



THE KEYS BREEZE

Issue Number 2

December 1982

'82 BOARD TO BOW OUT SOON

The 1982 VKA Board of Directors will soon hold its last monthly meeting. The terms of half of the Directors are expiring leaving a number of vacancies to be filled at the Association's annual meeting and election of Directors on January 20.

This year's Board has been an active one which has accomplished some of its goals, such as maintaining the beaches and improving communication. Completion of other projects initiated this year, such as the closing of Beachmont, installation of additional stop signs, and parking restrictions on trash days, depends on continued cooperation from City Hall.

One area in which the Board has made good progress is in making the City aware that we expect the laws now in existence to be enforced. In addition, here in the Newsletter we are informing Keys residents of the actions they can and must take on their own in many situations. These two accomplishments alone will go a long way toward raising our neighborhood standards and expectations and make the Keys the best possible place for us to live. We encourage the incoming Board to continue the momentum in this direction.

The members of your 1982 Ventura Keys Association Board of Directors have been:

Joe Reynolds	President	Dixie Cramolini
John Gray	Vice President	Bob Hanson
Bette Hawk	Secretary	Herb Johnson
Harvey Mylander	Treasurer	Byron Lawler
Shirley Donovan	Membership	Dennis Trenten
Larry Koerner	Beach Master	Arlene Virtue
Lou Liserani	Beach Master	Chuck Withers

If you know anyone interested in serving a two-year term as a member of the VKA Board of Directors, please contact Lou Liserani (642-6867) before December 9.

THE ART JURY

By Harvey Mylander

As promised in the October Newsletter, the following should clarify the purpose and power of the ART JURY.

BACKGROUND

Prior to 1964 a map showing over 830 parcels was recorded as Tract 1601 located in the City of Ventura at a place known as The Pierpont Swamp. Pacesetter Homes, Inc. was the developer and did an excellent job of dredging the channels, making fill sites for lots, and providing paved streets with sidewalks, curbs and drainage. All utilities were installed underground, even cable television. Concurrently Pacesetter set down seven pages of guidelines to insure a high standard of construction and appearance of all buildings placed on these very expensive, small lots (many only 50' x 100' plus easement for boat dock).

On 3 April 1964 these guidelines became a "Declaration of Covenants, Conditions and Restrictions (CC&Rs). These CC&Rs were included with each deed during the original sale, and it is specified ". . . shall inure to and pass with each and every lot"

PURPOSE

The purpose of the CC&Rs is ". . . enhancing and protecting the value, desirability and attractiveness of the lands, easements and every part thereof."

The purpose of the ART JURY is to (1) approve plans for new construction and modifications and (2) have the right and power to interpret and enforce the above CC&Rs. The ART JURY and the CC&Rs deal with the appearance of the property and structures, while all safety, ordinance assessment and zoning matters are controlled by the City and County regulatory agencies.

POWER

The ART JURY has the right and power to interpret and enforce the CC&Rs. Its interpretation ". . . shall be final and conclusive upon all interested parties." The ART JURY may make amendments, changes or modifications and does not require the consent of any corporation, association, individual or lot owner.

The power to enforce the CC&Rs has been by neighborly cooperation. A last resort would be a court of law. It has worked so well that 18 years and nearly 800 homes later, no lawsuits have come to trial. During that

period the Ventura Keys has become one of the most desirable, nearly all single residence, marina type developments in Southern California.

A quick analogy might be a baseball game at Dodger Stadium. The 47,000 fans plus over 100 players are like our 830 property owners. The umpire is like the ART JURY and the baseball rule book is like our CC&Rs. When the umpire calls an "out" the player is out - no lawsuits, no lawyer fees, because the fans and the players have agreed to the rules and the game goes right on.

If you have any questions or want a copy of the CC&Rs please call: Bette Hawk (642-0751) or Harvey Mylander (654-1820).

WATERFRONT OWNERS TO RECEIVE LETTER FROM CITY

By Lou Liserani

Waterfront owners will soon be receiving a letter from the City of Ventura regarding the proposed reactivation of the Portobello Maintenance District. This is an alternate course of action being considered to keep our channels open while other, more permanent solutions are being pursued.

In this correspondence you will be asked by the City to vote on your interest in this option. The Board has studied this issue and encourages a "yes" vote. In any event, we feel you should have the opportunity to make your feelings known on this matter.

Further discussion will take place at our annual meeting in January. Plan to attend.

NAME THE NEWSLETTER CONTEST

Response to the Name the Newsletter Contest was outstanding, with 92 total entries, of which only 11 were duplications. Several impartial Keys residents were prevailed upon to serve as judges, and, as you have seen, the Newsletter is now called THE KEYS BREEZE. Jim Clark, Pat and Kathy McMahan, and Gene Elman all submitted the winning name, while the very similar Ventura Keys News-Breeze was submitted by Adele Rosenfeld. The winners will receive custom-designed Ventura Keys T-shirts as soon as we manage to design one.

We are delighted so many of you obviously had a good time thinking up all the really creative entries. The Key Note(s) came in a very close second. Some of the other popular choices were Keys 'n Locks, The Fog Horn, The Keys Connection, Keeper of the Keys, Seaside News, Key Word, Keys Chronicle, Keys Log, Key Facts, and Keys Currents and Soundings.

YOUR PROPERTY'S VALUE AND HOW IT IS BEING AFFECTED

By Bette HAWK

The subject of "property value" is surely an important one to almost every property owner in the Keys. We are indeed fortunate to own property that has increased in value throughout the years, but, if we are to preserve the value and the beauty of this property, we will need the help and cooperation of all Keys owners.

We have a small percentage of residents who are violating either the city ordinances or our own CC&Rs, and this is affecting the property value of the entire Keys area. We are listing below some of the complaints most often heard by Board members or Art Jury members.

The #1 complaint: RVs, campers, boats and trailers "stored" on our streets. This violates the city code sec. 7214.1 which states "the use of streets for storage of vehicles is prohibited: no vehicle shall be parked upon any street for more than a consecutive period of 72 hours." The Ventura area has any number of storage spaces available for these vehicles. Neighborly cooperation is certainly preferable, but if it becomes necessary to report a violation, the number is 643-5411 ext. 56.

Regarding owners building illegal additions: These can be reported to Ann Prinz, City Hall, 654-7800 ext. 870, or to members of your Art Jury.

Regarding car maintenance on the street: This violates the city code sec. 7216.2 which states "no person shall perform maintenance or repairs upon a vehicle parked upon a street except temporary repairs necessitated by an emergency."

Regarding storage of containers: City code sec. 4321 states "no person shall store a refuse container in a residential area so that it is visible from a public street."

Regarding parking vehicles across sidewalks: We have many walkers in the Keys, and this not only presents a hardship to them but is also a violation of the California Vehicle Code sec. 22500F.

Many of our vacant lots are filled with weeds, trash and stored boats and trailers. If you own a vacant lot, please see that it is cleared. The Christmas Boat Parade will be coming soon and hundreds of people will be viewing the Keys. Their impression of our area will be up to all of us.

The members of your Board and Art Jury have spent a great deal of time this past year in monthly Board meetings and also conferring with officials at City Hall, always with the objective of improving the quality of life in the Keys. With your help and cooperation we are certain to succeed.

CORRESPONDENCE

The correspondence generated by the first issue of the Newsletter was both encouraging and gratifying. A number of you commented favorably on the Board's current efforts, particularly the attempt to improve street sweeping by getting cars off the streets. Others appreciated the intent of the Newsletter to foster better communication. Some Keys residents and absentee owners sent in their membership dues as a result of receiving the Newsletter, bringing the year's total to 285 members.

Two letters referred to Dennis Trenten's tongue-in-cheek "Keys Duck" story. Joyce Trahan wrote, "P. S. I hear the ducks (when cooked) taste like fish - guess it's their diet." And from Anne Brackett, calling herself "one of the 'duck fans' of the Keys," came this charming note:

"Almost four years ago, a white duck arrived on our deck. She was badly hurt so we took her to the vet. For three weeks she lived in our garage while we brought her back to health. Since then, of course, she has lived on our deck. Her name is 'Donald.'

"This summer she made a nest on our deck and proceeded to have baby ducks. Dorothea Bellasime, our next door neighbor, and I raised those baby ducks and watched over them day and night. They are now big healthy ducks . . . two pure whites and two black & whites. They eat and sleep here and then go playing. Dorothea and I are teased and proceed to be their 'grandmothers.' We would be most upset to have our grandchildren on Sam Ferraro's menu.

"Almost all of the Keys ducks have names. We even have Christmas stockings for them. What we really need is an 'adopt a duck' party. How about it?"

(Sam and Betty Ferraro were good sports, by the way, and laughed about Dennis' reference to Flaming Keys Duck Marsala.)

Twelve-year-old Danny Stiles sent in an excellent letter with a super idea for a future Keys event. Danny, who lives across from the paddle tennis courts, wrote, ". . . there are many fine paddle tennis players that are always over there, always enjoying themselves. So I had a sensational idea. After the tremendous turn out at the Bar-B-Q, I thought we might have another BIG event that would be very exciting, maybe we could work out sometime to have a paddle tennis competition! Maybe even an entire sports day with basketball, etc. . . ."

We think this idea has so many possibilities we are planning to present it to next year's Board. If the Board votes to try it, the first person who will be asked to help plan and run the event will be Danny!

EVENTS

- ANNUAL VENTURA KEYS ASSOCIATION MEETING AND ELECTION OF DIRECTORS

The annual meeting will be held on Thursday, January 20, in Room 205 of City Hall at 7:30 P.M. There is plenty of parking in the rear. Come meet the outgoing Board, learn first-hand the latest Keys news, and help elect next year's Board of Directors.

- PARADE OF LIGHTS AND HOME DECORATION CONTEST

This year's PARADE OF LIGHTS, sponsored by the Port District, will take place on Saturday, December 18, beginning at 7 P.M. Entry forms have been distributed to waterfront homes. If you live off-water and wish to enter your boat, contact the Port District or the Island Hunter Book Store, which has recently relocated to the new Fisherman's Quay. Trophies and prizes, including a free haul-out, will be awarded to the winners in the various categories.

The Ventura Keys HOME DECORATION CONTEST runs throughout the Christmas season, with the actual judging of the homes occurring on Thursday evening, December 16, at 7 P.M. Prizes are still being solicited, but those already donated include free dinners at Ferraro's and Tony's Steak and Seafood and gift certificates from Jaffe's Cameras and Wendy's Hamburgers. Plaques will also be awarded to the top three homes in both the waterfront and off-water categories.

Ventura Harbor's new tour boat, the Bay Queen, will be conducting sightseeing tours through the Keys during the Christmas season, so leave your lights on nightly from 6 P.M. until 10 P.M. to give them a good show.

All participants in the Parade of Lights and Home Decoration Contest are invited to the awards presentation beginning immediately after the Parade of Lights on Saturday night at the Pacific Market Bar and Grill site in Fisherman's Quay.

THE KEYS BREEZE is the bimonthly newsletter of the Ventura Keys Association. Direct new items, comments, and questions to Newsletter, Ventura Keys Association, Inc., Box 1086, Ventura, CA 93002. Editor: Sue Liserani (642-6867).