

# THE PAJARO VILLAGER

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

March 2019



## St. Patrick's Day Potluck Saturday, March 16 3 pm – 4 pm Appetizers 4 pm – 6 pm Dinner

Please join us at the Clubhouse  
for Corned Beef and Cabbage!  
*Please bring an appetizer, salad  
or dessert to share.  
Bring beverage of your choice.  
Wear your green.*

RSVP: Sandie 240-5803  
Holly 726-2705

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## Highlights of the Special Pedestrian Safety Meeting on Feb. 13, 2019 at 6:00 pm

Pajaro Village clubhouse hosted a Pedestrian Safety meeting presented by the Watsonville Police Department. The officers presenting were Devan McMahon, Donny Thull and Sean Tol -- all from the traffic division of WPD. (The Board Mtg. was cancelled.)

1. It was a reminder that when you are driving, look out for pedestrians everywhere at all times. Safety is a shared responsibility.
2. Use extra caution when driving in hard-to-see conditions, such as nighttime or in bad weather.
3. Slow down and be prepared to stop when turning or otherwise entering a crosswalk.
4. Yield to pedestrians in crosswalks and stop well back from the crosswalk to give other vehicles an opportunity to see the crossing pedestrians so they can stop too.
5. Never pass vehicles stopped at a crosswalk. There may be people crossing that you can't see.
6. Never drive under the influence of alcohol and/or drugs.
7. Follow the speed limit, especially around people on the street.
8. Be extra cautious when backing up-pedestrians can move into your path.

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## Neighbors Helping Neighbors

Josette Winkler and Michael Levy are working together to establish protocols for this community outreach project. As a reminder, money was raised to support residents in Pajaro Village who need help with gardening or upkeep of their yard. This committee will present their recommendations regarding: 1) criteria for eligibility, 2) guidelines for requesting or offering support, 3) types of services PVHOA would approve, and 4) the maximum amount of support. Please submit any thoughts or recommendations in written form to the clubhouse or leave a message on the clubhouse answering machine.

## Event Calendar

3/7 Bingo: 7:00 pm

3/11 Book Club: 3:00 pm

3/13 PVHA Board Meeting: 6 pm

3/16 St. Patrick's Day Potluck  
3 – 4 pm Appetizers 4 – 6 pm Dinner

3/20 Pajaro Vista Board Mtg. 6:00 pm

3/21 Bingo: 7:00 pm

## Weekly Meetings

Tuesdays: Card games @ 2:00 pm  
Cards: Poker @ 1:00 pm

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

## Coming events:

4/27 – Sat 2nd Annual Ladies Tea at 1 pm

5/4 – Sat. 2nd Annual HOA Garden Tour  
11am-2pm

6/1 – Sat. ALOHA! Hawaiian Day! 3pm Potluck  
7/4 – Thurs. Annual BBQ Celebration hosted  
by our HOA Committee

8/9 – Fri. Hot August Nights @ clubhouse  
Celebrating All Birthdays in 2019! 6pm

9/28 – Sat. Community Yard Sale - Clubhouse  
parking lot

10/ 26 – Sat. Halloween Party! 3pm

## Board of Directors

President: Judi Lazenby  
Vice President: Al Beattie

Treasurer: Al Beattie  
Secretary: Patricia Guevara  
Members-at-Large: Josette Winkler  
And Scott Ivens

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Assistant Treasurer: Cheryl Dalton  
Assistant Secretary: Holly Browne  
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## Hot Topics for February Board Meeting

- Question. Is Pajaro Village required to conduct a financial audit in any year the gross income exceeds \$75,000?
- Answer. If an association's governing documents are silent regarding an audit, the Davis-Stirling Act requires, at a minimum, a "review" of the finances for any **fiscal year** in which the association's **gross income** exceeds **\$75,000**. (**Civ. Code §5305**.) In a review, a **CPA** performs limited inquiries in accordance with GAAS (generally accepted auditing standards) and gives "limited assurance" that the financial statement is materially correct.
- Question. Is Pajaro Village required to conduct an audit of its Reserve fund when it exceeds \$100,000?
- Answer. This is not required. What is required is a new Reserve Study be conducted every three years. Pajaro Village is scheduling this in the Fall of this year.
- Question. Why will there be no election of Directors in 2019?
- Answer. When the number of candidates is equal to the number of open seats the election is considered to be uncontested. Pajaro Village had two open seats in this year, and only two candidates, Patricia Guevara and Scott Ivens. Therefore, it is an uncontested election.
- Question: Who are the Officers for the year 2019 – 2020?
- Answer. This new board is responsible to meet and elect members of the board to the offices of President, Vice President, Secretary, and Treasurer. The new officers will be announced at the April meeting.

**Treasurer's Report:** Since the regular Feb. Board Meeting was cancelled, the Treasurer's Report is being printed in the newsletter this one time.

### **PVHOA Treasurer Report - February 13, 2019**

The Checking account balance is \$49,540 and Reserve Fund is \$108,887.

#### **Income for the month of January was \$51,050**

Homeowner dues \$48,116  
 RV lot \$2,630  
 Finance Charge \$294 from 3 delinquent homeowners that are now current  
 Key card Income \$10

#### **Expenses for the month of January was \$10,659**

Pool & Spa monthly service charge & chemicals \$287  
 Pool & Spa extra\$505: \$225 for pool & tile cleaning/\$281 to replace lens gasket & light  
 Janitorial \$595: 2 months billing Dec/Jan  
 Committee \$144: \$113 for the newsletter \$27 Paper goods \$3 social activities  
 Secretary-Treasurer \$550  
 Insurance Policy \$7,584  
 Office Supplies \$202 for checks  
 Postage \$200  
 Utilities \$592: Electricity \$228, Gas \$43, Water \$289, and Garden Water \$31.

#### **Net Income for the month of January was \$40,392.**

The Vendor 1099's were mailed, and I will be making an appointment this month with our CPA for the Income Tax filing.

Respectfully submitted  
 Cheryl Dalton, Asst. Treasurer

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#### ***PVHA HELP WANTED:***

- 1. Librarian** needed: If you can help for just a few hours a month, we need a librarian at the clubhouse to put the **books away**.
- 2. Sunshine Person** needed: to send greeting cards to those neighbors who may be ill or might need a good wish.

For both of these positions, please call the clubhouse and leave your name and phone number for a call back.

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**Above and Beyond**

The ABOVE AND BEYOND recognition for March goes to all of our **Newsletter Carriers!**

A group "thank you" goes out this month to the dedicated team of **Newsletter Carriers** who make sure our monthly newsletters get delivered in a timely fashion. They go **above and beyond** for us and we thank the following neighbors: **Sandy Haven, Willie Rich, Valerie Stewart, Mary Sequeiros, Joaquina Daniel, Mary/Patrick Orozco, Sandie Martinez and Rosie Machado.** We sure appreciate all of of you!

(If you know neighbors who have gone ABOVE AND BEYOND to help our P.V. Community, call the clubhouse and let us know.)

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A **BIG Thank You** goes out to **Don Bowie** this month who was kind enough to fix our sagging fence and gate on the side of the clubhouse. We sure appreciate the great job he did!

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**In Appreciation:** A gift card will be presented to **Bobbie Grennier** in appreciation for her work in establishing the Pajaro Village website, and for her generosity in funding the initial costs.

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**The Pajaro Village Book Club:** This group meets the 2<sup>ND</sup> Monday of the month at 3:00 pm. We welcomed two new members: Sharon Miles and Lynn Karst. New members and visitors are welcome. We look forward to our next discussion. The book for March is **Unhinged** by Omarosa Manigault Newman. For April, the book is **The Water is Wide** by Pat Conroy (1972).

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**Hospitality Corner**

A "get well" card was sent to Rosie Machado. **Wishing you a speedy recovery.**

A sympathy card was sent to Lorrie Timmons. **Our prayers are with you.**



**CAPITAL FINANCIAL REALTY**  
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**A Memorial Plaque**



Marjorie Way with Patricia Franks

Patricia is very active and uses this "Big Machine" and the exercise room regularly. Patricia's husband Robert Franks donated this piece of equipment over 20 years ago for everyone to use. Robert has since passed away. PVHA is going to put a donor plaque on this machine as a memorial/thank you.

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**Coming in April - 2nd Annual Ladies Tea**

Saturday, April 27th at 1 pm at the Clubhouse  
Please RSVP Holly 726.2795 to reserve and set up your table.

**Mahjong or Pedro anyone???**

Some village neighbors would like to get these 2 games going and need players interested in joining in. Email Robin Russell if you are interested: robinskeep007@aol.com.

**Gardeners Corner:**

Burt Gibson, the Garden Coordinator, reports that all the plots are taken and planting has started. The gardeners will be in high gear soon with planting and weeding. Stop by to see what is coming up.

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**SCAM:** Beware of man knocking on doors in Pajaro Village and asking for money claiming he could not get his social security. He is the same man who came to my door about 8 months ago. He drives an older black, 2 door sedan, is about 6' tall, and was dressed in black. He is a repeat offender. Do not give him money. Call the police. (More details on Nextdoor)  
Submitted by neighbor Rita Rae Prelvitz



## Pictures from the Valentine's Day Party



Tons of fun & delicious treats!



Planning on *new* landscaping, *new* construction, or painting your home?  
**Stop! Stop! Stop!**  
 Our governing documents, and *State Law*, require that all members of a community, such as ours, ***must first*** submit **IN WRITING** their plans or house color choices to the **Board of Directors/Architectural Review Committee** ***BEFORE ANY WORK BEGINS.***

A site plan for construction or landscaping must also be submitted.  
 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 two weeks for review.***



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