



The Atchison Riveter

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

Attention: October PGE Sewer Inspections in AV

This month, PGE will start performing sewer inspections in AV. The company contracted to do this is an authorized vendor named Pinnacle Pipeline Inspection. Information about this can be found at [this page](#).

Working in your area:

If you have received a notification that sewer inspections are beginning in your area, we have contacted you for one of two reasons:

1. **Access may be required to your sewer clean-out or roof vent** during these inspections. If so, our contractor will contact you beforehand.
2. **Or no inspection is needed** at your property. We simply want you to be aware of the work that our contractor will be performing nearby.

Sewer inspection date:

You will receive a notification that sewer and natural gas lines have been inspected at your property. The notification will inform you of the following information:

1. **Complete:** No issues were found, or issues were found and repaired.
2. **Incomplete:** Our contractor will be returning to complete your inspection on the date written on your notification, or we need to schedule an appointment with you for additional access to your sewer line. (continued next column)

Please call PG&E's contractor to make an appointment. The contractor's name and telephone number will be listed on your notification.

The PG&E Crossbore Program
Website: [Sewer Cleaning Safety | PG&E](#)

AV's First Pride Event

Sunday, October 11' 2-6PM
Atchison Village Hall

Join your friends and neighbors at the first AV Pride Party, on Sunday, Oct 11, in the Hall from 2-6 PM. The event is sponsored by the AV Social Club and open to all! Food and drink provided, silly games and prizes, drag performance, DJ, and dancing.

Oct 11, 1988 is the date of the first National Coming Out Day, organized to encourage LGBT people to claim their identity and dispel stereotypes about gay people. The AIDS epidemic was raging, and education and understanding were needed to support all involved.

So wear your party hat and celebrate!
Info: teddyberghausen@gmail.com

Pride Event Committee



Calendar of October Events in Atchison Village

Thursday, October 1, 6-8PM
Dungeons and Dragons in the AV Hall Library

Monday, October 5, 7PM
Monthly **Social Club meeting** in the AV Hall

Wednesday, October 7, 6PM
GRID Briefing on Electric Vehicle Charging
in the AV Hall

Sunday, October 11, 2-6PM, AV Hall
PRIDE event hosted by the AV Social Club

Wednesday, October 14, 7:30PM
Monthly **Board Meeting** in the AV Hall

Thursday, October 15, 3:30-6:30PM
Free **monthly groceries event** in the AV Hall

Thursday, October 15, 6-8PM
Dungeons and Dragons in the AV Hall Library

Saturday, October 17, 8AM-12PM
Community Dumpster Day
W Bissell at Curry. Get rid of the things for FREE

Thursday, October 22, 7PM
Crime Watch & Neighborhood Council Meeting in the AV Hall

Sunday, October 25, 1PM
Garden Club Meeting in Jane's yard
(36 Collins Ct) Bring a chair!

Sunday, November 1, 3-6PM
Day of the Dead altar event hosted by the
AV Social Club

Interested in playing Dungeons and Dragons?
Open to all! Contact Michael at
Michael.b.1234@gmail.com for more information.

Linux. What is that?

A well-developed computer operating system,
Also a well-functioning alternative to Microsoft
windows. I will put it in an older computer of mine.
Anyone care to watch and learn? Why would you
want to use Linux. Look it up.

Contact Liam Caffrey if you are interested in learning!
Email: Elhabeichitte24@gmail.com

Briefing on Electric Vehicle Charging

**Wednesday, October 7
6 PM, Atchison Village Hall**

GRID Alternatives has developed a proposed design for electric vehicle charging in Atchison Village which would be supported by a grant from Bay Area Air Quality Management District.

GRID Alternatives will present the proposal and the results of the community survey on electric vehicles from the August 22 Mobility Fair.

Attendees will have the opportunity to ask questions about the proposal which will be considered at the October 14 board meeting.

[Zoom Meeting Link Here](#) (for electronic readers)

The Green Committee

**Day of the Dead Celebration
Sunday, November 1, 3-6PM**

Please join us for an altar building celebration accompanied by food and drink. Atchison Village residents are invited to bring photos and other items for the altar. The altar will be up on November 1st and 2nd for Village viewing.

Altar building is an ancient Mexican tradition honoring loved ones who have passed on. Included on these altars are personal mementos brought by family and/or members of a community.

Our contemporary Western culture often seems to lack ways to grieve, so we invite all of the AV community to join with us in this Mexican celebration. Please bring your contributions.

Xequina Berber. Photo: Masouka '80



Motions Passed at Board of Directors August 2026 Meeting

MOTION RE08122026.01: That only Members in good standing with the Corporation, including being up to date with payment of dues, fines and other fees, shall be eligible for Permits for voluntary or non-emergency work on their Units. Members whose Property Taxes are past due because they have not been billed for them, will not be considered delinquent for that unbilled portion. – Tara Ayres. Moved by Tara, seconded by Michael Ayes: unanimous

MOTION RE08122026.02: I move that the Parking Committee is allocated funding, not to exceed \$1,200, for the purposes of re-striping & re-numbering of our parking lots, parking bays & private courts. – Director Mike Parker. Vote on 10B: Moved by Michael, Seconded by Milly. Yes: Kevin, Milly, Margarito, Jeanne, Michael, Liam, Sharry, Laurie. Breana abstains, Tara no.

MOTION RE08122026.03: To accept expenses for Unit 141: Permits, Repair, Replacement due to fire. WMG - \$42,160.00 – President Chris Dunaway. Moved by Chris. Seconded by Michael. Ayes: Unanimous

MOTION RE08122026.04: To accept expenses for Unit 141: Permits, Repair, Replacement due to fire. WMG - \$13760.00 – President Chris Dunaway. Moved by Chris. Seconded by Michael. Ayes: Unanimous

MOTION RE08122026.05: To accept expenses for Unit 141: Permits, Repair, Replacement due to fire. WMG - \$1,938.00 – President Chris Dunaway. Moved by Chris. Seconded by Michael. Ayes: Unanimous

MOTION RE08122026.06: To accept expenses for Unit 447I: Permits, Plumbing and Electrical. WMG - \$29,640.00 – President Chris Dunaway. Moved by Chris. Seconded by Michael. Ayes: Unanimous

MOTION RE08122026.07: That completion of the attached Atchison Village Mutual Homes Corporation Membership Transfer Property Tax Worksheet be a requirement for obtaining membership in the Corporation by unit acquisition. – Treasurer Sharry Mullin. **Motion was tabled.**

MOTION RE08122026.08 to prohibit anyone from living in any vehicle, parked within AVMHC's parking lots, parking bays or private Courts, such as Collins Court & Chanslor Court. This also includes sleeping in vehicles overnight. – Director Michael Parker. Moved by Michael. Seconded by Tara Ayes: Ayes: Kevin, Milly, Margarito, Jeanne, Michael, Liam, Sharry, Laurie, Tara, Breana.

Hall News

The Hall had some sprucing up recently by Rafael & Chimino, who painted the doors, baseboards, and mended holes making it look better. Everyone using the hall needs to take care when using & decorating (only use blue tape - no nails, stick on hangers etc.) to maintain it. **If you intend to include farm animals or access the building roof, check with the office before your event!**

The front door of the credit union was also painted making it more welcoming.

The Board officers have given the blessing for the AVCU to paint a Credit Union sign on the front of the building at 270 Curry.

Milly Fredrick

WHERE DO YOUR TAXES GO?

Here is the 2026-2027 property tax bill that has just been made available to us. On the left side you can see the Richmond Sewer and the Richmond Storm Drain entries. 1/450th of these charges gets added into your property tax calculations along with an approximate tax rate of 1.42% on the assessed value of your unit and a small annual tax on the square footage of your unit. The dues letters for 2027 will be sent out at the end of November. Please contact Sharry (avsharrymullin@gmail.com) if you have any questions.



DAN M. MIERZWA

CONTRA COSTA COUNTY TREASURER-TAX COLLECTOR
625 COURT STREET, ROOM 100, MARTINEZ, CA 94553
TELEPHONE: (925) 608-9500 FAX: (925) 608-9598

2026-2027

FISCAL YEAR JULY 1, 2026 TO JUNE 30, 2027

SECURED PROPERTY TAX BILL INTERNET COPY

PROPERTY ADDRESS

GARRARD BLVD, RICHMOND CA

ASSESSEE AS OF JANUARY 1, 2026

PAY ONLINE AT WWW.CCTAX.US

538-012-004-7

ADDRESS INFORMATION NOT AVAILABLE ONLINE

ACCURACY OF THIS BILL MAY BE AFFECTED BY
PENDING PAYMENTS AND CORRECTIONS

PROPERTY ASSESSMENT

LAND	\$23,207,214
IMPROVEMENTS	\$25,843,170
PERSONAL PROP	\$0
GROSS VALUE	\$49,050,384
EXEMPTIONS	\$2,243,870

TO CHANGE MAILING ADDRESS, VISIT WWW.CCCOUNTY.US/ASSESSOR OR CALL (925) 313-7400

NET VALUE AS OF JAN 1, 2026 \$46,806,514

IMPORTANT MESSAGES:

09/18/2026 R&T 4831.5
EXEMPTION ADJUSTMENT

09/04/2026 R&T 4831.5

EXEMPTION ADJUSTMENT

* INDICATES SENIOR EXEMPTION AVAILABLE

PARCEL NUMBER	BILL NUMBER	TRA	TYPE	CORTAC	DEFAULT #	
538-012-004-7 2	2026-372293	08133	CORRECTED			
SPECIAL TAXES & ASSESSMENTS			AD VALOREM TAXES & ASSESSMENTS			
DESCRIPTION	CODE	INFORMATION	AMOUNT	DESCRIPTION	RATE	AMOUNT
WCCUSD PARCEL TAX	* CL	(844) 332-0549	\$23,910.54	1%COUNTYWIDE TAX	1.0000	\$468,065.14
MOSQUITO & VECTOR	DV	(925) 867-3400	\$2.50	BART	0.0044	\$2,059.49
EMERGENCY MED B	DY	(925) 608-5454	\$10.00	BART BOND 2016	0.0119	\$5,569.98
AC TRANSIT PCL TX	FA	(800) 273-5167	\$96.00	EAST BAY REG PK BD	0.0018	\$842.52
RICHMOND SEWER	GR	(510) 620-6594	\$211,687.00	RICHMD PENSION TAX	0.1400	\$65,529.12
RICHMOND STORM DRN	IZ	(510) 620-6594	\$14,432.00	WCC UNIF BOND 2000	0.0101	\$4,727.46
SFBRA PCL TAX	IB	(888) 892-2480	\$12.00	WCCUSD 2002 BOND	0.0567	\$26,539.29
WCCUSD ASSESSMENT	JA	(800) 273-5167	\$1,080.00	WCC UNIF BOND 2005	0.0677	\$31,688.01
EASTBAY TRAILS LLD	* KA	(888) 512-0316	\$5.44	WCCUSD 2010 BOND	0.0358	\$16,756.73
WCC HEALTH-PRCL TX	NR	(925) 957-5551	\$52.00	WCCUSD 2012 BOND	0.0298	\$13,948.34
EBRPD CFD NO A/C-3	* PT	(888) 512-0316	\$12.00	WCCUSD 2020 BOND	0.0412	\$19,284.28
				COMM COLL 2002 BND	0.0006	\$280.84
				COMM COLL 2006 BND	0.0072	\$3,370.07
				COMM COLL 2014 BND	0.0074	\$3,463.68
				TOTAL AD VALOREM TAXES	1.4146	\$662,124.94
				ADD: SPECIAL TAXES & ASSESSMENTS		\$251,299.48
				DELINQUENT PENALTY		\$0.00
				DELINQUENT COST		\$0.00
				TOTAL AD VALOREM TAXES RECEIVED		\$913,424.42
TOTAL SPECIAL TAXES & ASSESSMENTS			\$251,299.48	TOTAL AD VALOREM TAXES RECEIVED		

DIRECTOR EMAIL /PHONE NUMBER

Chris Dunaway, President	avchrisdunaway@gmail.com 510.730.0260
Laurie Watell, Vice President	laurie.wattell@gmail.com
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Liam Caffrey	Elhabeichitte24@gmail.com

**For emergency repairs after hours, please
contact Office Manager Alicia Becerra,
510-230-3968**

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 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 AVChrisDunaway@gmail.com

Deadline: 20th of each month.

Atchison Village Office

510-234-9054

avoffice@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.

Help Atchison Village Save Money: Benefitting All Members

What Can You Do? We are currently helping members switch from 35-gallon trash cans to 20-gallon trash cans, saving **\$152 per year** for each can that is downsized. If 100 households make the switch, that will save **more than \$15,000 annually** across Atchison Village. So far, **35 households have already signed up!**

If you'd like to help reduce costs for the Village, please contact the office to make the change.