

The CHANNELS

newsletter

WINTER 2026

President's Perspective

I apologize for the delay in getting this out, but there's been a lot going on and it's taken some time to put everything together (not to mention my short stay in the hospital, don't worry, everything is shiny, not to fret.) I wanted to take this space to address some comments I've heard (mostly second hand) and on Facebook.

First, I want to share with you a saying I learned not too long ago and have taken to heart "Don't hear what wasn't said." In other words, take statements at face value, and do not infer hidden meanings or motives. Everyone has a different communication style, and it's critically important, particularly with email or social media, not to speculate. If you need clarification, just ask. If you have an issue, speak up at a meeting or send us an email.

With that said, let's get into it.

RECENT POA EMAIL BLASTS

What was up with the February 7, 2026 "inspection" email? That email was just to inform the membership that every year the POA will start looking for overgrown lots and fire hazards in March. I'll agree that the "tone" of the email could have been better- and to that end I've instructed the board to circulate all mass communications for a 48-hour review period (unless it's an emergency like a fire or evacuation) so we can better craft our messages.

Are the standards discussed at the Firewise presentation, like only hardscape next to homes, going to be enforcement/architectural standards for the POA? No, they are not current POA enforcement standards. The Firewise presentation was to provide you with information on how to "harden" your home against fire. The presentation also counts against our required 824 volunteer hours (one hour per "unit") on a per-attendee basis. If we do not hit the volunteer hours, the POA is required to spend funds at a rate of \$29.95 per volunteer hour (for 2026) on fire safety for the community- that's \$24,679 if we had no volunteer hours. From what I understand, California law

requires insurance companies to provide a discount based on wildfire mitigation, which includes the community's Firewise certification. Oh, when you do "fire abatement" on your property (like cutting weeds), that also counts, and it would be great if you could track those for the board. (I'll see if we can't get an online submission form going.)

Well then, what are the POA's enforcement standards? Don't hate me for this answer, but we're working on it. My plan is to circulate a list of enforcement standards prior to the March board and membership meetings for review and comment so we can have set standards everyone is aware of (and with luck agree on.)

Now what about the February 11, 2026 email requesting information on service providers within the POA boundaries? Am I required to use them for repair and other services? Absolutely not, you can hire anyone you chose. The idea behind the board attempting to generate a list of local providers, which has been requested by community members, was in the vain of the community helping itself. Also, as I've both heard and experienced, it's really difficult to find people to work on our properties and thus our members may have better luck with local, in-community, providers. While we're on this topic- if and when we generate the list it is not a recommendation, merely information. The board will not, and cannot, endorse any provider or offer any guarantee or opinion as to the quality of the work and any such comments by a particular member are their personal opinion only.

I heard rumours that the board is having expensive lunches at POA expense. If they are, I have not been invited. Seriously though, our financial records are open books if someone alleges misappropriate or misuse of funds I'd like to see the proof. The thing about social media is anyone can post anything and

President's Perspective (Continued)

there is little or no accountability (as Dad would say, "don't believe everything you read.")

I heard rumours that the POA employs a director to provide services, isn't this a conflict of interest. It is true that director Kirk Carpenter performs Primrose abatement in the canals. Every year we request bids from providers for the abatement. Last year the two providers other than Kirk who responded bid the job in excess of \$70,000, Kirk did it for less than \$10,000 because he volunteers the majority of his time on the project. (I could give you exact numbers, but if you want, I can look it up. Kirk is also not allowed to vote on which bid we accept.

THE REVISED CC&RS

There was an anonymous February 11, 2026 Facebook Post in The Keys (Clearlake Oaks CA) that made various claims about the revised CC&Rs that I wanted to address. (I also appreciated the mostly civilized discussion in the comments.)

CC&Rs Generally: The CC&Rs were revised primarily to bring them in line with the Davis-Sterling act (you can tell which sections are repeating Davis Sterling statutory language by the footnotes to the Civil Code. Some of the other provisions were included due to requests from the community. While I came into this project at the very end, I can tell you that large amounts of restrictions suggested by the original attorneys were removed.

Removal of the \$50 Assessment Cap: Yes the new CC&Rs set the maximum increase at 20% and removes the old \$50 cap. However, the \$50 cap was meaningless as Civil Code §5605(b) allows the POA to increase dues up to 20% without membership approval regardless of any cap in the governing documents. Keep in mind too that the board did not raise dues this year and I believe there is actually a procedure under Davis Sterling for the membership to challenge the assessment- but don't quite me, I've not looked it up, yet.

Architectural control: More detailed rules, review fees, "good standing" requirement, and stricter approval processes for remodels, docks, landscaping, etc. Yes, there are a lot more words in the new CC&Rs, but the fundamentals are the same as the current CC&Rs. The new CC&Rs do set out a procedure for how architectural approval works, but no actual standards (beyond compliance with county/state/federal codes and laws.) Keep in mind that the board already has the power to create architectural rules and fees for review under Article 16 of

the current CC&Rs. Keep in mind too that under the new CC&Rs any architectural rule must be ratified by a majority of a quorum of members. A quorum of members for this purpose is 15 members (look in the By-Laws)- which means it pretty easy for the membership to nix any proposed rule (at a 15-member quorum, a majority is 8 votes), something I made sure was in the new CC&Rs.

Rules on Noise, quiet hours, parking, etc. As a general matter, the items that were included were at request of, or in response to, complaints and suggestions from the community. Some items are carrying overs from the existing CC&Rs (e.g. new CR&R Sec. 7.2.1, storage, is primarily a recasting of portions of current CC&R Articles 8, 9, and 11. Others, such as the marijuana and short term rentals, were crafted as a balance between people that wanted no restrictions and absolute prohibition (remember, we have over 800 lots, and that's a lot), or, like the quiet hours, were created to allow the POA to respond to individual owner complaints- such as loud and obnoxious renters (short and long term.)

Enforcement: HOA can now issue fines, penalties, liens, and use multiple enforcement tools. The POA has always had these enforcement tools at it's disposal- this is nothing new.

Insurance: New requirements for both the POA and owners. There are no insurance requirements for owners- the new CC&Rs sec. 9.02 clearly states that each owner is responsible for insuring their own property and the POA is not obligated to determine "the adequacy or property coverage" of insurance maintained by any owner. As to POA required insurance, only that required by Davis Sterling is mandatory, other forms of insurance are at the discretion of the board (a power we already have.)

Are you actually covered by Davis Sterling since we have no common area? From what I can tell, yes. For developments such as our own (that are not townhouses, condos, or housing coops) a common area is not required, just mutual or reciprocal easement rights. See Civil Code §§4095, 4175, 4200 and Articles 2 and 15 of the current CC&Rs. Also, our current attorney verified that we are covered by the Davis-Sterling act. (Two side notes here: 1) both attorneys who worked on the project would have been

President's Perspective (Continued)

required to let us know if we were not covered- it's a big ethics violation not to correct a client's legal error for the attorney's personal gain; 2) my job would be a lot easier if we were not covered by Davis Sterling.)

Can we abolish the POA? I have **not** looked at this in too much detail, but from what I understand Corporations Code §8724 requires 100% member approval to abolish a HOA/POA. (Apparently it also requires signoff by all mortgage holders as well.) Even if that did not apply, the current CC&Rs require 75% vote to "amend, delete, or add to" the CC&Rs unless it's on a 10-year anniversary (next is 2033), which then requires a 50% majority to terminate the CC&Rs. There is also a question, since "terminate" is not part of the language on what may be done in years that are not a 10-year anniversary, if it would even be possible until 2033.

FINAL COMMENTS

I hope you have found these comments informative and useful, and I've done my best to set out my understanding of the new CC&Rs. For the record, I'm not a fan of CC&Rs, but in areas such as ours, where code enforcement is over worked and underfunded, CC&R they are useful and to that end, the committee endeavoured minimize restrictions while providing clear guidance on what is and is not allowed, while balancing the needs of a large and varied community.

Now it is your turn to get involved. We need volunteers, not only as board members but also as committee members and more. Remember- by volunteering you gain more power to create change in our community and control the direction of the POA.

Bruce Last
President

East Region Town Hall Meeting (ERTH)

Community Outreach

Are you familiar with your town hall?

The purpose of ERTH is to increase the participation of the residents of the East Region of Supervisor District 3 in decisions affecting the community. The East Region of District 3 includes Glenhaven, Clearlake Oaks, Spring Valley, Double Eagle, High Valley, Elem Colony and Clearlake Peninsula.

Meetings- first Wednesday of each month from 4pm – 5:30pm at the Moose Lodge. Supervisor EJ Crandell attends every meeting with updates from Region 3. He is always around to listen to any concerns – please consider coming to the next meeting. Everyone is welcome!

Agendas, documents and By-Laws are available on the county of Lake website and on ERTH's website ***www.LakeERTHca.com***.

Website also includes past meeting videos, links to local and countywide resources, calendar of events, notices/postings pertinent to the ERTH region and a sign-up for notification and a contact ERTH page to report requests or issues.

January's guest speakers were our Sheriff and CHP – the video is available for viewing on the webpage. Please note the CHP has a new phone number 707-281-5200.

February's guest speaker was an update from the EPA on their upcoming plans to implement cleanup operations at the Sulphur Bank Mercury Mine Superfund Site.

Meetings are open to the public, available onZoom and streamed on Lake County Peg TV YouTube.

Of interest to this group this month of January updates are the ERTH Land Committee reviewed a couple of projects: Storage Unit Center consisting of 226 10x15 foot units and proposed 48-unit Senior Housing/Low Income High Density Residential development at 13860 Walnut Way, next to the Orchard Shores subdivision and the HOS project is moving forward (as you recall we have had presentations in the past for this) and Global Interactive Solutions 2-3 acre-cannabis cultivation, up to 12 greenhouses, processing bldg. and pole barn – the entrance would be across from the Konocti School District bus barn on Hwy 53 with main comments being it's in the scenic-combining district and water use.

2026 Council Members (appointed by County of Lake Supervisors) : Angela Amaral (Chair), Sterling Wellman (Vice Chair), Lori Correia, Holly Harris and myself, Donna Mackiewicz, and can be reached at ***LakeERTHca@gmail.com***

Bird of the Month – Clearlake Keys

Written by Donna Mackiewicz Photos by Pam Smithstan and Donna

Nesting at the East Channel Entrance to Clear Lake

If you've noticed large, dark waterbirds perched near the entrance to Clear Lake off the East Channel, wings spread wide like they're sunbathing—you're looking at Double-crested Cormorants. These striking birds are very active right now, with nesting underway nearby, making them a perfect Bird of the Month for the Keys POA.



Double Crested Cormorant

Cormorant Head



Here are five fascinating facts to help you get to know them better:

1. **Master Fishers of Clear Lake:** Double-crested Cormorants are excellent divers, using their powerful webbed feet to chase fish underwater. Clear Lake's abundant fish make the East Channel an ideal feeding and nesting area.
 2. **Why They Spread Their Wings:** Unlike ducks, cormorants don't have fully waterproof feathers. You'll often see them perched with wings outstretched—this is how they dry their feathers after a successful fishing dive.
 3. **Colonial Nesters:** Cormorants nest in colonies, often in trees, on pilings, or low islands near water. Nesting at the East Channel entrance highlights how important this area is as a wildlife corridor connecting the lake to surrounding habitats.
 4. **Seasonal Neighbors:** Many of the cormorants you see now are here for the breeding season, which typically runs from late winter through summer. Their presence is a natural and recurring part of Clear Lake's seasonal rhythms.
 5. **A Comeback Conservation Story:** Once heavily impacted by pesticides like DDT, Double-crested Cormorants have made a strong recovery thanks to environmental protections and cleaner waterways—Clear Lake included.
-

Living with Wildlife in the Keys: Cormorants are a visible reminder that the Clear Lake Keys are not just a community—but part of a living ecosystem. By protecting shoreline habitat and minimizing disturbance near nesting areas, we help ensure these birds (and many others) continue to thrive alongside us.

Keep an eye out on your next walk or boat ride—you may be witnessing nesting behavior, feeding flights, or young birds learning the ropes of lake life.



Nice RookeryCormorants with dead one on the left hanging

Have a bird you'd like to see featured next? Let the Keys POA know—we love celebrating our wild neighbors!

CLO Keys Homeowners

I'm reaching out as part of the Revitalizing Clearlake Oaks: Ecological Restoration and Community Resilience Initiative. This project focuses on restoring Schindler Creek to improve water quality, support native habitats, and enhance the resilience of the Clearlake Oak Keys region.

We are currently in the planning phase and are seeking your permission to access designated areas of your property to conduct technical studies, such as hydrological and biological surveys.

The Memorandum of Understanding (MOU) that outlines the scope of access and our commitment to respecting your property and minimizing disruptions can be found on our webpage, can be mailed or emailed to you or I can bring it in person.

Your support is vital to the success of this work, which will benefit both the local ecosystem and community. I'd be happy to discuss the project further or answer any questions you have about the MOU.

I can be reached at info.keyspoa@gmail.com or leave me a message on the Redbud Audubon phone at 707-807-9410.

Thank you for considering this opportunity to make a lasting impact.
Donna Mackiewicz (Surf Lane), POA grant team member volunteer

2025 POA Calendar of Events

Mar 10 Board of Directors Business Meeting
5:30 PM
In Person & Zoom Meeting**

Mar 14 GENERAL MEMBERSHIP Meeting
5:00 PM (3rd Saturday)
Please plan to attend. We need a quorum to conduct business.
In Person & Zoom Meeting**

****To register for a *Zoom Meeting* -
send an email to info.keyspoa@gmail.com**

What is the POA?

All property owners are members of the POA and the annual dues are ***mandatory***. The Board and its activities are all run by volunteers.

On behalf of ALL property owners, the POA handles the Neighborhood Watch Program, canal restoration, as well as algae and weed removal from the canals and CC&R enforcement of weeds and general trash/junk abatement of the properties.



Keys Club Corner

The Keys Club offers many activities for its members and guests. All POA members are eligible for Keys Club membership -If you are interested in joining, contact Debbie Ness 925-437-5217. Check our website clokeysclub.com

March Activities –

Mar 14 Breakfast. 8:30-10:00 am

Mar 17 Keys Club Business Meeting 11:00 am

Mar 21 January Dinner 5:00 pm

April Activities –

April 4 Easter Breakfast. 8:30-10:00 am

April 11 April Dinner. 5:00 pm

April 21 Keys Club Business Meeting. 11:00 am

What is the Keys Club?

The Keys Club is a ***voluntary*** group, open to all property owners in the Clear Lake Keys. Dues are paid annually, if you choose to join the Keys Club. It is a ***social*** organization with a clubhouse for weekly events and special celebrations, in addition there is a bar, pool, and storage facilities for rent. The Board and the activities are all run by volunteers.

THE CLEAR LAKE KEYS PROPERTY OWNERS ASSOCIATION (POA)

3558 Round Barn Blvd. Suite 200 Santa Rosa, CA 95403.

Web: www.keyspoa.com

Email: info.keyspoa@gmail.com

POA BOARD OF DIRECTORS

President: Bruce Last
Vice President: Dan Callison
Secretary: Kirk Carpenter
Treasurer: Debe Semon
Director: Ernie Vasherese
Director: Ed Legan
Director: Steve Robin

COMMITTEE CHAIRS

Membership/Assessment Management
Commonwealth Property Management
Tel: 707 687 2580
Email: info.keyspoa@gmail.com

Admiral
Kirk Carpenter

Abatement
Steve Robin

Neighborhood Watch
Mike Herman
(707)486-2717
Michael_I_herman@msn.com

EaRTH: representative needed
FireWise: Steve Robin
Newsletter: Judy Bligh
Webmaster John Zimmerman

NEIGHBORHOOD WATCH & EMERGENCY RESPONSE

Emergency:

Dial 911

Non-Emergency:

Fire (707) 963-4112 (Cal Fire Emergency Command Center)
Sheriff (Beat 4B):
Dispatch: (707) 263-2690 (24 hours a day)
Administration: (707) 263-4200 (week days from 8:00am to 5:00pm)

Abatement:

Lake County Code Enforcement: (707) 263-2309 or use electronic Code Complaint form at www.co.lake.ca.us. If you make a complaint with the county, please let Mike Herman know.

POA Abatement: Open

CHP (Lake County Dispatch): (707) 467-4000

Lake County Animal Control: (707) 263-0278 (week days 8:00 to 5:00)

North Shore Fire Protection District (707) 274-3100 (Administration only)

Fish & Game Cal-Tip (888) 334-2258

Street Lights: Call PG&E (800) 743-5000 or fill out form on PG&E web site.

Below is a list of the Neighborhood Watch Captains and the streets that they cover. This program not only works as a crime deterrent but also is essential in cases of emergencies such as floods, earthquakes etc. Please give the Watch Captains all the assistance you can, this is an important community activity.

NEIGHBORHOOD WATCH CHAIR

Mike Herman, Phone: 707-486-2717, michael_l_herman@msn.com

BLOCK CAPTAINS

Anchor Village

Ron Ridley (707) 998-1657

Bass Lane

Rick Alves (707) 461-9363

Blue Heron Ct

Sam Boucher (707) 560-5143
(12754 Blue Heron to dead end)

Driftwood Village

Keith Potter (707) 998-3709

Ebb Tide Village

Barbara Higman (707) 998-4801
(Keys to center turn-around)

Kathy Garner (707) 350-3753
(center turn-around to dead end)

Everglade Blvd

Candi Herman (707) 486-2717

Flying Jib Ct

Barbara Lloyd (707) 299-9684
(Everglade Blvd to 13016 Keys Blvd Including Flying Jib)

Island Circle

Need Volunteer

Scott & Wendy Drew (707) 350-1141
(12821 to 12898)

Keys Blvd

Marcie Miller (510) 329-3880
(Highway 20 to Everglade)

Keys Blvd.

Need Volunteer

(Everglade to 12014 Keys Blvd.)

Keys Blvd.

Judy Bligh (408) 480-0220
(13018 Keys Blvd to dead end)

Lake/Lakeland

Danny & Amanda Chew (707) 998-2162
(Highway 20 to Konocti View)

Lakeland St/Konocti View

Grant Berringer (707) 998-3049
(Konocti view to dead end)

Marina Village

Need Volunteer

Pebble Way

Ernie Vasherese (415) 971-3130

Candi Herman (707) 486-2717

Shoreview Drive

Need Volunteer

Spinnaker Court

Need Volunteer

Surf Line & Ketch Court

Richard Mackiewicz (405) 531-8805

Venus Village

Need Volunteer

Venus Village

Ron Walker (707) 998-1165
(Center turn-around to dead end)

Important Telephone Numbers

If this is the problem:

You can call:

Any emergency or life-threatening situation, including theft, vandalism, physical violence, criminal acts, threats, drug activity, accidents, fire and medical	911 (Fire & Medical Emergency Dispatch)
Non-emergency situations similar to above	707-263-2690 or 1-800-693-9991 (Sheriff dispatch only)
Suspected criminal activity	707-263-3663 (anonymous crime tip hotline)
Abandoned, inoperable, or nuisance vehicles; unsightly, unsafe, or hazardous property; non-compliance with building codes	707-263-2309 (Code Enforcement)
Loose or vicious dogs; animal abuse and neglect; lost or found animals	707-263-0278 (Animal Control)
Child abuse or neglect	262-0235 (Child Protective Services)
Speeding traffic	707-467-4000 (Highway Patrol)
Fire (non-emergency)	707-998-3294 (Clearlake Oaks Fire District)
Boating problems	707-279-1591 (Sheriff Marine Officer)
Juvenile or adult probation violations	707-262-4285 (Probation Department)

Other Important Numbers

Clearlake Oaks Water District	707-998-3322	Board of Supervisors	707-263-2368
Crisis Line Counseling	800-900-2075	PG&E 24 Hr ER Line	800-743-5000
Dept. Fish & Game	888-334-2075	PG&E Outage Info	800-743-5002
Local Road & Weather	707- 463-4722	Adventist Health Clearlake Hospital	707-994-6486
Public Works	707-263-2341		