

THE PAJARO VILLAGER

The Official Newsletter of the Pajaro Village Homeowners' Association, Inc.
Clubhouse @ 739 Bronte Ave., Watsonville CA 95076

January 2020

Happy New Year 2020!

Welcome the New Year With Our Soup Evening



Come and warm up at the clubhouse with our Meet and Greet Soup Evening on January 17, 2020 at 5:30 pm. Please RSVP to Holly Browne at 831-726-2705 with what you would like to bring. Soup or dessert? This is always a lot of fun and a great chance for neighbors to invite any new neighbors to see the clubhouse and meet many of us. BYOB. See you there!

Academy Awards Evening

Let the awards season begin at the clubhouse at 5:00 pm on Sunday, February 9. Come and watch this star-studded event on our big screen. Dress up or not for an evening of fun and games. We will have a Pajaro Village red carpet event with appetizers and goodies. Come to remember old Hollywood as well as see the new movies and stars. BYOB.



Event Calendar

- 1/8 PVHA Board Meeting 6:00 pm
- 1/9 Bingo 7:00 pm
- 1/15 Pajaro Vista Board Mtg. 6:00 pm
- 1/17 Meet & Greet Soup Evening 5:30 pm
- 1/23 Bingo 7:00 pm
- 1/27 Pajaro Village Garden Club 6:00 pm
- 1/29 Pajaro Village Voices 6:00 pm

Weekly Meetings

Monday, Wednesday, Friday: Yoga Stretch Class for Seniors 10:00 am

Tuesdays: Card games 2:00 pm

Weds: Cards: Poker 1:00 pm

**Thursdays: Grey Bears Pick-up
9:00 am – 9:30 am**

Coming events

2/9 – Academy Awards Evening 5:00 pm

Board of Directors

President: Patricia Guevara
Vice President: Josette Winkler
Treasurer: Keith Winkleman
Secretary: Karen Clark
Director at Large: Diane Repp

Office Phone: 831-761-3855
Email: pvha@att.net
Website: pajarovillagehomeowners.com

Highlights of Board Meeting 12.11.2019

The meeting was called to order at 6 p.m. Board members present: President Patricia Guevara, Vice President Josette Winkler, Secretary Karen Clark, Treasurer Keith Winkelman and Director Diane Repp.

The minutes of the board's Nov. 20, 2019, special meeting were approved unanimously. One correction was made to the December newsletter's recap of the board's Nov. 11, 2019, regular meeting: Association member Bob Leonard is seeking donation of a well-maintained recumbent bike for the clubhouse. He is not seeking monetary contributions.

The association's monthly financial report was reviewed, and the board voted unanimously to pay the bills. As of Nov. 30, the checking account balance was \$19,798, and the Reserve Fund balance was \$116,161. Net income for the year through November is \$16,820.

ANNOUNCEMENTS

President Guevara acknowledged the resignation of longtime association assistant secretary Holly Browne effective at the end of November, and said she would purchase a gift card as a token of the board's appreciation for her years of service to her neighbors.

PUBLIC COMMENTS

Director Repp said she has been researching the association's liability insurance costs, and noted that brokers have told her cheaper policies are available containing the same level of coverage. The savings could amount to as much as \$3,000 annually. She will continue her research.

Director Repp also said she is researching proposals from gardening companies, hoping to reduce costs while meeting the special landscaping needs sought by the board.

Director Repp noted that she has found on more than one occasion that someone had turned up the heat in the clubhouse, and then failed to turn it back down. She will research installing a locked cover.

Treasurer Winkelman reported that he had placed a template of a pool table on the floor of the clubhouse's main room to give an idea of what it would look like if the table were moved there.

Architectural review requests: The board approved a request to install solar panels at 800 Cynthia Dr.

OLD BUSINESS

- *Maintenance and repair of exercise equipment:* The board voted unanimously to approve spending up to \$750 for needed repairs.
- *Repair of RV lot cyclone fence:* The board unanimously approved spending \$285 to repair the fence on the Delta side of the RV lot. Repairs will be made by Abacherli Fence Co.
- *Neighbor Helping Neighbor:* Board members Winkler and Clark apologized to the community for suggesting at the board's last meeting that the Neighbor Helping Neighbor fund already established to pay for yard work that some association members can't afford to undertake also could be used to help those who may have difficulty paying increased dues slated for 2020. Ideas for new ways to help neighbors financially challenged by higher dues will be discussed at an upcoming meeting.
- *Hiring a management company:* The board voted 4-1, with Winkelman dissenting, to negotiate a contract with Anderson and Co. to manage the association's affairs starting in March 2020. The board will increase dues by 20 percent in 2020 to pay for the full-service management company. The new annual payment for operating expenses will be \$313.34 for each homeowner. That's an increase of \$44.16 over the 2019 dues.
- Association attorney, Terry Rein, submitted a letter strongly supporting hiring a management company.
- Former board president Judi Lazenby asked the board to consider hiring a management company to deal with the association's finances only, which would cost less each year. "Are we really making this community conducive to seniors" by paying more in dues to hire a full-service management company, she asked. Former board president Videll Gonzales agreed, noting that the PVHOA has been successfully self-managed for more than 40 years.
- PVHOA resident Leonard said he was persuaded by the recommendation of the association's attorney.
- Former board member Cheri Everlove said continuing a self-managed approach would be "penny wise and pound foolish" given the growing complexity of governing homeowners associations. Former board member Trujillo agreed, noting that just this year, the state Legislature had passed some 30 new laws impacting homeowners associations.

into the 2020 PVHOA operating budget, or whether it will be returned to members.

-Treasurer Winkelman said he voted against the proposal because he was concerned the board had not taken enough time to consider the proposal, and educate the community. "We possibly could have moved more slowly," he said, adding that the board could have hired Anderson to manage only the association's finances as a way to "get to know them" before committing to a full-service option. Vice President Winkler pointed out in response that she first proposed hiring a management company last April. - Once a contract is signed with Anderson and Co., the board will develop a formal evaluation system to ensure agreed-upon standards are met.

As part of the general discussion of increasing annual dues, President Guevara announced that the board will review finances at the end of the year to determine how much money is left in the operating budget. Then, as required by state law (the Davis-Stirling Act), an open discussion will be conducted at the association's annual meeting to decide whether the money will be rolled over

COMMITTEE REPORTS

Community Garden: Coordinator Burt Gibson reported there still is one garden plot open.

Sunshine and Welcome committees: Get-well cards were sent to three association members.

Clubhouse Landscaping Committee: Member Trujillo asked for final approval of his request to plant a California incense cedar tree in the backyard of the clubhouse after it serves as the association's holiday tree in December. Board members voiced concern about planting the tree before a full landscaping plan for the entire clubhouse grounds is approved. Trujillo suggested the tree could remain potted for the next year, until a landscape plan is developed. The board agreed.

RV Lot: Coordinator Willie Rich reported there still are three spaces available.

ADJOURNMENT: The meeting was adjourned

Need Medical Equipment?

Call Holly at 726-2705 to see if we have what you need in storage. Walkers, crutches, wheel chairs, and more are available for all neighbors to use.

Contact Info to Save

PVHA Office: 831-761-3855, email: pvha@att.net

PVHA Website: pajarovillagehomeowners.com

Clubhouse Maintenance: volunteer needed

Clubhouse Reservations: volunteer needed

Community Garden: Burt Gibson at 831-722-9777

Key Cards: Patricia Guevara 831-288-0670

Medical Equipment: PVHA office at 831-761-3855 & leave a message. If an emergency, call a Board Member. Available for loan: Canes, shower chairs, walkers, wheelchair and more.

Pool: volunteer needed to liaison w/ pool company.

RV Parking: Willie Rich 831-768-8160

Sunshine Committee: Sharon and Dan Miles – cell 831-234-5409 (text friendly)

Welcome: Contact Deborah Helms at 831-319-4797 or dhelms270@gmail.com if you have a new neighbor.

Newsletter: If you have info for the newsletter, please send it to the PVHA email: pvha@att.net
Submission deadline: 20th of each month.

Newsletter Advertising: If you would like to advertise in the newsletter, you must be a current PVHA resident. Cost: \$25/year. Send info to PVHA email: pvha@att.net

Planning on new landscaping, new construction, or painting your home?

STOP! BEFORE ANY WORK BEGINS

all members of Pajaro Village **must 1st** submit **IN WRITING** their plans or house color choices to the **Board of Directors/ Architectural Review Committee**. A **site plan for construction or landscaping** must also be submitted. Our governing documents, & *State Law* require this. The Architectural Review form can be found in the front lobby of the clubhouse. Contact a board member for any questions. **Applications require a minimum of 2 weeks for review.**

Holiday Caroling with the Library Committee

On Saturday, Dec. 14th, about 20 members of the community enjoyed a caroling event at the clubhouse, sponsored by the Library Committee. Everyone was in the holiday spirit, singing, ringing bells, sharing delicious treats, and spreading good cheer. There are some beautiful voices in our community! The Library Committee hopes this event will become a new tradition in the coming years.



Sweet Afternoon

Some Pajaro Villagers welcomed in the holidays with our third annual sweet afternoon holiday cookie exchange. The clubhouse was decorated beautifully thanks to our hostess Marie Coffey and the events committee. In addition to the beautiful holiday decorations, many different cookies were tasted and enjoyed. We all took home cookies after an afternoon of cookies, hot chocolate, coffee, tea or egg nog. This year a holiday boutique was added with a few last-minute gift ideas for those who attended.



CAPITAL FINANCIAL REALTY

 PEGGY M. YOUMANS

Haines & Associates
 Linda Haines
 Broker
 LHaines25@gmail.com
 BRE # 01028049
 831-818-6908
 624 Delta Way, Watsonville 95076
 Full Service Real Estate and Property Management

Jim Idleman
 Cruise Specialist
 CST# 2052458-40

 South Pacific Adventure
 755 Bronte Ave, Watsonville, CA 95076
 TEL | 831-786-9379
 EMAIL | scojwi2@yahoo.com


Caregiving Extraordinaire
 People and Pets
 Carrie Busick
 Pajaro Village
 Watsonville, California
 cell 408-656-2084
 home 831-536-5415
 — loving, reliable, trustworthy care — grocery shopping — errands —