

The

CHANNELS

newsletter

SUMMER 2019

President's Perspective

The summer weather is here and the channels are full of water and for the most part in good condition for boating and fishing. The **POA Boat Parade will be July 5th** with a **BBQ put on by the Keys Club** following the parade. The Keys Club has invited all POA Members to the BBQ, not just members of the Keys Club. Enjoy the good weather and have a safe summer.

As everyone should already know, the POA has contracted with Property Management Inc (PMI) to take over the Assessment Management duties such as annual invoices, late notices, lien notices and keeping up our database information along with other tasks. This will relieve our Treasurer and Secretary of some work and we will no longer need our Assessment Management volunteer that puts in many hours of work each month. We would like to thank Sandy Magnan for her many years doing this work and Sue Garrett for getting us through the last several months.

Nominations are now open for the Board of Directors of the POA. There are four positions which will be open: The people currently in those positions are Kathy Meister current vice president, Heidi Aragon, current secretary, Debbie Changnon, current treasurer and Ed Legan, current director. Terms are for two years.

A Nominations Committee was appointed during our June 22nd General Meeting. Contact Dave Bligh dbligh@silcon.com or any Board Member with questions or to self-nominate as a candidate for a Board position. On August 3, 2019, 45 days before the election, nominations will close. Ballots, if there are more candidates than open Board positions, are sent/mailed out approximately 30 days, before the Election Day which is September 17, 2019 Business Meeting. This mailing will include biographies of the candidates, the ballots, return envelopes and instructions to ensure your ballot can be counted.

There have been years when an actual ballot mailing was not necessary as we had only the same number of candidates as vacant Board positions. Even though candidates do not run for a specific office on the board, after elections the positions will be voted on and appointed by the board. We encourage all members to consider placing their name in nomination as a candidate for a seat on the Board. Have a say in the operations of the POA. Contact Dave Bligh or any member of the Board with a written consent to place your name in nomination and be sure to do it before nominations close on August 3, 2019.

Mike Herman, President

Changes to the collection of assessments, communications and financial demands.

Please read the following notice carefully:

Due to increased state regulations & decreased numbers of volunteers to fill our vacant positions, the Board has voted to turn the process of collections and financial demands over to a professional property management company. We interviewed & chose Property Management Inc. - Sonoma to contract with. We began our contract with PMI Sonoma on May 01, 2019, and they are in the process of setting up a website for electronic fund transfers for those who prefer to pay electronically.

Please continue to make your checks out to Clear Lake POA.

Remember you must designate your lot numbers and address in order for your payments to be processed appropriately.

Accordingly, as of July 01, 2019, the collection of assessments (current and past), late charges, lien fees and financial demands will need to be sent to the following address:

PMI - Sonoma
PO Box 608
Forestville, CA 95436

We will no longer accept the following for payments:

- Cash
- Foreign currency, cash or money orders
- Giving your payments to a Board member

The website info@keyspoa.com will remain in use for those who need to contact us until PMI – Sonoma has their site up and running.

Contributions should be mailed separately to the POA postal box.

Regular communications & any invoices to the Board should still be sent to the POA postal box. Thank you for your cooperation during the setup process. We will work diligently to keep everyone in the loop.

Admiral's Perspective

Hi All - we have made great use of the dumping trailer at the Hwy 20 ramp. The logs, trash, and derelict docks were chopped up and made 1 load to Quackenbush and 1 to the dumps!! Thanks to a fine crew of volunteers: Corkey Barnes, Keith Potter, Dennis Locke, Ed Woods, Ed Legan, Duane Garner.

We were asked to help clean up around Clarks Island by the county. We have picked up +/- 25 loads and they have taken them away. Maybe we will get a break on our weed permits next year - we will remind them!!

Since 3/12 thru 6/19 we have been on the harvester and worked the channels for 150 hrs and gathered 300 loads of primrose and mosquito fern, this includes the 25 loads around Clarks Island.

We will be moving the harvester to a lot at the end of Everglade as soon as we get the job boxes over there and 3 holes dug for tie offs. The harvester is running very well as long as we keep it up and repair small problems (tubing leaks, bent cutter bars, belly chain adjustments). Dennis Locke, Keith Potter and Jerry Edgington are to be thanked for their talents and wisdom, I have learned a lot.

The channels were ready for the Catfish Derby and they are looking good for the Boat Parade on July 5th. Please get your entries for your decorated boat to Heidi Aragon.

REMEMBER - if you pull out some weeds and put them on your dock to be picked up by the harvester YOU ARE THE ONE RESPONSIBLE TO DO THE PITCHING onto the harvester when we stop, not us.

Admiral Kathy
707-324-9156
KMrn44@mail.com

Consider joining nextdoor.com. It's a great way to stay connected in the neighborhood. Nextdoor is the private social network for you, your neighbors and your community. It's a quick way to get the word out about what's happening in The Keys. Nextdoor's mission is to provide a trusted platform where neighbors work together to build stronger, safer community.

History Corner

As many of you already know, the Keys were built in 7 phases, known as Unit 1 through Unit 7. Starting in the early 1960's and finishing in the late 1960's. Unit #1 was on Shoreview Drive and Unit #7 was everything south of Everglade Blvd. In each unit, lots were sold and people built their own houses or had them built.

The picture on the right was taken around 1964 when Unit #3 was under construction. Shoreview Drive (Unit #1) is in the lower right corner. The 2 bridges on the right are Blue Heron Ct. Unit #2 is the area between the 2 bridges and unit #3 is the area without any houses. Notice the every lot in Unit #1 and #2 has the same dock that came with the lots.

Mike Herman



The Keys Area, showing Phase 1-3

Abatement

Between the last business meeting and today, I have surveyed the entire Keys neighborhood and have notified 88 property owners of violations. 56 were for high weeds only. 16 were for dead trees only. 9 were for piles of brush and or boards. 3 had a combination of weeds, dead trees and brush. 3 had junk in their yards and 1 had an unregistered vehicle in their driveway. I was a little surprised this year that we had so many violations, given the notices we have posted online and the fires we have recently had, although only a few are repeat offenders.

As far as where these violators are from, 13 have PO boxes in Clearlake Oaks, 7 are in other parts of Lake County, 6 are from out-of-state and the rest, 64, are elsewhere in California. This is just to give you a little perspective of the variety of infractions and where people are from. The excuses on the other hand, are many and varied! Most violations are corrected within the month given before their hearings. Sometimes we give people more time if they need it, provided they show progress. In these cases, we suspend fines. We have not had to impose fines on very many people over the last year or so, and it usually involves owners that cannot be located or people that just don't want to work with us and fix their issues. In either of those cases, it is possible for us to fix them at the owner's expense or when property changes title, especially if the violations present a clear and present danger to the community.

Heidi Aragon
Abatement Officer

Neighborhood Watch

Not many problems in the past few months, so this is a good time to remind people of what you can do if you do not live here full time.

In many cases it is not hard to tell which houses are not occupied on a regular basis. Burglars will also notice this, so below are some suggestion to help make your house look less unoccupied.

- Have some interior lights on timers so that different rooms light up at different times.
- Use some solar lights outside so your yard looks like someone is around.
- Have motion lights in the driveway or near the front or back doors.
- If possible, add cameras or even fake cameras are better than nothing.
- Keep your landscaping neat so it looks like someone cares about the yard.

- Ask a neighbor to remove flyers that get put on your front door and to pickup things like phone books that get left in your driveway, these are a sign for burglars that nobody is home.
- If you have to leave your garbage can out when you leave for several days, ask a neighbor to bring it back in after the garbage is picked up.
- If possible, ask a neighbor to sometimes park in your driveway, this makes it look like someone is home.
- Next time you are here, stand back in the street and look at your house. *Does it look unoccupied?* What you see is what a burglar will see.

In the over several years that I have been running the Neighborhood Watch Program in the Keys, almost every house that has had things stolen has looked unoccupied.

So keep your eyes open and let's keep the neighborhood safe.

Mike Herman
Block Watch Coordinator/Chair

THE CLEAR LAKE KEYS PROPERTY OWNERS ASSOCIATION (POA)

PO Box 1329, Clearlake Oaks, CA 95423
Web: www.clearlakekeyspoa.com Email: info.keyspoa@gmail.com

POA BOARD OF DIRECTORS

President:	Michael Herman	707-486-2717
Vice Pres:	Kathy Meister	707-324-9156
Secretary:	Heidi Aragon	707-998-9439
Treasurer:	Deborah Changnon	707-481-3717
Director:	Ed Legan	702-497-8938
Director:	Joe Stella	707-998-3613
Director:	Dave Bligh	707-560-5260

The Clear Lake Keys Property Owners Association (POA) is a non-profit corporation dedicated to the preservation and improvement of the quality of life in the Clear Lake Keys. It is an all-volunteer organization— contributions of time and money keep it running. The POA is governed by a seven-member Board of Directors who are elected for two-year terms.

2019 POA Calendar of Events

July 5	Annual Boat Parade "Wildlife of the Keys" Theme	Sept 21	GENERAL MEMBERSHIP Meeting 10:00 AM (3rd Saturday)
July 5	Keys Club BBQ-Picnic - All POA invited	Nov 2	POA Volunteer Dinner 5:00 PM
July 16	Board of Directors Business Meeting 5:00 PM (3rd Tuesday)	Nov 19	Board of Directors Business Meeting 5:00 PM (3rd Tuesday)
Sept 17	Board of Directors Business Meeting 5:00 PM (3rd Tuesday)	November 23	GENERAL MEMBERSHIP Meeting 10:00 AM (3rd Saturday)

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. They also sponsor the annual 4th of July Boat Parade.



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 Steve Abel 707-998-4974. Check our website clokey-sclub.com

July Activities –

July 5 Club/POA BBQ-Picnis Noon - 3:00 pm
 July 28 Breakfast Buffet - 8:30 - 11:00 am
 OPEN to Everyone – no membership required

September Activities – continued

Sept. 22 Breakfast Buffet - 8:30 - 11:00 am
 OPEN to Everyone – no membership required

August Activities –

August 25 Breakfast Buffet - 8:30 - 11:00 am
 OPEN to Everyone – no membership required

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.

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 Heidi Aragon & Mike Herman know.

POA Abatement: Heidi Aragon (707) 998-9439

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

Island Circle

Helen Locke (707) 998-4210
(12700 to 12817)

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

Keys Blvd

Ron & Irma Rivera (707) 998-1995
(Highway 20 to Everglade) (408) 348-2224

Keys Blvd.

Barbara Lloyd (707) 299-9684
(Everglade Blvd to 12014 Keys Blvd)

Keys Blvd.

Pam & Fred Kicenski (925) 584-0780
(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 Vasherresse (415) 971-3130

Candi Herman (707) 486-2717

Shoreview Drive

Claude Soones (707) 998-3261

Spinnaker Court

Mary Ellen Martin (707) 998-4515

Surf Line & Ketch Court

Ken & Fran Young (707) 998-0233

Venus Village

Heidi Aragon (707) 998-9439
(Keys to center turn-around)

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	Public Works	707-263-2341
Crisis Line Counseling	800-900-2075	Board of Supervisors	707-263-2368
Community Patrol 3 (toll call)	707-355-1911	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