



The Atchison Riveter

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

July Town Hall Summary

The **Atchison Village Community Outreach** committee hosted a Fire (renovation) Committee and Collins Contract Informational Town Hall on July 16, moderated by Ron Kane and Casey Bastiaans. Ron and Michael Lopez provided reports on the repair and insurance processes involved in returning the four affected units to livable status. Next, Ron and Casey provided information to help members navigate the transfer of payments to Collins Management. Following a brief Q & A session, Tara Ayres gave her account of how the Collins contract came about. The floor then opened up for comments from members. There will be another Town Hall scheduled to allow more time for members to express their concerns.

Casey Bastiaans

The Finance Committee has since met and recognizes the ongoing concerns from members regarding Collins Management. We are carefully exploring all options, including the possibility of pausing the contract, and assessing what actions best serve the community. The Finance Committee is committed to addressing it with transparency and care. For any comments or questions, please get in touch with the AV Office at 510.234.9054 or email us at info@avmhc.org Subject: AV Board and Finance Committee.

Vicki Sawicki

National Night Out! Tuesday, Aug 5



POLICE • COMMUNITY PARTNERSHIPS

Join Richmond officials and police to celebrate their good work on Tuesday, **Aug 5**. The informal party begins around 5 PM with refreshments (courtesy the Neighborhood Council or a city grant) and gets underway once members and guests arrive. More than ever, let's support our local representatives!

WCC Free Summer Meals Ends Aug 8

Enjoy a fresh lunch courtesy of the county Food Services (510.307.4580) on weekdays through **Friday, Aug 8, 11-11:45 AM**. The van is parked on West Bissell, along the park. Be sure to collect your litter!



Atchison Village Community Day October 4, 2025!

We're still in the planning stages and would love your help to make this the best Community Day ever! Next Community Day organizing meeting is scheduled for **Thursday, Aug 14, 4-6 PM**, in the Hall. Please join us!

Ron Kane

Documents Committee

NOTICE. The Board of Directors has identified records of the Corporation suitable for destruction. This material shall be destroyed in forty-five (45) days, on or after September 15, 2025. The list of records to be destroyed is available by reviewing the bulletin boards outside of the Corporation's Office, and/or by requesting a list of records to be destroyed from the Corporation's Office. Any member who wishes to challenge the destruction of any record(s) shall file, by **September 10, 2025**, a written notice with the Board of Directors, identifying the record(s) noticed for destruction, and a reason for retention and preservation of the record(s).

Martha Gruelle

Garden Club: It's Officially BLT Season!

The tomatoes are ripening and ready to eat. Both gardens and gardeners alike have been enjoying these cool sunny days. We're inundated with zucchini, berries, and cut flowers. At our July meeting we chatted about vermicomposting: worm bins are one of the cheapest ways to add nutrients to your soil and a wonderful way to use vegetable scraps. Our next meeting is Sunday, **Aug 24, at 1 PM**, hosted by Xequina Berbér, 336 W Bissell. Please join us. Bring a chair if you can. If you want to be added to the garden club e-list (where we discuss upcoming events and share plants), please email teddyberghausen@gmail.com.

Teddy Berghausen

*Photo of Liam Caffrey at the garden club
taken by Anne McDonald*



Hall Committee

Gloria Samad moved to purchase two metal outdoor table sets for the yard when they go on sale at Costco the end of the season. It was agreed to buy both for \$1800. We discussed problems with rentals. Connie suggested making signs to post in lobby entrance to highlight major points for renters such as cleaning, times to depart, putting things back, etc. Liam and Connie will work on that. Also plans to revamp rental procedures were considered. Next meeting will be on **Monday, August 11, at 7 PM**. All interested members are welcome.

Milly Frederick

Social Club Annual AV Community Yard Sale



It's time to clean out your closets and sheds to make some money! The Social Club's Annual AV Community Yard Sale will be held **on Saturday, Aug 23, 2025 from 9 AM to 3 PM**. Villagers can rent a table at the AV hall patio (no food sales) for \$5 per table (setup starts at 8 AM), or you can sell your items at or near your home.

A sign-up sheet for both AV patio and home sales is available in the AV Office. **Deadline is 4:30 PM on Wednesday, Aug 20, 2025.**

Email us at AV_Social_Club@yahoo.com with any questions.

Susan O'Sullivan

New AV Property Tax Committee

The new AV Property Tax Committee is forming, will hold its first meeting on **Tuesday, Aug 12 at 7 PM** in the Hall. It's to develop ad hoc committees to work on all aspects of the Property Tax issue. It's not under the auspices of any existing committee. I will be the temporary chairperson. Please spread the word and join us.

Casey Bastiaans

City of Richmond Main Library Renovation

The Richmond Public Library and City of Richmond are excited to announce that the Richmond Public Main Library at 325 Civic Center Plaza will undergo a major renovation, to start in the fall of 2025 through fall of 2027. More info about the project can be found at bit.ly/rplmain.

During the renovation, library services in Richmond's Civic Center will continue with a temporary library located in the Nevin Avenue conference rooms of the Richmond Memorial Auditorium (403 Civic Center Plaza – entrance on Nevin Avenue). You can also visit us at West Side Branch Library, 135 Washington Avenue and Bayview Branch Library at 5100 Hartnett Avenue.



August 1 Main Library closes to prepare for move to temporary location. (The book drop will continue to be open for returns).

Saturdays in August Special Saturday hours at our branches in August! Bayview and West Side branches are open 10 AM-5 PM on August 2, 9, 16, 23 and 30 while the Main Library is closed.

Early September

Temporary Library site opens in the Richmond Memorial Auditorium, 403 Civic Center Plaza.

October 2025 Construction begins on Richmond Main Library.

Board Motions

MOTION RE06112025.01 all Members of the Board are ex officio Members of the Labor Committee. Moved by Michael, seconded by Marcos. Ayes: 9 Nays: 1

MOTION RE06112025.02 to accept the Board Members who have signed up for Committees. Moved by Ron, seconded by Milly. Ayes: unanimous

MOTION RE06112025.03 rescind MOTION RE03122025.06 to assess a 6-month only dues increase, and that we refer the Budget back to the Finance Committee, and that we follow our normal Budget process. Moved by Tara, seconded by Ron. Ayes: unanimous

MOTION RE06112025.04 to schedule Community Day on October 4, 2025 from 11 AM to 4 PM. Moved by Candy, seconded by Michael. Ayes: unanimous

MOTION RE06112025.05 that we request a Labor Sub-Committee to create an on-call short list of employees to fill in for Office staff in emergencies and vacations. The salary to be set at the bottom of the pay range for our Office Assistants. Moved by Vicki, seconded by Ron. Ayes: unanimous

MOTION RE06112025.06 that we schedule a Town Hall Meeting to orient Members to Collins payment options and bookkeeping services, and to give Members an update and timeline for repairing fire damage to units 617-620. Date TBD. Moved by Ron, seconded by Marcos. Ayes: unanimous

MOTION RE06112025.07 to allow David Korman and Kevin Cronin to continue to be the dedicated liaisons for fire damage repair and fire victim communications for Units 617, 618, 619, and 620. The liaisons will report to the Maintenance Committee and to the three Officers until further notice. Moved by Ron, seconded by Tara. Ayes: unanimous

MOTION RE06112025.08 that the Board of Atchison Village Mutual Home Corporation ("Board") rescind all prior motions(s) that cap the maximum number of committees a director of the Board may serve on. This Motion shall be effective from the date of its adoption and shall continue in perpetuity unless otherwise altered or repealed by the Board. Moved by Michael, seconded by Milly. Ayes: unanimous

MOTION RE06112025.09 to put the Officers of the Board on the Credit Union Bank Account. Moved by Ron, seconded by Michael. Ayes: unanimous

Chris Baetge



Please drive with care in Atchison Village, as many animals and children are about and unpredictable. Let's make this a safe place for all.

Chris Dunaway

Board Members	Contact Info
*Starred names are Spanish speakers	
Vicki Sawicki President	nobsvicki@att.net/ 510.323.6535
Ronald Kane Vice President	atchisonvillageron@gmail.com
Tara Ayres Sec/Treasurer	taraatchisonvillage@gmail.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)
Michael Lopez*	mbelopez@protonmail.com
Candy Nakajima	Candy.nakajima.avmhc@gmail.com

**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

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.

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



August 2025

Sun.	Mon.	Tue.	Wed.	Thu.	Fri.	Sat.
					1	2
3	4 Social Club Mtg 7 PM	5 National Night Out 5 PM	6	7	8	9
10	11 Hall Mtg. 7 PM	12	13 Regular Board Mtg. 7:30 PM	14 Community Day Mtg. 4 PM	15	16
17	18	19	20	21 Crime Watch 7 PM	22	23 Garage Sale 9-3 PM
24 Garden Club 1 PM	25	26	27	28	29	30
31						

Notes

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- **Atchison Village Community Day** on Saturday, **October 4, 2025,** from **11 to 4 PM**