

OCTOBER 2011

ECA NEWSLETTER

BOARD OF DIRECTORS

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ARCHITECTURAL

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SOCIAL

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DATES TO REMEMBER

ECA Book Club

Mon. 7 pm 9/19/11

Hax, 4413 The Court

Next Board Meeting

Thurs., 7:00 pm 11/03/11

4419 Park Green Court

FROM YOUR PRESIDENT CLAUDETTE OSTRANDER



I hope you have enjoyed reading the bios of our Board Members. We really have some very talented people living in Evergreen Commons and are fortunate that they are willing to give of their time and talents to keep this association self managed. As you may or may not know, ECHA is one of very few home owner associations that is still managed by the owners. And it is for this reason that our annual dues are as low as they are. Remember this when you are contacted in a few months by the Nominating Committee to run for the Board. Just say "yes" and put your name up for election to our Board of Directors. It is a great way to get to know your neighbors. Most of the positions do not require a lot of your time and "yes" it can be frustrating, but it is also rewarding. The main thing is to stay involved and by doing so, keep our dues low!

Please read Alexis Davidson, Architectural Committee Chair's article. Members of your Board of Directors will be walking the neighborhood the week of October 24th and we hope most households are in compliance with the CC&R's. Screen your garbage cans, remove anything you have been storing in your car port and sweep the drive and walk. Weather is still good for a few more weeks which will give you a chance to spruce up your property and get ready for the winter rains.

When you receive your quarterly statement from our Treasurer look it over, you may still be in arrears if you did not show up on work day in the park and owe the \$40 assessment. Please bring your payments up to date.

POOL AND PARK MARVIN POTTS

I want to thank everyone for helping keep the park and pool clean this summer. The cooler weather is rapidly bringing the swimming season to a close so the pools will be closed sometime during the next two weeks for repairs to the piping system. The wading pool has been closed for the past two months waiting on repairs to leaking pipes. Nuquest Pool Service will be doing the repairs for a cost of \$577 and should be finished within two days from beginning work. The flowers around the pool are still in bloom but beginning to fade with the onset of the coming cooler weather. You will notice a dead spot in the grass at the Northeast end of the park. This is due to the roundup that was sprayed to get rid of the broad leaf weeds that were taking over and crowding out the grass. A second application of roundup was required to try to kill the remaining weeds.

GET TO KNOW YOUR BOARD OF DIRECTORS

Curtis Wheeler



studied
name to

I am a native of northern California and grew up in the Bay Area. I attended Foothill High School in Pleasanton and then Administration of Justice at Chabot College (which changed its Las Positas College while I was there).

I joined the Air Force before finishing college, spending my first couple of years in the service as a firefighter. After getting red lights and sirens out of my system I started a telecommunications career and spent six years in an Air National Guard combat communications squadron. While an active reservist I served in the Persian Gulf region during Operations Desert Shield and Desert Storm, and also had short “TDY” assignments in Korea and Thailand. So much for being called a “weekend warrior.”

My military experience helped me land a job with Chevron as a telecommunications technician and project manager. While there I had special assignments that included training technicians in Africa and working on a world wide emergency response team. After nearly ten years at Chevron I spent seven years with Verizon Business, five of those as an operations manager supervising a team that worked from the Bay Area to the Rocky Mountains.

In 2008 I went back to doing field work as a communications technician, hiring on with Pacific Gas & Electric. My PG&E colleagues and I support just about every communication system PG&E uses in the Sierra Division. My primary territory is the highway 50 corridor from about El Dorado Hills to Echo Summit. A job that requires far less travel than my previous positions.

Many of you know my wife, Lisa. We met in 1996 through mutual friends involved in boating. Lisa and I shared a busy boating life on weekends for several years as members of the Diablo Yacht Club. We both spent time on the DYC Board of Directors. I served as the Commodore in 2004.

Lisa and I were married in 2002, and blessed with our daughter, Erin, in 2004. Marriage, parenthood and work obligations can temper your enthusiasm (and resources) for expensive grown-up hobbies so we exchanged our 36 foot cabin cruiser for soccer games and Girl Scouts.

Lisa and I bought our Evergreen Commons home in 2005. After looking at well over a dozen homes in the Sacramento area, we walked into this house on Park Green Ct. with our Realtor and I told Lisa, “I think this is it,” before barely getting through the entryway. We quickly became fans of mid-century moderns (though Lisa still has some feelings for Victorians and Italianates) and appreciate being in an Association that tries to preserve the spirit of what Carter Sparks and the Streng Brothers have built here.

It’s been a pleasure (and a learning experience) to serve on the Board as your former Secretary and current Treasurer.

SOCIAL DIRECTOR— JOHN ALTIERI



More than fifty members showed up poolside on the evening of September 8 for the annual Ice Cream Social featuring Leatherby's ice cream sundaes with all the fixings. For the first time in memory (mine) there were no featured speakers from the Sheriff's Dept. (due to budget cutbacks) or such as we had last year for the Measure D vote (cityhood for Arden-Arcade, which failed to pass). My thanks to Board members Claudette Ostrander, Alexis Davidson and Curtis Wheeler for helping with the set up and clean up. Audrey Blake was present conducting ECA's eco-friendly service (started by her granddaughter's Girl Scout project 2 years ago) of collecting used batteries and CFL light bulbs in order to help keep them out of the landfills.

TREASURER'S REPORT - CURTIS WHEELER



My summary report to the Board for September, reviewed at the October 6 meeting, is available on the documents page of the web site. Note that this is a summary of the finance issues that I presented to the Board and there is usually more discussion, but it does offer some basic information such as account balances and a list of expenses paid for the month. I will start posting this monthly so nobody has to make a request for it.

It may seem like the Treasurer is bringing up quarterly assessments every month, but it just works out that way. One month ahead we remind everyone that assessment will be due; then the next month we are reminding folks to avoid the late charge. Nothing has changed. Fourth quarter assessments were due and payable on October 1st, and late charges apply on the 16th. All Members should have received a statement this month, even if they have a zero balance due. This was let everyone know how their account looked for the end of the year.

Some Members still have a \$40 balance owing on their Park Maintenance Assessment (a.k.a. work day assessment). This is a regular assessment and was applied to every lot this year as you should see on your statement. If you contributed four hours toward Work Day in the park, you will see that assessment was waived with a credit. If you still have any outstanding balance owed, please take a moment to send in your payment today.

We have a small number of delinquent accounts with a total owing balance that is higher than we usually have to deal with. The Board realizes that economic conditions might be tough for some, but paying assessments remains important as your quarterly checks are used to pay for recurring expenses that go out every month. When the delinquencies start totaling thousands of dollars it can start to make a difference. I encourage you to take a look at my report mentioned above. You might be surprised at what we spend just on the water bill each month, the "Lawnman" bill for landscape maintenance and "Nuquest Pool Service" for keeping the pools clean year round. That combined with capital replacement projects adds up to a lot, and your assessments cover it. If you are behind, it is only fair to your neighbors to get caught up. We can work out payment plans if needed, but it is important that unpaid assessments be taken care of. I would like to extend the Board's appreciation to those that have come forward to get their accounts current. Thank you.



ARCHITECTURAL COMMITTEE
ALEXIS DAVIDSON



We've had our first rain of the season. As we look at the statistics in the Sacramento Bee, we see that the normal amount of rainfall for the season has been increased from prior years. This recent rain has already taken us above our new normal to date. So while we have some sunny days remaining before the real season arrives, we continue to encourage everyone to inspect and make certain fascia boards and beams are painted and ready to stand up to the rain. Our thanks to those who have been working to keep their homes in good repair.

Some neighbors have expressed concern about continuing problems with some households not bringing their garbage cans in from the street, or once up from the street still visible. Also, as the leaves start falling, it will be important to keep walkways swept to avoid leaves blowing into neighboring yards and, more importantly, causing injury if people slip on them.

At its last meeting, the Board of Directors decided to schedule a walk-through of Evergreen Commons during the week of October 24. We will be looking specifically for houses that need the fascia or beams attended to, for wayward garbage cans, and any build-up of leaves in carports and walkways. Citations will be written for lots that are not conforming to the CC&Rs concerning maintaining the exterior in good repair.

We hope that with this advance notice, most homeowners will make it a priority to take care of these tasks. The individual houses will benefit, and the neighborhood will benefit in overall appearance as a well maintained community.

Again, our thanks and appreciation to those who do take the time and make the effort to keep Evergreen Commons looking good.

ECA Book Club

READ ANY GOOD BOOKS LATELY? Come and tell us about them!

Next meeting will be Monday, October 17, 7 pm, Linda Hax's house, 4413 The Court.

PLEASE COME JOIN US AND GET ACQUAINTED!

We will be discussing The Feast of Love by Charles Baxter. This novel earned the National Book Award in 2001.

Next month, Monday, November 14, 7 pm, site to be determined.

Book and discussion: Medicus by Ruth Downie

Contact us for more information.

Audrey Blake, 484-6510, audreyjblake@comcast.net

Karen Buxton, 489-9409, kbuxton44@yahoo.com



Garden Glimpses by Linda Hax



If you missed last weekend's Fall Festival at the Shepard Garden and Art Center in McKinley Park, the corner garden at Mission and Inman Way may offer buying opportunities for your garden if the Perennial Plant Club had an excess of plants to buyers. It all depends on how many folks attending the Fall Festival realized that fall is the best time to plant and took advantage of the occasion to purchase plants they won't find at the big box retailers.

Is anyone interested in carpooling to the October meeting of the Perennial Plant Club at the Shepard Garden and Arts Center? The topic for the meeting at 7:00 PM, Thursday, October 27 is Pruning and Caring for Your Tools by Sue and Ernie Magill from Roseville. Email me if you would like to participate, lhax@surewest.net.

Perhaps we could start a monthly car pool excursion to the Perennial Plant Club monthly meetings. They have interesting speakers and trips to private and public gardens as well as nurseries. I have been a member for years but often find my energy lags by Thursday evenings. A peer group outing would be additional motivation. Check out their Web site at www.sacramento-perennial-plant-club.com for more of an idea about their activities, past and present.

NEIGHBORHOOD WATCH FRED LINKS



Our "run" of no reported incidents continues through September. Being very diligent works; keep up the good work. Read the following and refer to it often. This info comes from the Sacramento County Sheriff.

Let's deter burglars. Burglars walk among us and are found around our neighborhoods. They look for opportunities. They look for low risk and some financial gain. They like it best when we are at work or gone on an errand or even possibly sleeping. If the burglar is looking on your street, what house will he pick? He picks houses with the least resistance, the lowest risk and the best opportunity for financial gain.

Check out the crime prevention map. www.sacsheriff.com Go to reports and then click on detail reports to get a list of crime in your neighborhood.

I absolutely guarantee you that it is better to be prepared and prevent a burglary than to become a victim of one. Please find time to look at your house as a burglar would and see if you can apply some of these deterrents to your 'to do' list at home.

A plan of recommended Crime Prevention measures follows:

SECURITY LIGHTING is a deterrent if you or your neighbors are watching. Decorative yard lights are not security lighting. Lighting is for you to see what's in your yard and driveway, not your guests or burglars. Point light downward and point it from your house, into your yard, toward the street and driveway. Light does you no good, if you can't see what is in your yard and driveway. If you light up an area and no one is regularly there to watch that area, (neighbors should be able to see your property) it does not benefit you.

ENCOURAGE PARTICIPATION OF NEIGHBORHOOD COMMUNICATION.

The more information that you share, the more you are aware of each other and what is happening on your block. Keep the email and phone lists up to date. Apprise new neighbors of Neighborhood Watch and get them involved.

Keep me informed if you have a series of crimes, concerns or questions. Provide updated rosters to members when needed. Have a party. Hold an event. Take time to talk with each other. Be good neighbors. Watch out for each other.

SECURITY SYSTEMS DETER BURGLARS. They prevent high dollar loss in the event of a burglary. Alarm window or yard signs are of high value as well.

REINFORCE THE DOOR FRAME. One method of doing this is to replace one screw in each of the hinge plates with a 3" screw. This will reach past the door frame into the 2x4 studs behind the door frame. I firmly believe that plywood/pine frames are the easiest frames to kick in. Check to see what kind of door frame that you have.

SECURITY STRIKE PLATE is the metal piece on the door frame that the deadbolt "throw" goes into. It should be 4 or more inches in length and be mounted with two or more case-hardened screws at least 3 inches long.

DEADBOLTS are excellent and are recommended on each of your exterior doors. Just remember that deadbolts are only as strong as the material they are installed in. Don't be lulled into a false sense of security just because you have a deadbolt installed.

SINGLE CYLINDER DEADBOLT has a keyway on the outside and a turn knob on the inside. It is recommended on all exterior doors. (If there is glass within 40 inches of the door lock, it should be covered with a security grille to prevent reaching through the glass area to unlock it.) The throw bolt should extend at least 1 inch from the edge of the door, and it should have a hardened steel pin inside the throw bolt. The lock should be installed with at least two 1/4 inch case-hardened steel fasteners, and should have a tapered or rotating guard around the key section so that it cannot be compromised with a pair of pliers.

DOUBLE CYLINDER DEADBOLT is keyed in both the inside and outside, requiring a key to unlock it. It is the same as the single cylinder deadbolt, except the keyway on both sides of the door."

ALWAYS LOCK YOUR HOUSE. Make sure your doors are locked; even if you plan to be gone for only a few minutes. Even the best locks won't protect you if they aren't used. Most crooks are not professionals. If they can't open the door and walk in then the next best thing to do is smash a window or kick the door in...or go some place else.

PIN HINGES are recommended for exterior doors that open out. A hinged door that opens out has the hinge pins on the outside, making it possible to remove the pins and open the door from the hinge side. To prevent this, remove one of the screws of the hinge (on the door frame side) and drive a nail into the hole, leaving the nail exposed 1/2 inch. Then cut off the head of the nail. Remove the matching screw from the other half of the hinge. The nail should now fit into this second hole when the door is closed, connecting the two parts of the hinge and securing the door from being opened by removing a hinge pin from the outside.

INSTALL A 190-DEGREE VIEWER or a "peep hole". It should be installed in all exterior doors where there is no visibility from inside to see who is at the door.

DOUBLE DOOR ENTRANCES that have two swinging doors that close in the middle should have flush bolts installed on one of the doors. These bolts extend up into the frame at the top and down into the floor at the bottom, providing a base to lock the other door to.

REPLACE THE EXTERIOR DOOR that has hollow core construction, or that is in weakened condition due to age or weathering. If you replace the door-absolutely replace the frame with a solid hard wood as well.

GRILLE OVER WINDOW IN DOOR. Doors that are half wood/half window should be replaced or have a security grille installed over the glass part. Install this grille on the inside of the door, or use tamper resistant fasteners, such as round-headed thru-bolts, if installing the grille on the outside. (An alternative to replacing the door would be to install a security wrought iron door on that entrance.)

SLIDING DOORS. Install pan head screws in the upper track of the movable panel of all sliding doors. The purpose is to prevent the sliding door from being lifted off the track and removed from the frame when it is in the closed position. These screws have rounded heads and should be installed about 2 feet apart. They should be screwed in so that the door can just barely slide by, while preventing it from being lifted up out of the track. Also cut fitted doweling in the tracks. It should fit snugly. Never use 'something' else to keep the door snug. Get fitted doweling on your next trip to the hardware or lumber store.

USE A CHARLIE BAR OR A DOWEL. A Charlie bar is a commercially available device that mounts to the frame opposite the sliding door and swings down behind the door to stop it from sliding. A stick or dowel inserted snugly into the bottom track can be used in much the same way.

Pin Doors. With the door in the closed position, drill a small-diameter hole from the inside center frame through into the outside frame, but not through the outside frame. Insert a nail or other sturdy pin. To be most effective the hole should be made at a slight downward angle to prevent the pin from falling out if someone tries to lift the door up out of the frame. Caution: When drilling holes in the frame great care should be taken to avoid drilling into or striking the glass. Tempered glass will frequently shatter on contact with the drill bit.

Sherrie Carhart, Crime Prevention Specialist, Sacramento County Sheriff, North Division
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NEIGHBORHOOD WATCH
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**“Picnic in the
Park”
PHOTOS
By
CLAUDETTE**

