

[www.emerybayvillage.com](http://www.emerybayvillage.com)

## Annual Meeting Updates!

**T**he Association held the Annual Meeting on March 28th; we obtained quorum with a total of fifty-seven ballots received. Eric Stilan and Michael Ball were elected to serve a two-year term.

### Your 2018 Board of Directors:

**President: Eric Stilan**

**Vice President: Elle Lathrop**

**Treasurer: Matt Johnson**

**Secretary: Michelle Siegel**

**Member at large: Michael Ball**

**Internal Dispute Resolution (IDR) Rep: Eric Stilan**

Of the fifty-seven ballots received, seven were deemed invalid by management (acting as Inspector of Elections). Several things can invalidate a ballot; we had two that were submitted by the same household (only one vote allowed per unit), one member did not complete the outer envelope (which is required by law) and the other four ballots improperly marked their votes (casting more than two total, or more than one vote for a single candidate). The following eligible members were listed as write in candidates: Michael Ball, Dusty Bernard, Stephanie Barbour, Meg Coughlin, Baruch Golden, ARobin Orden, Carol Hopkins. In addition to the board election, the IRS Revenue Ruling 70-604 passed with forty-five votes in favor.

As we gather costs on the upcoming concrete repair/replacement and asphalt projects, we will also be evaluating the trees that are impacting the areas that need to be addressed. We hope to use root barriers to avoid removals, but in situations where a barrier is not an option, the Board will be gathering costs for removals. More information will be available as we research the options further.



## Community Corner

Michelle New,  
Community Manager  
Walsh Property Management, Inc.  
PO Box 2657  
Castro Valley, CA 94546

Phone & text  
510-888-8983  
Fax 510-538-7202  
Main Office 510-888-865  
mnew@walshpm.com  
www.walshpm.com

**Next Board Meetings:**  
April 25, 2018 at 7pm  
Meetings are held at the  
Community Center.  
Residents are welcome and  
encouraged to attend!

## PLUMBING REMINDERS

Please remember to report plumbing issues to management. Not all items are common area related, but for items such as sewer line backups, it is critical the Association is aware of these so that they can be addressed. Above All Plumbing should be called for after hour or weekend emergencies, followed by notifying management of the service call. Assigning responsibility for payment can be determined after the work is completed. **You can reach Above All Plumbing at 510-475-6040.**

## TRASH . COMPOSTING . RECYCLING .

When using the recycling area please be sure you are not leaving non-recyclable material in the bins. Furniture and electronics are not removed by Waste Management when left at the recycling center. Removal of these non-approved items costs the Association a lot of money! If you witness any illegal dumping and can identify the party responsible, please contact management. In cases where we know who is responsible the Association can bill them directly for the costs.



**Paper Cardboard,  
Dairy & Juice  
Containers**



**Flattened Cardboard  
& Paperboard**



**Glass Bottles & Jars**



**Metal Cans**

Steel, tin & aluminum soda, vegetable, fruit & tuna cans



**Plastic Bottles &  
Containers**



**Paper**

Brown paper bags, non-confidential office paper, newspaper, magazines

All boxes need to be broken down and placed in the bin. Cans, plastic and glass bottles are acceptable along with rinsed out paper / cardboard food containers.

For food scraps, please use the appropriate composting bins placed throughout the property. If you are unsure of how to properly compost, please contact management and we can provide you with information. Failure to place the correct items in the proper bins can result in additional fees by Waste Management, or Waste Management can refuse to provide service.

Storing items in your trash enclosure is not permitted. This includes letting recycle materials pile up prior to transporting them to the recycling center. We recommend that you use the recycling center routinely to free up space within your trash bin. If you have the need for a special bulky trash pick up, you may call Waste Management to schedule one for your specific address at 613-9700.

Did you know that there is a mail slot on the side of the clubhouse? A board member has volunteered to check this box weekly for member communication. Please do not use this for assessment payments or emergency issues. This can be used for suggestions, general questions or comments to the board. We do encourage you to go through the proper channels first, which would be sending management an email, letter or placing a call—but in situations where you feel the matter is not addressed adequately, you can leave your comments/notes to be reviewed by the board.