



THE KEYS BREEZE

Issue Number 13

February/March 1985

1984 WRAP-UP/1985 PREVIEW

1984 was quite a productive year for the Ventura Keys Association. County Supervisor Susan Lacey attended one of our board meetings to discuss the Arundell Barranca, another successful barbeque was held, membership was at an all-time high, and maintenance and improvements continued at our beach parks and Harbor Boulevard entrance.

We need to acknowledge the efforts made on behalf of the Keys by our outgoing 1984 board members. Dennis Trenten, thanks for being such a caring, terrific president; Bill Schulze, thanks for serving as vice president and for running the barbeque; Ray Loehr, thanks for watching over the Seaview/Beachmont park and turning the sprinklers on and off as you jogged by. Thanks also to all the returning board members who contributed so much last year.

A new board of directors was elected at January's annual meeting. The 1985 board consists of: Will Hoag, president; Larry Hartley, vice president; John Sugden, again serving as treasurer; Muriel Larsen, secretary, Sue Liserani, membership and newsletter, Pat O'Leary, who will oversee the Seaview/Beachmont park; Kathy Collins; John Gray; Ellen Richardson; Joni Stonelake; and Edna Withers. Alternates for 1985 include Dixie Cramolini; Bette Hawk, who works so tremendously hard on the art jury; Carrie Lou Kessel; Linda Klinger; Joanne Lipman, Lou Liserani, who will continue to oversee the Surfrider/Sailor beach; Lillian Lopez; Dennis Trenten, immediate past president; and Barbara Waldman.

1985 presents us with many of the same problems and concerns we grappled with in 1984, and every year before that as a matter of fact. Later in this issue Bette Hawk discusses many of these problems and how we might try to solve them together. A difficult task lies ahead, but the Keys board and art jury will do their best -- that's all we can ask.

We were shocked and saddened to learn that Joe Reynolds passed away recently. Joe was president of the Keys Association a couple of years ago and worked extremely hard, especially in connection with our perennial Arundell Barranca/dredging problem. We are all grateful for his efforts and will miss him as a fellow worker, neighbor and friend. We also want to express our sympathy to his wife, Dorothy.

HOME DECORATION CONTEST RESULTS

Joni Stonelake did a superb job of running the Home Decoration Contest this past holiday season. As we have done for the last couple years, Keys board members, family and friends toured the Keys aboard Tom Rush's Bay Queen and selected our favorites from among the multitude of fabulously decorated houses. We had previously driven through the Keys to check out the off-water decorations. Afterwards we gathered in the restaurant/bar at Harbortown Point to warm up and tally the votes.

The waterfront winners were: Hans and Fran Rieger, 3098 Seahorse, who again created a unique, beautiful picture with lights -- this year a dove; Ed Kakos, 2665 Seahorse, who created the most colorful, spectacular array of lights; and Joe Graneto, 974 Oyster, who used all white lights most effectively.

The off-water winners were: Maurice and Barbara Waldman, 997 Cove, who created a bright, cheerful display; Howard and Betty Dye, 1338 Beachmont, who used a lot of ingenuity resulting in a very wintry look; and Keith and Nancy Kelly, whose duplex at 2935 Bayshore looked like a lighted gingerbread house.

Joni notified all the winners the next day and gave them large red bows to identify their displays as winners. The winners were also invited to attend the Association's annual meeting in January where they were presented with engraved pewter mugs.

Thanks to all of you who participated in decorating, to those of you who went out to judge on that very cold night, and to Joni Stonelake for all her effort.

IT'S THAT TIME AGAIN!

Letter is being finished a bit later than I had planned and annual membership drive is getting off to a late start, but you will get those checks in right away. Last year we had 347 members which quite likely is an all-time record. Do you think we could possibly beat that this year? There should be an envelope attached to this page for you to use to send in your \$15. If you lose yours, send the check to Ventura Keys P.O. Box 1086, Ventura, CA 93002. Renters as well as owners may

If you are new to the Keys, here is a short recap of why the money we collect and where the money goes. Development and maintenance of the Keys are governed by a Declaration of Covenants, Conditions and Restrictions (CC&Rs) created by the original developer. The CC&Rs are enforced by the property owners' association (the Ventura Keys Association) and ensure that the CC&Rs are enforced. (If you do not have a CC&R, check the appropriate box on the slip below and send a membership check.) In addition, the property owners' association maintains the owner of the neighborhood's two beach parks.

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To update our Keys list, please fill out this slip and send it with your membership check. There are a couple additional items on the back for your help.

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Owner Renter

(Please list additional Keys properties on back.)

Mark appropriate box: Primary Residence
Vacation Home
Rental Unit

Comments (If you live outside Keys):

IT'S THAT TIME AGAIN (CONTINUED)

tely, the authors of our CC&Rs neglected to include pro-
e mandatory assessments necessary to carry out the duties
tion, such as expenditures for maintenance (gardening,
) and liability insurance on the community property. Thus,
ave to ask each property owner to please care enough about
od to send in \$15.

's total membership which, as mentioned before, was an
represented just over half of the property owners. Sadly,
t almost half of our property owners did not care enough
to spend a mere \$15 to pay their share toward its
tenance! Which group do you belong to?

WHAT DO YOU WANT TO DO?

ion was made at our last board meeting that the Keys Assoc-
more activities during the year (we now have the barbeque
, the Home Decoration Contest during the holidays, and the
in January. I still like the sports day idea proposed a
go, but it has not happened yet -- possibly because no one
o organize it. If you have any activity ideas, please
the slip below and sent it in.

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of CC&Rs. Yes No

s properties I own:

Keys Association should sponsor:

A PERSONAL OPINION

BY BETTE HAWK, MEMBER OF THE ART JURY

This past year a number of residents in the Keys have asked us about ways and means to improve the quality, standards and beautification in the Keys area. To begin with we need to take a good look at the Keys and start the judging from there. Drive slowly up and down each street and you will find that most of our owners keep a fine looking yard, but others are desperate for care. You will see vacant lots harboring trash, boats, rusting boat trailers and recreation vehicles. Other lots have a lush growth of weeds waiting for the spring winds to distribute their seeds to unfortunate neighbors. Notice the illegal TV antennas (next come the satellite dishes); notice the cars and RVs parked across drive-ways, forcing residents to walk in the street. And then notice the growing number of boats, trailers and RVs "stored" on our streets. Yes, we do have problems, and the amazing fact is that the infractions mentioned above are either against city ordinances or our very own CC&Rs.

Each January we elect a 12-member (all volunteer) board and retain a 3-member (all volunteer) art jury to review, direct, and help solve projects and problems for over 670 property owners. Impossible you say? Of course it is! Most incorporated areas the size of ours have a paid, full time office staff. But, because the developers of the Keys neglected to make mandatory yearly property assessments, we must then depend on volunteer board members. Because we lack this assessment money we do not have the funds to hire lawyers to help enforce our CC&Rs -- owners, with the help of the art jury, try to resolve these issues. I am sure that many of you have lived in areas where your yearly dues might have cost from one to several hundred dollars. Well then, why haven't we raised our humble \$15 yearly Keys dues? Good question! Perhaps we are afraid to lose the support that we now enjoy. This past year we had the largest paid membership ever, and we are truly grateful to all of you for that and to Sue Liserani and her newsletter, The Keys Breeze, which helps to keep us all aware of what's happening in the Keys.

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

A PERSONAL OPINION (CONTINUED)

Now this is not to say that we cannot overcome and solve our problems, but we will need the help and cooperation of you, the Keys property owners, to do so. We need committees to approach the city on how to solve our street parking/storage problem. We need a committee to approach the officials in charge of the county flood control program to ask for help solving, once and for all, the control of mud and trash flowing into the Keys waterways from the Arundell Barranca. We need advice and support on how best to enforce our CC&Rs -- without creating a civil war! We need a committee to oversee the 20 to 30 vacant lots and notify owners that they need to clear away the weeds, the trash, and the stored vehicles.

In my opinion, it is not possible or reasonable to anticipate that twelve volunteer board members and three volunteer art jury members, no matter how dedicated, can adequately administer to over 670 property owners, but with the help and cooperation of Keys property owners, I know that it can be accomplished. Along with many of you, I find the Keys a wonderful place to live, but if we value the good life and want to continue to uphold our excellent property values, then I urge all of you to support us by contributing your time, effort, knowledge -- and yearly dues. Please call me, 642-6631, or any of your board members if you would like to serve on any committees. Thank you, Bette.

Newsletter
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