Atchison Village Mutual Homes Corporation 510-234-9054 www.avmhc.org November 2026



The Atchison Riveter

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

Presidents' Report

We are now solidly heading into winter and a potentially devastating El Nino and we have been doing several things to think about protecting AV and its units and members. The Green Committee (special shout out to Breana George and Barb Postal!) for contacting the city and pleading our case for service on Atchison Village's storm water drainage system to be done. The City responded favorably and the work has already begun. In addition, we will be cleaning gutters to prevent blockage of water.

AV needs your help in maintain weathering the storms:

1. Check your sump pumps to make sure they work. Talk with your neighbors ABOUT THE LOCATION/S and who is watching to make sure they are on and running.
2. Cut vegetation away from your unit to prevent water saturation near the exterior walls.
3. Come to a **Town Hall** on **Monday November 16 at 7pm** in the Hall to have a presentation on El Nino preparation.



Calendar of November Events in Atchison Village

Monday, November 9, 6-9PM
Members are invited to observe meeting about 2027 budgeting in the AV Hall.

Wednesday, November 11, 7:30PM
Monthly **Board Meeting** in the AV Hall
To talk about the 2027 Budget

Dungeons and Dragons in the AV Hall Library

Monday, November 16, 7-8:30PM
CERT and AV Presentation on **Preparing for El Nino**

Thursday, November 19, 3:30-6:30PM
Free **monthly groceries event** in the AV Hall

Thursday, November 19, 6-8PM
Dungeons and Dragons in the AV Hall Library

Sunday, November 22, 1PM
Garden Club Meeting in Emily's yard
(172 W Chanslor) Bring a chair!

Thursday, November 26, Friday November 27
Thanksgiving and Offices Closed

Saturday, December 5, 11AM-3PM
Fifth Annual **Arts and Crafts Show and Sale** in the AV Hall.

John Monks Testing the New Swing Set!



Motions Passed at Board of Directors September 2026 Meeting

MOTION RE09092026.01 That the 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. Moved by Sharry, seconded by Tara
Ayes: unanimous

MOTION RE09092026.02 To authorize the transition of Member communications from the Board of Directors and Office – including meeting notices, agendas, and other legally required and general communications – from print delivery to electronic format, primarily by email. In coordination with Staff and Documents committees the Board will compile and maintain a comprehensive email directory of all Members for this purpose, including outreach to collect email addresses not currently on file. Households without internet access or an email address shall be identified and maintained on a dedicated list and shall continue to receive print delivery of all required communications and materials. This transition is to be completed within 90 days. This transition is estimated to result in cost saving of approximately $4,000 per year.
Moved by Breana, seconded by Sharry. Ayes: unanimous

The Fifth Annual Arts and Crafts Show and Sale

The Fifth Annual Arts and Crafts Show and Sale will be on Saturday, December 5 from 11 a.m. to 3 p.m. in the Hall. You will be amazed what your neighbors can do! Always a variety of things to see and buy, and snacks to hang out and munch on. Art T-shirts, glass dishes and ornaments, jewelry, pottery, paintings, original note cards, sculpture, clothing, dog houses, drawings of your pets and more. There will be forms for artists to sign up in the office. There is a fee of $5 for a half table and $10 for a full table, which goes to the Social Club for the February Senior Lunch. For more information contact Liza at e4liza@gmail.com or (510) 932-1633. Jean Whittlesey

If you are interested in renting a table, fill out form below

Name	
Address	
Email Address	
Phone	
What is your art or craft?	
Full Table $10 or Half $5?	

Please call Liza Allen (English) at 510-932-1633 or Mina Lopez (Spanish or English) at 510-375-6301. **Drop off your form to them or in the office with cash or check to AVSC.**

Atchison Village Mutual Homes Corporation
October 12, 2026 Treasurer's Report

A lot has been accomplished during this past month. Members will be receiving their first statement from Collins or may have already - they were mailed last week. If you have questions about your statement, contact the office to make an appointment to meet with us so we can answer them.

As of 8/31/26, members owed the Corporation $622,000. This includes $426,000 in unpaid monthly dues and $182,000 in property taxes that have been billed to members. When we receive the September financials, I expect the unpaid dues to be lower. We've met with approximately 30 members over the past weeks. Many have paid their balance in full. Some have entered into payment plans which Collins is now handling. A member wanting to set up a plan must make an appointment to meet with me or another Board member to fill out the application. There is an administration fee of $150 payable to Collins Management for having Collins set up and manage the plan. If you make an appointment, please bring the check with you. Also, if you met with us previously and agreed to a payment plan but have not filled out the Collins application, you must meet with us again to do that and formalize the plan. Some members have overpayments on their accounts. When you receive your statement, if the statement shows a negative balance (credit), please adjust one or more future dues payments in order to bring your account to zero. The Corporation is not a good place to save your money - it is not a bank.

The 2025 income tax returns are due to be filed tomorrow. I'm hoping they can be. There was so much cleanup to be done, the financial statements were delivered to our CPA later than was ideal. My fingers are crossed.

I now have a contact at the Assessor's Office for reporting unit acquisitions. Alicia has sent her all of the transfers for 2025 and 2026 to date. There may still be escaped taxes that appear on the 26-27 Secured Property Tax bill this year. I'm hoping that resuming the reporting of sales will put an end to these in the future.

The 60+ Supplemental Property Tax bills that I mentioned last month have been paid. Collins is poised to pay our $456,000 current tax bill by wire. This is the first installment of two. The next one is due in February.

The 26-27 Secured Property Tax bill for Atchison Village appeared in the last Riveter. The sales last year and annual 2% increase, increased the value of Atchison Village by $1,000,000 during the 25-26 FY. We've had a lot of sales recently. The value will probably go up again this year. Other than that, the office staff is taking over some of the work that Chris and I have been focused on. Coding the credit card expenses and reporting sales are two of the tasks that Alicia has taken over. Both Alicia and Valeria have been a great help to Chris and myself these past months. Finally, there have been requests made by members for financial statements and other reports and information. Much of this is readily available from the front office. The front office has the most recent financial reports which include the Balance Sheet, Income Statement and General Ledger. They also have copies of the recent Reserve Study. The AV website contains historical information on motions as well as our governing documents. Also, any member can have access to their unit file in the office. They just need to make an appointment to access it.

As usual, this report in English and translated into Spanish will be posted in the glass case outside the office door. Let your neighbors know if they are not able to attend these meetings.

Sharry Mullin, Treasurer

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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.