: 4pm-5pm

Fandango at Atchison Village Hall: 5pm-8pm

***Please sign-up for the workshops in the AV office**



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.

January

2025

“The path to success is to take massive, determined action.” -*Tony Robins*



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Office Closed	2	3	4
5	6	7	8 Board meeting 7:30 PM	9	10	11
12	13 Special Budget Meeting 7:30 PM	14	15	16 Presentation 11 – 12:30 PM	17	18
19 Fandango Potluck 4 – 8 PM	20 Office Closed	21	22	23	24	25
26	27	28	29	30	31	