

# *The* **CHANNELS**

*newsletter*

SPRING 2025

## President's Perspective

Please join me in welcoming our new Property Management Group - Commonwealth Property Management. We are pleased to have secured their services to manage the POA. They will be handling much of our administrative processes such as finances and abatement enforcement.

By now, homeowners should have received a letter of introduction from Commonwealth and a request for Current Information from each Homeowner. I've attached the letter and form in case you didn't receive them. You can either mail them back to Commonwealth or scan and email them to the office. Every one we get back saves the POA money as the email address can be used instead of hard copy mailings.

Commonwealth has toured the Keys and noted many of the homes and lots were not compliant with POA rules and are subject to abatement procedures. So I'm reminding everyone that it is time to make sure your property is in good condition. This includes no materials storage, only registered and operable vehicles parked neatly on both vacant and developed lots. No outside storage of garbage, furniture, construction materials, etc. Landscaping should be cleaned up with no weeds and other fire hazards, etc. There is no living in RVs on the property. Boats must be properly covered with covers in good condition. These are some of the violations noted by our property management company.

Please take note of the kinds of violations being seen and take a look at your property to see what things you may need to improve and not be subjected to abatement procedures from the POA and Commonwealth Property Management.

We all want the Keys to look their best for not only each other, but for all of our visitors. Please take time to inspect your property and make sure it looks its best.

Ed Legan  
President

## Commonwealth Property Management (CPM) Report

Attached to the Newsletter is the Welcome Letter and Owner Information Form from Commonwealth Property Management.

They are going to use their software email list for the Annual Meeting/Election and the Governing Documents Revision, so it is critical to get as many of these forms back as possible.

Please send them back to Commonwealth Property Management quickly.

Contact info for CPM has been added

## Time to Clean Up Your Property

Please take the time to look at your property to see what needs to be done to bring it up to CC&R expectations - if any.

We all need to work to make the Keys beautiful and welcoming. Thanks in advance for your efforts.

# Neighborhood Watch

## Neighborhood Watch Year End Report/Comparison Incidents for 2021 - 2024 (Not including Abatement Items)

	2021	2022	2023	2024
Burglary of occupied residence	1	0	0	0
Burglary of unoccupied residence	1	1	1	17
Attempted Burglary of occupied residence	1	1	0	0
Attempted Burglary of unoccupied residence	2	2	2	1
Burglary of exterior items	0	1	3	1
Burglary of unlocked vehicles	3	1	0	0
Burglary of locked vehicles	0	1	3	0
Vehicle Theft or Attempted Theft	1	0	5	1
Loose or sinking boats	0	1	1	4
Loose or sinking docks	0	5	6	2
Trees Down	0	3	0	1
Vehicle parking issues or Abandoned	1	2	2	1
Animal Issues involving Animal Control or Sheriff	0	0	2	1
Animal Issues not involving Animal Control or Sheriff (Bears)	2	0	2	5
Bad neighbors, involving Sheriff	2	3	4	2
Squatters or Attempted Squatters	0	0	3	2
Problems with Homeless People	2	2	3	2
Misc minor incidents (Leaking pipes, vandalism, trash, speeding vehicles, false alarms, trespassing and other misc.)	3	1	7	5
<b>TOTAL INCIDENTS</b>	<b>19</b>	<b>24</b>	<b>44</b>	<b>45</b>

Mike Herman  
Neighborhood Watch/Chair

# Neighborhood Watch

In the past 3 Months, the only problems we have had was a female in the back yard on Blue Heron Ct. The person was acting very strangely and likely under the influence of something. The Sheriff was notified, but the people were gone when they arrived. A Neighborhood Watch Notice was sent out.

We have also had 3 loose Paddle Boats floating in the channels and a couple of loose docks. Every year when the water starts rising, this happens. People need to check the boats and docks during the winter months.

Since there was no Winter Newsletter this year, I have included the Incidents for 2021-2024 in this Newsletter. You will notice in the Incidents for 2021-2024 that Burglaries of unoccupied residences are way higher than normal years, and this is due to the 11 burglaries by the same person that was arrested in November. The only other category that is high is Animal Issue where we had 5 bear sightings in 2024. Normally we have around 2 each year. In the Plaza area of town (near Senior Center) there have already been a few Bear sighting this year, so they will be coming across the Highway at some point.

Stay Safe,

Mike Herman  
Neighborhood Watch Chair/Coordinator

## Public Service Announcement

If you or someone in your household uses a CPAP machine you can qualify for PG&E's medical baseline program? The program increases your baseline allowance (the lowest tiered price for electricity and gas services) for customers with a number of qualifying medical conditions or who use qualifying medical devices. For more information, see

<https://www.pge.com/en/account/billing-and-assistance/financial-assistance/medical-baseline-program.html>

# Clear Lake Oaks Keys History

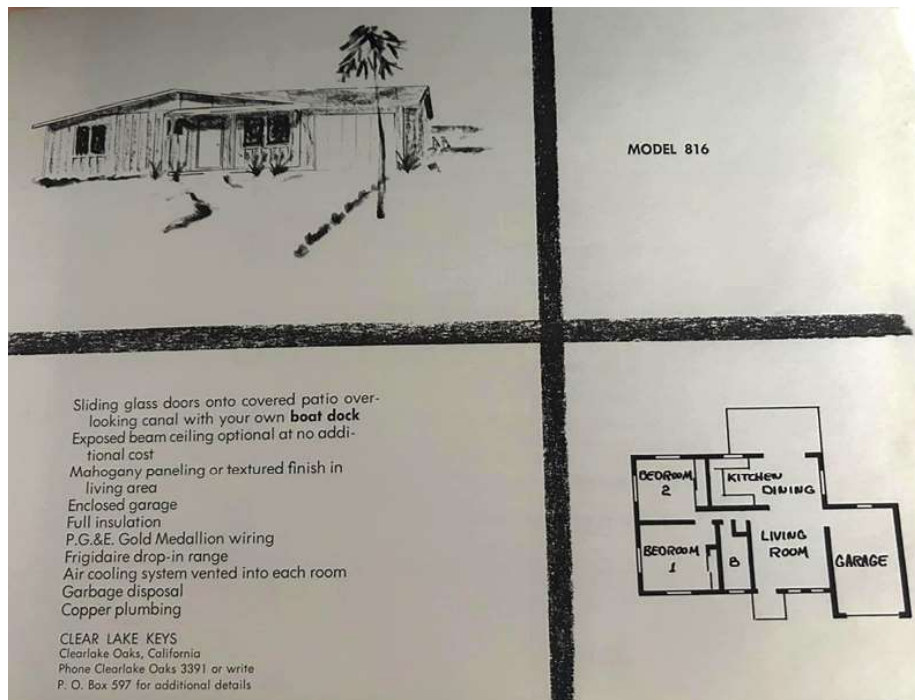
by Mike Herman

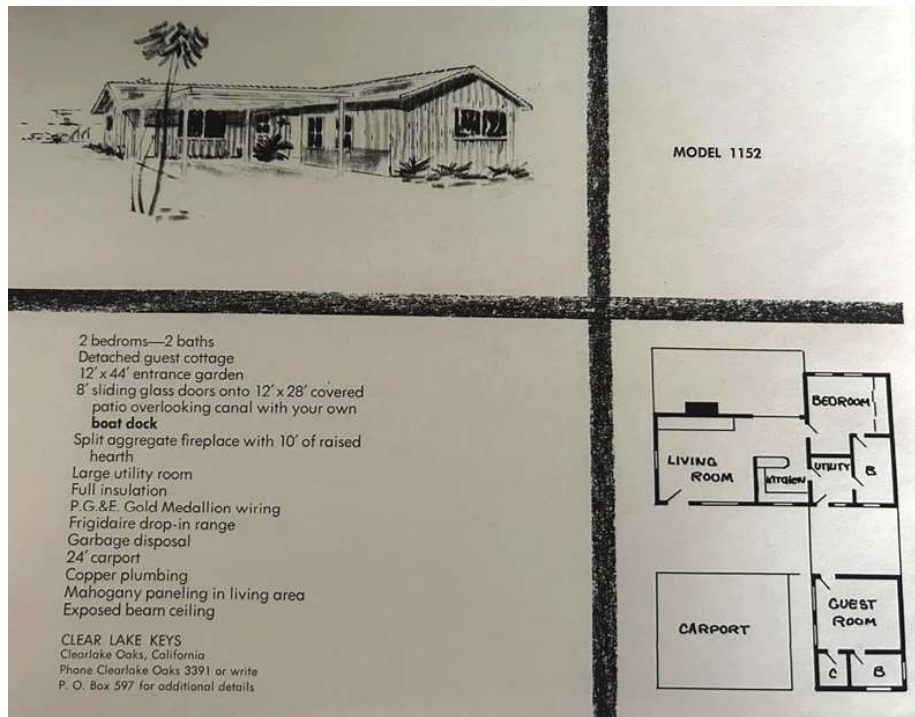
The Keys was built in 7 Phases, called Units starting in 1962 and sold as empty lots for owners to build their own house on, or to developers that built house and resold them. Prices for a lot, house and dock were \$12,900 for a townhouse (attached homes) to \$17,950 for a 2 bedroom house. The Keys was built to be mostly vacation, second homes or retirement homes, and land or land with houses already on them was advertised in the Bay Area newspapers.

Recently I received many old pictures and advertising from the very early days of the Keys that I will share with you over the next several Newsletters. Hopefully many of you will find them interesting, and some of them show old boats from the 1950's and 1960's. Perhaps you will see your own house.

I hope you enjoy them.

In the last Newsletter, I included 2 of the houses that an owner could choose to have built on their new lot. This month, I will include 2 more.





## Clean, Drain and Dry

### *Invasive Golden Mussels Detected in California*

The County of Lake's Water Resources Department and Watershed Protection District warn everyone about the invasive Golden Mussels, and remind everyone to Clean, Drain and Dry whenever moving a boat.



The County Invasive Species Coordinator, Angela De Palma-Dow's presentation to the Board of Supervisors and the Blue Ribbon Committee, told of studies from Golden Mussel-infested waters in South America that have shown that these mussels are "resistant to disease and industry treatments, and can withstand brackish/saltier water, making them tougher than other nonnative mussels. They have been known to survive in fish guts and they do not have natural enemies in their native areas. Golden Mussels have

some enemies in introduced areas, such as some fish and crabs.

Particularly concerning is that if they find their way to Lake County, they could proliferate in Clear Lake and other Lake County Water Bodies."

To learn more about Golden Mussels visit the County of Lake CA's Water Resources pages.

# Birding Report

Redbud Audubon's 50th year participating in the annual citizen science Christmas Bird Count was December 14th. Volunteers were appointed to designated areas to count every bird they saw or heard beginning at midnight for the 24-hour period.

Little background info: in the early 1900 groups of hunters would gather for competition to kill as many bird species they could in a 24 hour period and this morphed into counting birds instead of killing them to save species like the Snowy Egret from extinction.

In the two sites I monitored (CLO Keys and Anderson Marsh Historic State Park) a total of 72 different bird species were recorded by myself, Richard and at Anderson Marsh we were joined by the Lower Lake Vice-Principal Marcia Tierney.

Highlights were watching the raptors hunt and with patience spotting the more secretive birds like the Hermit Thrush.

If you'd like to learn more about the birds of the CLO Keys, our bird walks will begin again soon. More information to come or contact Redbud Audubon at [redbud.audubon@gmail.com](mailto:redbud.audubon@gmail.com)

Donna Mackiewicz, president  
Redbud Audubon Society  
[www.rebudaudubon.org](http://www.rebudaudubon.org)



Common Merganser pair and the Snowy and Great Egret photos by Pam Smithstan on Ebbside

# 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](mailto: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



# MEMORANDUM OF UNDERSTANDING FOR LAND ACCESS

This Memorandum of Understanding (“MOU”) is made and entered into as of [Date] by and between:

- [Landowner Name]: (“Landowner”), with a legal address of [Landowner Address], and
- [Accessing Party Name]: (“Accessing Party”), with a legal address of [Accessing Party Address].

**WHEREAS** the Landowner owns a parcel of land located at [Legal Description of Land] (the “Property”) and the Accessing Party desires access to the Property to conduct environmental studies and implement future restoration along Schindler Creek and the Clear Lake Keys (CLKs) as part of the **Revitalizing Clearlake Oaks: Ecological Restoration and Community Resilience Initiative** (the “Project”); and

**WHEREAS**, the Project’s purpose is to restore wildlife habitat, improve water quality, and enhance the quality of life for residents within the CLKs development through a collaborative multi-phase effort.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

## 1. Access Granted

- The Landowner grants the Accessing Party access to the Property solely for the purpose of conducting the following:
- Technical environmental studies, including hydrological, geotechnical, and biological surveys, during the planning phase of the Project. During the implementation phase, approved activities shall include vegetation management, invasive plant removal, and habitat restoration for Clear Lake hitch spawning through streambank stabilization, stream channel recontouring and native riparian tree revegetation and maintenance.
- Access is granted upon execution of this MOU and this MOU shall be valid until completion of the Project unless Terminated per section 6. Termination of this MOU.

## 2. Access Restrictions

- Access is limited to designated areas mutually agreed upon by the parties and shall not include access to residential structures, private gardens, or any part of the property outside the designated project area without prior written consent.
- The Accessing Party shall not engage in activities that damage or disrupt the existing land uses or natural features without the Landowner’s prior written consent.

## 3. Access Procedures

- The Accessing Party shall provide at least 24 hours’ notice to the Landowner before accessing the Property.
- The Accessing Party shall be responsible for securing all gates, safeguarding equipment, and ensuring the site is left in a clean and orderly condition following any activities.
- 5. Confidentiality
- Any confidential information obtained by the Accessing Party during access to the Property shall remain confidential and shall not be disclosed without prior written consent from the Landowner.
- 6. Termination
- Either party may terminate this MOU for any reason upon providing 90 days’ prior written notice to the other party.
- This MOU may also be terminated immediately in the event of a material breach by either party, provided written notice of the breach is given and the breach is not cured within 30 days.



**7. Governing Law**

- This MOU shall be governed by and construed in accordance with the laws of the State of California and Lake County.

IN WITNESS WHEREOF, the parties have executed this MOU as of the date first written above.

\_\_\_\_\_  
**Landowner** [Name and Title, if applicable]

\_\_\_\_\_  
**Accessing Party** [Name and Title, if applicable]

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## 2025 POA Calendar of Events

May 7	Board of Directors Business Meeting 5:00 PM <b><i>In Person &amp; Zoom Meeting**</i></b>	Jun 21	GENERAL MEMBERSHIP Meeting 5:00 PM (3rd Saturday) <b><i>Please plan to attend. We need a quorum to conduct business.</i></b> <b><i>In Person &amp; Zoom Meeting**</i></b>
May 13	Board of Directors Business Meeting 5:00 PM <b><i>In Person &amp; Zoom Meeting**</i></b>		

\*\*To register for a ***Zoom Meeting*** -  
send an email to [info.keyspoa@gmail.com](mailto: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](http://clokeysclub.com)

#### May Activities –

May 10 Dinner - Dance 5:00 pm

May 15 May Dinner 5:00 pm

May 19 Keys Club Business Meeting 11:00 am

May 23-24 Parking Lot Sale

#### June Activities –

Jun 14 Dinner - Dance 5:00pm

Jun 16 Keys Club Business Meeting 11:00 am

Jun 19 June Dinner 5:00 pm

### 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)

PO Box 1329, Clearlake Oaks, CA 95423  
Web: [www.clearlakekeyspoa.com](http://www.clearlakekeyspoa.com) Email: [info.keyspoa@gmail.com](mailto:info.keyspoa@gmail.com)

### POA BOARD OF DIRECTORS

President: Ed Legan .....	702-497-8938	Director: Ernie Vasherese .....	415-971-3130
bassn@mchsi.com		Director: Bruce Last .....	925-935-3201
Vice President: Don Whittier.....	707-217-1056	Director: Dan Callison .....	707-583-3631
Secretary: Kirk Carpenter .....	707-295-9092		
Treasurer: Corkey Barnes .....	831-594-8667		

### COMMITTEE CHAIRS

#### Abatement

Kirk Carpenter  
707-295-9092  
[kirk@weedtech.pro](mailto:kirk@weedtech.pro)

#### Abatement

Kirk Carpenter  
707-295-9092  
[kirk@weedtech.pro](mailto:kirk@weedtech.pro)

EaRTH: representative needed

FireWise: Pamela Kicenski

Newsletter: Judy Bligh

Webmaster John Zimmerman

#### Admiral

Open

#### Neighborhood Watch

Mike Herman  
(707)486-2717  
[Michael\\_I\\_herman@msn.com](mailto:Michael_I_herman@msn.com)

### COMMONWEALTH PROPERTY MANAGEMENT

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

General Calls - Receptionist – June Cook 707 687 2580 - [receptionist@cpmca.com](mailto:receptionist@cpmca.com)

Accounting Questions and Owner Contact Information - Denese Horvat - [Denese@cpmca.com](mailto:Denese@cpmca.com)

## 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](http://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

<b>Anchor Village</b>		<b>Lake/Lakeland</b>	
Ron Ridley .....	(707) 998-1657	Danny & Amanda Chew .....	(707) 998-2162 (Highway 20 to Konocti View)
<b>Bass Lane</b>		<b>Lakeland St/Konocti View</b>	
Rick Alves .....	(707) 461-9363	Grant Berringer .....	(707) 998-3049 (Konocti view to dead end)
<b>Blue Heron Ct</b>		<b>Marina Village</b>	
Sam Boucher .....	(707) 560-5143 (12754 Blue Heron to dead end)	<b>Need Volunteer</b>	
<b>Driftwood Village</b>		<b>Pebble Way</b>	
Keith Potter .....	(707) 998-3709	Ernie Vasherese .....	(415) 971-3130
<b>Ebb Tide Village</b>		<b>Shoreview Drive</b>	
Barbara Higman .....	(707) 998-4801 (Keys to center turn-around)	<b>Need Volunteer</b>	
Kathy Garner .....	(707) 350-3753 (center turn-around to dead end)	<b>Spinnaker Court</b>	
<b>Everglade Blvd</b>		<b>Need Volunteer</b>	
Candi Herman .....	(707) 486-2717	<b>Surf Line &amp; Ketch Court</b>	
<b>Flying Jib Ct</b>		Richard Mackiewicz .....	(405) 531-8805
Barbara Lloyd .....	(707) 299-9684 (Everglade Blvd to 13016 Keys Blvd Including Flying Jib)	<b>Venus Village</b>	
<b>Island Circle</b>		<b>Need Volunteer</b>	
<b>Need Volunteer</b>		<b>Venus Village</b>	
Scott & Wendy Drew .....	(707) 350-1141 (12821 to 12898)	Ron Walker .....	(707) 998-1165 (Center turn-around to dead end)
<b>Keys Blvd</b>			
Marcie Miller .....	(510) 329-3880 (Highway 20 to Everglade)		
<b>Keys Blvd.</b>			
<b>Need Volunteer</b>			
(Everglade to 12014 Keys Blvd.)			
<b>Keys Blvd.</b>			
Judy Bligh .....	(408) 480-0220 (13018 Keys Blvd to dead end)		

## Important Telephone Numbers

*If this is the problem:*

*You can call:*

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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

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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		