

# CLEAR LAKE KEYS PROPERTY OWNERS ASSOCIATION

## The CHANNELS

*newsletter*

WINTER 2020

### President's Perspective

During the wind storm that we had during the PG&E power shutoff, several trees went down, at least one fence blow over, several logs are floating around the channels, one pontoon boat broke loose in the wind and one dock floated away plus a Kayak and a small boat were missing.

Winter is here, so make sure you are ready. Check that your boat and dock are anchored well, so that they don't get loose in the winds. Also please check along the side of your channel for loose board and branches that will float away as the water rises. Last winter this was a major problem.

Most of you are aware that on July 31st, the county notified the POA that Hydrilla was found in one of the Keys Channels and that our County/State Weed Harvesting Permit was placed on hold. This of course meant that our Harvester was docked until further notice. Many of you saw the State Air Boats around the Keys for several weeks after the find.

It was determined that all that was found was one cut piece of Hydrilla in the Schindler Channel, no rooted pieces were found and the State/County now believe that it may be growing under the Primrose.

On Oct. 12, we received permission to start weed harvesting again, but the water is now too low to unload the harvester and we still have no place outside of the Keys where we can take them. We will be working with the State/County over the next few weeks so that hopefully next spring we will be able to go back to work as normal.

Mike Meske with the Hydrilla Program with the California Dept. of Food Agriculture was at the POA General Meeting on Nov. 23rd and gave an update. One of the issues has been that there was no legal place for residents to dispose of Primrose that was pulled from around docks etc. As of that date, the Keys has an exemption so that residents can pull their own primrose and place it in the Green Yard Waste Can during the winter.

Assessment Fee for 2020 will be \$70. Next year will be a challenging year for the POA, Several new laws that go into effect Jan. 1, 2020 and an older law that we were unaware of until this year may cause several sections of the CC&R's and Bylaws to be modified.

Future Assessments were discussed at the May 21, 2019 POA Business Meeting after it was brought to our attention by the POA Attorney that several years ago, the courts overturned any limits on Regular Assessments that limited the assessment to less than 20% of the preceding fiscal year. The latest version of the Davis-Stirling Act also allows up to a 20% increase for the assessment without a vote of the membership. The 1st question that I had when the assessment amount was brought to our attention by the POA Attorney was "what about Article 15 of the CC&R's that limit the assessment amount to the CPI"? We were told that this is the requirement that the court overturned.

With that said, we do not want to raise assessment any more than needed, so we went with \$70 which is less than the allowable \$75.14. The reason we needed to do this is that we have less volunteers than in the past and because of that had to hire PMI Sonoma, to manage much of the assessment work.

In addition, each year the State of California passes new laws that require the POA to spend additional money. You may not be aware of several new laws that go into effect on Jan. 1, 2020 that will cost the POA additional money for attorney fees and possible revisions to the CC&R's and Bylaws.

To give you an idea of new laws that are and will be costing the POA money in the coming years, a few examples below:

- As of this year, we are required to have an outside audit for the Equipment Replace Fund every year by a Certified Accountant, Certified by the State for this Audit. The POA cannot do this nor can PMI Sonoma. The best price that we have found to date is \$1400!
- Currently, Article 15 of the CC&R's Assessments for Maintenance and Improvements does not comply with current state law.
- As of Jan. 1, 2020, CC&R's Article 3 Permissible Building, Article 4 Set Back and Bylaws Article VI Elections, will all be out of compliance with new state laws.

Mike Herman, President

## Neighborhood Watch

Squatters were trying to move into a house that has been empty for several years. They were also trying to turn on the water. Sheriff was called, but by the time they arrived the Squatters were gone. Sheriff secured the house. Next morning, CLO Water Dept went by to check the water meter and found the house wide open. Sheriff was contacted again and verified that nobody was there and re-secured the house, also adding extra patrols for a few days. The Squatters have not been seen since, thanks to alert neighbors.

We also found evidence of possible squatters in a shed behind a residence on Keys Blvd, but they were no longer there. During the power outage, a small generator and a camp stove were stolen from a deck on Bass Lane, the Sheriff was notified.

Another problem was some people trying to live in an RV of Driftwood Village. Originally the property owner was not very cooperative, but we finally got them on board and the problem was solved.

As always, keep your eyes open for suspicious people or activities and report them to the Sheriff's Dept.

Mike Herman  
Block Watch Coordinator/Chair

## ATTENTION HOME OWNERS

Your 2020 POA Assessment Invoice has been mailed out and you should have received it.

Please read it carefully & follow the instructions given in the letter. This will allow your payment to be properly recorded.

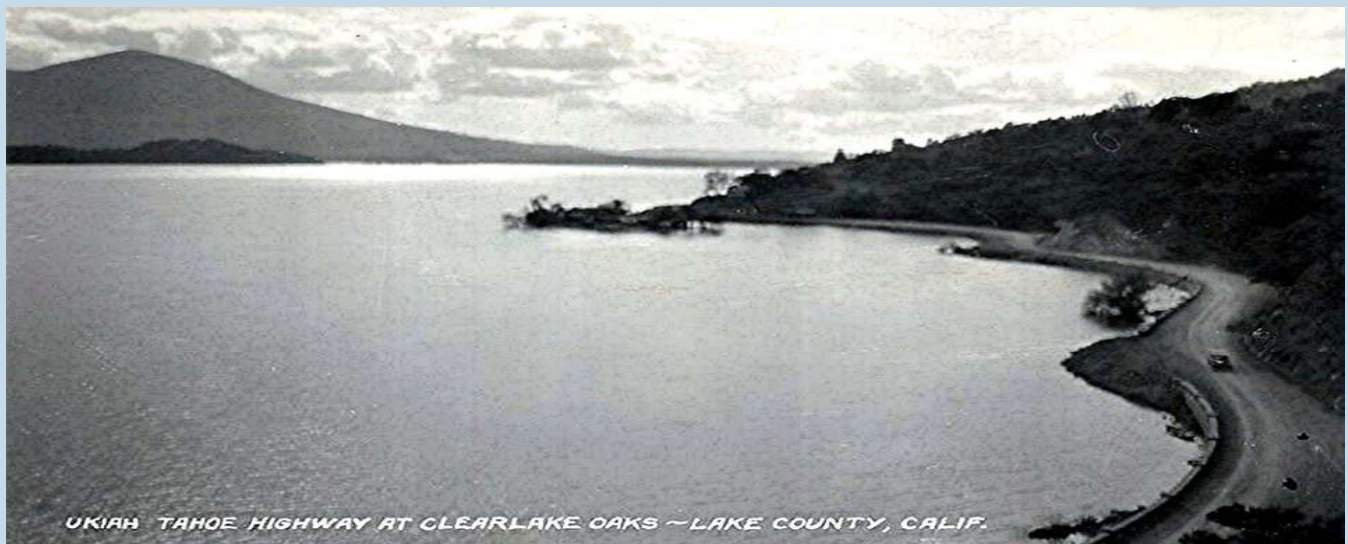
Any questions, please contact PMI – Sonoma directly.  
Call -- 707-820-7848  
Email -- [info@pmisonoma.com](mailto:info@pmisonoma.com)

Consider joining [nextdoor.com](https://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

We are out of pictures of the Keys under construction, but still have early pictures of Clearlake Oaks, which was called Stubbs until 1935. This is an early picture of what is now Highway 20 just west of town. This picture was likely taken in the early 1930's as this part of the highway was finished in 1932. At that time, Highway 20 was known as the Ukiah-Tahoe Highway, and this was the last section completed of the 222 mile route from Ukiah to Lake Tahoe.

Mike Herman



# Abatement

To date, we have collected \$2,400 in fines for 2019. Two were \$150, five were \$75 and one was \$1,725. This will go a long way toward costs of abating properties of weeds or dead trees whereby we cannot locate the owners. So far, we have four properties that fall into this category.

As I have stated before, most owners are compliant by the time we set a hearing and it is known that they may face a fine and subsequent lien. The last batch of violations that were met satisfactorily, culminated on November 12, with two properties taking down six dead trees.

My goal next year is to target decrepit docks and any remaining dead trees. I hope by now, it is realized that weed abatement is not worthy of a notice & most people will abate their weeds in a timely manner.

Docks are harder for people to get rid of, so I will be focusing on the worst ones first. If anyone knows of a person or company that will remove docks properly, please let me know so that I may speak with them and come up with references for those affected. We will be posting warnings in the newsletters and possibly an email blast, instructing people about bad docks.

There have been added instructions to the abatement letters that emphasize to the owners that it is their responsibility to let us know when abatement work has been completed. This should help eliminate the guesswork as to when something was finished, so that if there are fines, they will not continue past the date of completion.

As a side note, if anyone has noticed a queen size mattress moving around the area, it found its home in the brush next to the bridge at Konocti View Dr. & Keys Blvd. Public Works has promised to pick it up this week. I had filled out a complaint online and within a couple of hours, received a response. The system works, so if you see something worthy of reporting to Public Works or Code Enforcement, please take a few minutes to fill out their form.

Heidi Aragon  
Abatement Officer

## Firewise Corner

### LakeCoAlerts

Receive important safety messages from the Lake County Sheriff's Office via phone, text, or email. Personally I am signed-up for all 3!

These messages may include Wildfire threat, flooded streets, public safety power shut offs, or a person of danger in our area.

Even if you have signed up for CodeRed or Nixle in the past, you need to sign up for LakeCoAlerts.

Go to: ***Lakesheriff.com***

Select the box marked ***LakeCoAlerts***

If you do not have a computer or need assistance, please contact me at 925-584-0780 between 9:00am to 5:00pm only.

Pam Kicenski  
POA FireWise Coordinator

## 2020 POA Calendar of Events

Jan 21 Board of Directors Business Meeting  
5:00 PM (3rd Tuesday)

Mar 17 Board of Directors Business Meeting  
5:00 PM (3rd Tuesday) Nov 19

March 21 GENERAL MEMBERSHIP Meeting  
10:00 AM (3rd Saturday)

***Please plan to attend. We need a quorum to conduct business.***

### ***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 Debbie Ness 925-437-5217. Check our website [clokeysclub.com](http://clokeysclub.com)

#### ***January Activities –***

Jan 25 Keys Club General Meeting 10:00 am  
*Plan to attend*

Jan 26 Breakfast Buffet - 8:30 - 11:00 am  
OPEN to Everyone – no membership required

#### ***February Activities –***

Feb 13 Valentine's Dinner

Jan 26 Breakfast Buffet - 8:30 - 11:00 am  
OPEN to Everyone – no membership required

#### ***March Activities –***

Mar 11 St. Patrick's Day Dinner

Mar 22 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.

**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: Michael Herman .....	707-486-2717	Director: Dave Bligh .....	707-560-5260
Michael_I_herman@msn.com		dbligh@silcon.com	
Vice Pres: Kathy Meister .....	707-324-9156	Director: Sally West .....	707-350-6689
kmrn44@mail.com		debsals2@gmail.com	
Secretary: Heidi Aragon .....	707-998-9439	Director: Andrew Basurto.....	650-316-0860
amarsvenus@aol.com		basurtoandrew@hotmail.com	
Treasurer: Deborah Changnon .....	707-481-3717		
18treasurer.keyspoa@gmail.com			

**COMMITTEE CHAIRS**

**Membership/Assessment Management**

PMI Sonoma  
Ingrid Flieger  
7960 Martinelli Rd. Forestville, CA 95436  
(707) 820-7848  
[ingridf@pmisonoma.com](mailto:ingridf@pmisonoma.com)

**Canal Operations**

Kathy Meister, Admiral  
(707) 324-9156  
[kmrn44@mail.com](mailto:kmrn44@mail.com)

**Abatement**

Heidi Aragon  
(707) 998-9439  
[amarsvenus@aol.com](mailto:amarsvenus@aol.com)

**Neighborhood Watch**

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

**Architectural**

Harry Schlickemayer  
(707) 998-4634  
[jmkhas@mchsi.com](mailto:jmkhas@mchsi.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 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 Vasherese ..... (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