

February 2018

The Village Voice

A Publication for The Emery Bay Village Homeowners' Association

Annual Meeting Reminder!

The Annual Membership Meeting is scheduled for March 28TH at 6:30 PM. We must reach quorum to hold the meeting, so we ask that you promptly return your ballot. The cost of a second mailing or rescheduled meeting can be costly!

Guest Bike Racks: COMING SOON

You may have noticed some concrete pads being installed at various locations this past month. These pads are where new bike racks will be installed. The Board will be publishing a policy for proper use in the coming weeks.

Attention Drivers: SLOW DOWN!

The maximum speed within the community is 10 mph. Many residents exceed this, only slowing for the speed bumps. Please use caution while pulling out of your parking space to ensure the area is clear of people, pets and other vehicles.

Distractions, impatient drivers and pedestrians do not mix! Please remember to drive cautiously so that we can avoid any accidents.

Gutter Cleaning

March 19th–24th

Commercial Gutter will be clearing all gutters and downspouts, starting on the 19th of March. Please clear items that are directly under any gutters to avoid damages.

If you notice a clogged downspout or an overflowing gutter, please contact management. There is a warranty that provides for free return site visits.

**REMEMBER TO
RETURN YOUR
BALLOT!**

Community Corner

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

Phone: 510-888-8983
Fax 510-538-7202
mnew@walshpm.com
www.walshpm.com

To receive communication
by email, please fill out and
return the consent form
enclosed.

If you have an accounting
question please contact
510-888-8965 to talk the
accounting department.

All escrow related request
need to be done through
www.homewisedocs.com

**Next Board Meeting:
MARCH 28TH
Annual & Regular
Meeting
6:30 PM
Meetings are held in
the community center
Residents are
welcome and
encouraged to attend!**

www.emerybayvillage.com

WHY ARE TREES REMOVED?

One of the wonderful things about Emery Bay Village is the trees. In the middle of an urban environment, Emery Bay Village stands out. However, with the property aging, some things factor in beyond just the health and the beauty of the trees. When originally developed too many trees were planted. This is not uncommon, as with small saplings, having too many increases the visual appeal for new buyers. But what rarely occurs is that within the first five years, trees get removed that never should have been planted in such proximity to one another or to the buildings. Over the years as these trees matured and the effects of the original design began to take shape.

Lifted sidewalks, invasive tree roots that damage not only plumbing lines but the irrigation system and damage to the buildings they surround, and they also become infested or diseased (which in turn can spread to other healthy trees). In addition, the redwood trees also offer too much shade and aide in trapping moisture in the units causing mildew growth in several units that are in these areas. While the Board loves the trees, they must also be proactive in dealing with the damages they cause. In our case, it's not fiscally responsible to continue to address the damage and not the root of the problem.

The decision to remove the recent trees was not a decision made lightly. Nor is the decision of removal the last step in the process, but rather just the first step. The idea is to remove the trees that are damaging buildings and that are a liability and eventually find suitable species for our site and in locations where the trees can thrive.

An example of issues helps to shape the Board's decisions is the Lateral Line Compliance requirement that affects EBMUD customers. This requirement must be complied with by 2021 and includes inspection of all lateral lines, testing and repairs of any lines that are damaged or do not fail the pressure testing. Over the years the HOA has spent between \$5,000 and \$11,000 for these repairs (not including interior damages which can often be twice the cost of pipe repair). This regulation will require the HOA to test and repair the sewer lines, not just this one time, but every ten years the process must be repeated. In nearly all lateral line breaks, tree roots were the cause and at an average of \$7500 per repair, the Board of Directors is making a fiscally responsible decision when looking at the removal of the tree vs. cutting roots back and adding a barrier.

The Board and the committee are working diligently to find a balance between preventative maintenance, finding long term solutions to problems and keeping the community as attractive as possible.

Member Site: <http://groups.yahoo.com/group/EmeryBayVillage>

DISCLAIMER: The Emery Bay Village Yahoo! Group was developed independently by a homeowner and is not related to, affiliated with, nor sponsored by the Emery Bay Village Homeowners Association. The Group exists for residents to share information, ask questions, voice concerns, and discuss issues affecting our community. Not all posts contain accurate information and this Group does not claim accuracy of all information. Please investigate on your own. The Group owner and the Association are not responsible for message content, opinions expressed, nor the information presented by Group members.

Parking Reminders

Vehicles parked in the open spaces are required to move at least once every 72 hours.

Vehicles that remain for a period exceeding 72 hours are considered 'stored' vehicles and are subject to towing.

Carport spaces allow cars to be parked up to ten days without movement.

In addition, all vehicles parked within EBVHOA must have current registration **displayed** and all vehicles must be operational.

All vehicles towed are done so at the owners expense.

Each unit is allowed to park no more than two cars in the community at the same time. Additional cars must be parked on the public streets to avoid towing by the HOA.

