



# THE KEYS BREEZE

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## PRESIDENT'S MESSAGE

The first question and answer meeting was held at the Big Beach on Saturday, July 18th to discuss the possible revisions of the CC&Rs. The meeting was attended by about 110 people.

The Board spent considerable time explaining the proposals. Many misconceptions exist caused by the printed material circulated by Mr. Fling Traylor.

People seem to have problems with the proposed sections that have to do with dues collection. These are standard sections and terms used for collection where mandatory dues are needed to maintain common areas. Most people, once they understood that these provisions are only for people who refuse to pay and then only after every attempt is made to collect, began to agree with them.

It was proposed that a special fund be set up to pay dues for people that honestly could not pay. Many homeowners present agreed to contribute \$100.00 each to set up this fund. It was brought out, that in an area where homes run from \$200,000. to over one million, it would probably not be too difficult for people to pay \$30.00 a year, even if it was compounded at the maximum rate of 10% as specified.

One of the most interesting parts of the meeting was the many items agreed upon between the Board and Mr. Traylor. Mr. Traylor proposed the people giving quit claim deeds to the beach areas. Then he agreed that those deeds would only restrict use and not one's obligation. He was unwilling to guarantee that by not paying one's dues, one would not be liable in the event of a suit. Mr. Traylor seemed to agree that in order for the Board to have mandatory dues powers, they need the proposed revisions. He also acknowledged he is a weekender, he is not interested in taking part in the Association, and he is unwilling to voluntarily pay his dues. Mr. Traylor had stated earlier, he is mad at the Association due to a problem he had years ago.

PRESIDENT'S MESSAGE (Continued)

The problem of sorting out why someone, who basically agrees with the Board, should make such an effort and expense, to keep from paying \$30.00 a year. I can only conclude Mr. Traylor is interested in the following:

- a) Destroy the Association
- b) Destroy the community in its uniqueness
- c) Lower our property values

By the time the meeting ended, most people seemed to understand what the Board is trying to do. We are not infallible and we are not power or money hungry. We are trying to maintain, even upgrade our common areas, we are all willing to be replaced, even the Art Jury, and we do want what is best for our Keys area.

MESSAGE FROM STEVE HOFFBERG

The meeting of the Property Owners of the Ventura Keys on July 18, 1987 was certainly lively to say the least. The property owners had an opportunity to vent their concerns, frustrations and philosophies. The Board, led by John Sugden, explained its position and the goals of the new CC&Rs. Probably the most significant accomplishment was that neighbors got a chance to talk to each other.

Those against the CC&Rs expressed the view that they did not wish to be told how they could use their property; that emotionally it was very difficult to accept a procedure where a lien could be placed on the property, possibly subjecting the property to foreclosure, and that the procedural steps for enacting the CC&Rs were not clearly set forth or even understood.

It became apparent that many of the property owners did not know their property was already subject to a set of CC&Rs and most had never seen a copy.

The Board, on the other hand, stated that the proposed revised CC&Rs were virtually the same as the old CC&Rs with the most important exception being that mandatory membership in the Home Owners Association would be required. John Sugden explained that the new CC&Rs left a lot to be desired, but because of financial constraints, it was thought that mandatory membership in the Association should be the only significant change to start. It was further explained that without mandatory membership, there would not be sufficient funding to maintain the common area (beaches) and to obtain liability insurance. As far as the language concerning liens and foreclosure, etc., it was explained that this was the customary enforcement tools used by all common interest associations. Alternative suggestions for enforcement of mandatory dues were not forthcoming.

MESSAGE FROM STEVE HOFFBERG (Continued)

The ultimate issue to emerge was whether the benefit of having liability insurance, maintaining the common areas and upgrading the neighborhood was worth the cost of \$30.00 per year and being required to follow the rules set forth in the CC&Rs. We, on the Board, think that it is.

GETTING THE PACKETS READY

Putting together the CC&R packets has been a real chore for the Board of Directors. An up to date listing of all property owners was a must. Thanks to Judy Hoag, this was compiled, then revised, and revised.

The questions and answers came from a subcommittee headed by Steve Ehret with Steve Hoffberg and Lou Liserani being very active. These were then taken to Monte Widders for review.

The cost of collating was prohibitive and so "collating parties" were held at the Sugden's. The call went out to all Board Members, Art Jury Members, and interested parties. In the end, all took part and brought or sent their spouses and children. What a job!

Once the packets were ready, Monte Widders reviewed the material and found we had not put the final date on the ballot. All of the packets had to be opened, the date stamped on each ballot, then put into a new envelope. This job was accomplished by the Sugden family, Dixie Cramolini and Albie MacIntyre.

Jim Majewski's company put the homeowner list on a computer (Hurrah!!) for printouts and labels. Then putting on the labels and checking each with lists was done by Dixie Cramolini, Albie MacIntyre, and Luanne Sugden.

Packets were mailed to owners out of the Keys and the rest were hand delivered by Board Members, Art Jury Members, and past Board Members or spouses.

We know that some packets had the wrong names on them, some were mailed and returned, and some may not have received theirs. If you know of such a problem or need another packet or ballot, please call Luanne Sugden at 644-4597.

The Board, and many helpful hands, has worked hard to do the bidding of the majority vote set forth at the last two Annual Meetings (January 1986 and January 1987).

## LET'S CRAWL BEFORE WE WALK

An important comment, the Board received, needs to be emphasized for all to hear. This was; many more revisions are necessary to make the CC&Rs and By-laws a viable, operating document. This was a good legitimate complaint.

The Board of Directors felt the present proposed revisions were a necessary first, small step. Many property owners had not seen their CC&Rs, much less know how antiquated they have become. Much has changed since 1964.

This first step, which has led to the present voting, was with the hope that further revisions would occur in the future. These revisions would, of course, have to be voted on again by all property owners. And these revisions will be up to future VKA Board of Directors.

## NEW BOARD MEMBERS WILL BE NEEDED

Every year, six of the twelve Director terms are up. Sometimes retiring Directors are willing to sign up for an additional two years and if this happens, and if no one objects, they run for election at the Annual Meeting.

Changes on the Board can also come about by Directors having to resign, due to personal reasons. These places are filled according to the By-laws. The 1987 Board had two such resignations.

It was the Board's decision not to get involved with present restrictions or enforcement changes, since just getting mandatory dues across was job enough. This has been left for our successors, and we cannot speak for them.

Of the retiring Directors: Cramolini, Ehert, Hereford, Kessel, Liserani, and Sugden; Hereford, Kessel, Liserani, and Sugden have said they would not continue to serve. Not a member of the Board, the Keys Breeze Editor will also resign, having also put in two years.

We can, all of us, take an active interest in those that carry on the Association by making sure our community's best interest is served. If the proposed revisions of the CC&Rs are enacted, we will be far more interested in who serves on the Board of Directors, and how the budget and the affairs of the Keys are run. We need to see that our community benefits, and then so will our property values!

Upcoming Board Meetings at 7:30 PM

8/20/87 John MacIntyre, 1090 Dolphin  
9/17/87 Russ Thomas, 2832 Sailor  
9/19/87 Barbeque at Big Beach (Not a Meeting!)  
10/15/87 Will Hoag, 2765 Sailor

NEIGHBORHOOD COMMENTS

- \* "Very thoughtful!" and "Isn't that great!" are comments I have heard. We wish to thank Bud Whitehead for donating the rental and attorney fees for our SECOND QUESTION AND ANSWER SESSION. Thanks, Bud!

The second session will be held at the Wedgewood Banquet Center, 5880 Olivas Park Drive, August 5, 1987, at 7:30 P.M. Monte Widders, VKA attorney, will be there to answer questions. Come and bring a neighbor!

- \* I also wish to thank Jim Majewski for having our property owner list put on personal computer disks. This will make future updating and record keeping so much easier! Thanks, Jim!
- \* Some people have complained about the big yellow sign on Sailor. Mrs. Egbert said, "He doesn't care about our property values or our feelings. And it doesn't speak very highly of him!"
- \* Opinions (not good) have also been voiced about a boat on Sailor "that has never been moved", a bright blue van on Surfrider that is "the eye-sore of the street", boats on Seahorse, and a motor-home on Clearview. I am sure there are others, but these are the ones voiced to me. Some time ago (Jan. '87 Breeze), I said we'd get our truck off the street and into a storage yard, which we did. Others have theirs in storage yards. Now, how about you?

BARBEQUE PLANS

When Dennis Trenton was Barbeque Chairman, he made a step by step, what to do list. This was followed by John Sugden and Steve Ehret. Steve then refined the procedure and called it "187 Ways to be Barbeque Chairman."

This material was passed on to would-be Chairman Steve Hoffberg, but the Board decided Steve's time would be better spent on CC&R information. The 187 Ways went to a new volunteer, Skip Majewski. Skip has already set up her committee and a flyer will be put out with more details.

The annual barbeque is not a money raising project. Past and present Boards have held to the belief that it should break even. This year we are asking for donations. We would again like to have the larger canopy, prizes for the kid's contests, and maybe even the Mariachis. If you wish to donate; please make your check out to Ventura Keys Association and write Barbeque on it, so we know your wishes. Then send it to the VKA Post Office Box 1086.

The Barbeque is planned for September 19, 1987, 12:00 PM to 3:00 PM. See you there!

#### MEMBERSHIP

Our new members since the June 'Breeze' are:

Atwater, Berssen, Boswell, Cotta, Garrett, Hahn, Hecht, Hereford, Hibbs, T. Hutchison, Lombardi, Marble, Masi, J. J. O'Brien, Schechter, Sylvers, R. Walker, E. Welsh and Williams.

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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: Luanne Sugden (644-4597)

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