

# The Rudgear Meadows Review

A Publication of the Rudgear Meadows Homeowners' Association

March 2011

## Message from the HOA Board President

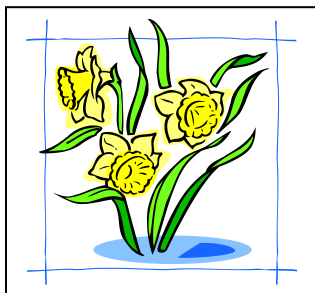
Dear Neighbors,

This is my last "post" to the RMHOA newsletter. After serving as "member at large," "Vice President," and then "President," for a total of four years, it's time to say farewell. Those titles don't mean much, by the way, because everyone on the board chips in and, no one gets a free ride. As president, I chaired the meetings, but when it came to decision making, we always looked for a unanimous vote. And I'm very pleased to report that in most instances, your Board reached consensus on just about every issue we faced – consensus meaning that everyone is willing to go along with the proposed action.

Why would five different Board members, of varied ages and professions, some long timers, some first-time homeowners, be able to reach consensus? Because with every decision, we had at the forefront, the best interest of our Homeowners in mind. Which way should we go? The way we went, time and again: minimize Homeowners dues and the associations' liabilities to ensure that jobs were done right the first time, and above all, to protect and preserve the quality of life for each and every Homeowner.

I leave you in good hands. Thankfully, the following three incumbents are remaining on the Board:

- Nathan Sheg is staying on. As an attorney, Nathan's contributions to the Board have saved us thousands of dollars in legal fees. Even with a very busy professional life, and a young family to look after, Nathan has put in countless hours to helping the Board through some potentially sticky legal issues.
- Pamela Wojciechowski has served on both the Landscaping Committee and the Architectural Committee. Always cheerful (even participating after breaking her ankle in the open space), she takes great care in the details of our landscaping plans. As a successful real estate agent, she offers sound judgment on which investments the Board should make to maximize our home values.



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## Rudgear Meadows Swim Club News

Pool Opens May 1<sup>st</sup>!

### Pool Deck Rejuvenation

The Board approved a contract with Bohannon Concrete to resurface the entire pool deck to include the basketball court. This should be a major improvement to the pool area.



The contract includes grinding down all deck surfaces, saw-cutting all expansion joints, fixing all concrete which has chipped out in the past (we have several corners that have been damaged), replacing a sunken section of walkway that is near the back gate that leads to Gladwin, floating a leveling coat of concrete over the entire basketball court to correct water pooling, and then over-coating all surfaces. All of the deck grinding is completed, most of the saw-cutting is completed, the repairs and replacements are underway and then we have to wait for a warm dry spell to do the overcoat. The pool will open May 1st - come on down and see the improvements.

### Pool Keys

Remember entry to the pool is by key only, so be sure you have yours ready for next season. We only send keys to owners, so if you are renting contact the owner of your home. If you need a pool key, send a check for \$25 payable to the RMHOA to: Rudgear Meadows, PO Box 5414, Walnut Creek, CA 94596

Please allow a few days for turn around time.

**Lifeguard/Pool Supervisor** – Katie Maiuri

I welcome any questions or suggestions you might have regarding pool operations. Please feel free to contact me at 925-708-5331 or email [kakm@astound.net](mailto:kakm@astound.net)

### Homeowners! Please mark your calendars!

The Annual Homeowners Meeting will be held on Thursday, March 31<sup>st</sup>.

Location: Walnut Heights Elementary School  
Multipurpose Room

Time: 7:30 pm



## Tragedy in Walnut Creek

Our sincere condolences go out to the family and friends of Las Lomas High School students, Mathew Miller and Gavin Powell, who tragically lost their lives recently in a fatal attempt to navigate the creek which, after much rain had become a raging river with terrible undertows, full of debris and reaching depths of 15 feet. It is never meant for any recreational activity. The loss of these young men, who had very bright futures ahead of them, is a loss to all of us and society.

It has been said, 'It takes a village to raise a child', and we must all be aware and take action if you suspect someone might be putting themselves in danger in our community. The Contra Costa Board of Supervisors has unanimously voted to initiate an outreach program to communicate to the public (including the schools, Boy Scouts, Girl Scouts and other organizations) the dangers of the county waterways and post more No Trespassing signs with more strenuous language about the dangers at bridges and fences. The Contra Costa County Public Works Department noted, however, that there are areas along the many miles of waterway that are private property that they have no jurisdiction over but are possible points of entry for someone to the creek. (The entry point for this recent accident was behind Murwood Elementary School.) They mentioned that in 1991, two men and one woman in their 20's and 30's attempted to navigate the creek in a 4 man raft. One person drowned in that incident.

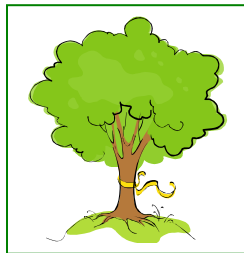
The City of Walnut Creek and Contra Costa County Flood Control District will hold a community meeting on creek and channel safety, Tuesday, March 29 at 6:30 p.m. in the Oak View Room at the new Walnut Creek Library. The purpose of the meeting is to receive community input for a public awareness campaign on creek and channel safety.

This tragedy is a lesson to all of us to be aware of the danger of our creek, particularly during the rainy season, to educate and warn our children and others.

Again, our hearts go out to the families and many friends of these two unforgettable young men.

### From the Landscape Committee

The Rudgear Meadows common areas have been tended to with expertise by Heather Farms Landscaping Company. Recently we have planted new plants and rose bushes along Lavender Drive at Lot 74. The new bark which was just installed has refreshed the areas in Chapparel Park and along Lavendar Drive and Lot 74.



We are monitoring the aging trees in the common areas. Although our development is thirty (30) years old, the landscape is in great condition due to the diligence of our property manager, Patsy Weis, and Heather Farms Landscaping Company. Over the next several years, as our trees continue to age, there will be more need to replace them.

Please do not hesitate to call Patsy or any board member if there is a landscaping issue you feel needs to be addressed.

### From the Design Review Committee

As spring approaches, more of our neighbors are looking to "freshen up" their homes. Please submit a Design Review Request form, which can be downloaded from the Rudgear Meadows Homeowners website, before embarking on any project which affects the exterior of your property including painting, fencing, roofing, windows etc. Please submit your requests to Pam Wojciechowski at 1033 Rudgear Road, Walnut Creek, CA 94596 at least 30 days in advance of your project start date. The Committee does everything possible to turn these applications around quickly.

We have had many exterior paint requests and garage door replacement requests. If you are planning to replace or paint your garage door, please have the door painted the same color as the body of the house. By doing this, the garage does not become the focal point of the exterior of the house; it blends into the overall look of the home.

**All exterior modifications** must be approved by the Committee *before* construction. The form for requesting a design review, and the instructions for submittal, are available on the RMHOA website at <http://www.RudgearMeadows.com>.

If you have any questions or concerns, please give Pam Wojciechowski a call.



## 2010 Rudgear Meadows Swim Team Season

Register now for Rudgear Meadows Swim Team (RMST) for the upcoming 2011. Swim team is for kid's ages 4 to 18 years old and Rudgear Meadows homeowners and non-homeowners are welcome. There is a 5 week Seal Pup program for emergent swimmers ages 4-5 years starting June 13th.



Preseason swim practice for older kids on swim team starts the last week of April. Private swim lessons are also available for all ages by signup at the pool during the summer whether you are on swim team or not.

The Rudgear Meadows Swim Team (The Seals) is a fun and healthy way for your children to enjoy their summer. Not only will they become better swimmers from skilled and experienced swim coaches, but they will also enjoy many fun social events with their peers as well as family events.

Go to the website for more detailed information on private swim lessons and to register for swim team: [www.rmstseals.org](http://www.rmstseals.org)

We are looking forward to next season already!

## Avoid Costly Root Damage

This harmless looking little acorn can turn into a seedling and seedlings become saplings. Saplings can turn into, well, really big Oak Trees. These beautiful natives would love to make their home in your yard however; they can cause extensive damage to pavement and foundations.



Every year these seedlings spring up in yards around the neighborhood so you must look for them and dig them up right away while they are still small.

Recently, the RMHOA authorized payment of around \$2,000 to homeowners whose private driveway was damaged by an oak tree that had sprouted on community property. If you are aware of any trees on community property that could potentially damage your property, please notify the RMHOA immediately. Prompt notification will help avoid costly repairs, and will reduce the burden of cost on both the homeowner and the Association.

The RMHOA will not be held liable for damage that is not reported promptly.

## Message from the HOA Board President

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- Thank you, John Martindale for agreeing to serve another two-year term. John brings us reason and experience in anything having to do with construction or utilities.

I would like to welcome the newcomers to the Board: Dawn Lopshire Bratt and Dan Smith. Dawn was a technical writer before she moved to Rudgear Meadows with her husband and two daughters (both on the Rudgear Meadows Swim Team) in 2002 and became a stay-at-home mom and community volunteer/leader. Dan and his wife moved to Rudgear Estates in 1975 and then to Rudgear Meadows 1989. Dan was a city traffic engineer and planner in many East Bay cities including Walnut Creek and retired in 2005. He says, "I volunteered to be on the board because I really like our area and I want to do my part to make sure it stays as nice as it is."

We continue to enjoy the exemplary management of Patsy Weis who has worked for the Board since 1980. She is remarkably efficient in taking care of all business matters. Her institutional memory is a tremendous asset that has helped us avoid some of the pitfalls that have plagued other associations nearby.

Outgoing member is Jeff Kisylia. Jeff ably served as ambassador to the swim team, and as Secretary, he took the minutes. His cheerful demeanor will be missed and now someone else is going to have to do those damn minutes.

Thank you to all of the neighbors and friends who, despite the economic turmoil at the city and state level, have contributed to making the last four years good and prosperous for our neighborhood.

Martin Engelmann

## Rudgear Meadows HOA Annual Dues

**Annual Dues are \$750.00 and are due on April 1<sup>st</sup>.** You should have received your billing around March 15<sup>th</sup>. If you do not receive the bill, you are still responsible for making your payment on time, so be sure to contact Patsy Weis at 925-934-2700 and ask for payment information if you have not received your billing by April 1<sup>st</sup>.

On our website you can find all of the association documents including budgets, minutes, request for design review forms also lots of other information about our neighborhood such as pool hours and rules, etc.

Rudgear Meadows  
 Homeowners' Association  
 P. O. Box 5414  
 Walnut Creek, CA 94596

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Board Members

President	Martin Engelmann	944-5597
Vice-President	Nathan Scheg	939-1174
Treasurer	John Martindale	934-4459
Secretary	Jeff Kisylia	934-4025
Director-at-Large	Pam Wojciechowski	930-6575

Committee Chairs

Landscape, Creek Bed, Oak Trees	Pam Wojciechowski	930-6575
Design Review	Nathan Scheg	939-1174
Website	Dan Woods	934-4244
Pool & Swim Team Liaison	Jeff Kisylia	934-4025
RV Lot Manager	Charles Hasman	943-7417
RV Lot Co-Manager	Lew Doty	937-0750
Lifeguard/Pool Supervisor	Katie Maiuri	708-5331

Swim Team Director	Barbie Roth	314-9373
Swim Team Co-Director	Adrienne Yarnold	820-2044

Property Manager

Patsy Weis P.O. Box 5414, Walnut Creek, CA 94596  
 H.O.M.E.S. Management Co. (925) 934-2700

RMR Newsletter Editor Trisha Engelmann 944-5597

Business Cards Ads are \$15.00 per issue

Our website: <http://www.rudgearmeadows.com>