



THE KEYS BREEZE

Issue Number 25

March 1987

THE PRESIDENT'S MESSAGE

The annual meeting was a busy time for all that attended. Besides taking care of the annual business as prescribed by the By-Laws, Christmas awards were made, directors reports were given and the upcoming By-Laws and CC&R's revision election was discussed at great length.

Monte Widders, attorney for the Association, spent considerable time answering questions. Also, Councilman Bill Crew held an information session.

Food for the meeting went uneaten as almost all went home as soon as the long meeting was over.

The February board meeting, held at the home of Lou and Sue Liserani, involved itself with a reorganization of the Board of Directors and final revisions to the CC&R's/By-Law election material.

Election materials should be available shortly after the March Board of Directors meeting. This meeting will be held at the home of Jeff and Mary Alice Hereford.

Connie Lewis submitted her resignation as Secretary due to other commitments. Dennis Adams, a member of the Board, replaces her as Secretary. Dixie Cramolini, an alternate, will fill the vacancy on the Board.

PRESIDENT'S MESSAGE (Continued)

President: John Sugden
Vice President/Little Beach Master: Lou Liserani
Treasurer: Jeffery Hereford
Big Beach Master: Tom Carmody
Membership Drive: Dixie Cramolini
Waterways Chairman: Russell Thomas
Membership (Recording): Caroline Keasel
By-Laws, CC&R's Publicity/Pierpont School: Steve Ehert
Children's Recreation/Christmas Home Decoration Contest: John MacIntyre
Alternate: Jim Majewski
Art Jury: Tom Horton, Byron Lawler, Dale McCoig
Past President/Insurance: Will Hoag
Secretary/Entrances: Dennis Adams
Barbeque Chairman: Steve Hoffberg
Adult Recreation: Don Gaines

COMMUNICATIONS

One home owner wrote to the Editor stating his opposition to making membership in the Keys Association mandatory. The answer to this is that mandatory membership was provided by Pacesetter Homes at the time of the tract development. It was further complicated by the deeds to the parks making each property owner an equal owner. At the present time Association membership is as follows:

- a) Land owners that pay dues
- b) Land owners that do not pay dues
- c) Tenants that pay dues
- d) Tenants that do not pay dues

All property owners are equal members and in the legal opinion given the Board of Directors is that all are liable.

The Board is suggesting changes so that all property owners are voting members and dues to them is mandatory. Tenants would be non-voting members with dues optional, but mandatory if they wish to use the parks.

THE ART JURY

Pacesetter Homes appointed the original three members to enforce the CC&R's. Some of these people never lived in the Keys. Enforcement was impossible except through voluntary methods since the Art Jury did not have enforcement powers and funds came only in small amounts from house plan reviews.

Any property owner could take another to court to enforce the CC&R's. This method is open to the Art Jury, but not very practical since it could be costly and again, the Art Jury does not have the funds.

For years the Art Jury has struggled to get home owners to comply with the CC&R's. Membership on the Art Jury was on a forever basis or until an election was held and a majority of the home owners made a change. In practice, the elections were never held and the Art Jury appointed each other.

THE ART JURY (Continued)

In time, the Art Jury and the Board of Directors decided that running two groups was impractical and the Art Jury agreed to a limited partnership with the Association. Art Jury members are now appointed by the Board of Directors and at least one Art Jury member attends the Board of Directors' meetings.

At the annual meeting the President asked the home owners present to elect the Art Jury. Practice, then is not in keeping with the CC&R's and the CC&R's provisions are unmanageable. The proposed changes will bring practice and written procedures together and give the Art Jury enforcement powers.

WATERWAYS NEWS

Members of the Board of Directors from waterfront homes report the latest editions to the Keys from the arrundel barranca includes dead rats, dead birds, egg cartons, milk cartons, oranges and miscellaneous other debris. This list, of course, does not include the silt.

Russ Thomas, waterways chairman, reports that the Lusk Company will contract for a feasibility survey to see if the barranca can be rerouted. A copy of the results will go to Russ, then he hopes to run these by the governmental agencies involved.

The waterways are under the jurisdiction of two governmental agencies. The Port District maintains the "stub" (the waterway along Beachmont). The Keys are maintained by the City.

NEIGHBORHOOD COMMENTS

* It was suggested at the annual meeting that if you or your neighbor has a robbery, let the Editor know so we can advertise the vicinity and thereby be more aware and cautious.

* Winners of the Christmas home decoration contest were:

- Waterfront: 1. Doug Muelder, 3073 Seahorse
2. Hans & Fran Rieger, 3098 Seahorse
3. John & Ann Knodle, 956 Oyster
- Off Water: 1. Maury & Barbara Waldman, 997 Cove
2. Howard & Betty Dye, 1338 Beachmont
- Duplexes: 1. Nanci Kantback & Keith Kelly, 2935 Bayshore

Each winner received a beautiful inscribed silver platter! Mr. & Mrs. Waldman proposed the homes on Cove might work together and have a Candy Cane Lane come December. Next Christmas, we plan to judge after December 20th, so that will insure more time for all to be ready.

NEIGHBORHOOD COMMENTS (Continued)

- * Pierpont Parents have asked for our help. Pierpont School can obtain free educational equipment if you collect the following food labels: Campbell's, Prego, Franco-American, V-8, Swanson (labels & UPC), Vlasic Pickles (lids), Mrs. Paul's (UPC), & Recipe dog food (UPC). Send the labels to school with your kids, drop them off at the school office yourself, or call Elva Leonard at 648-5141 (during school hours) and she will pick them up.
- * I'd like your comments, opinions, suggestions, etc. for this section of the newsletter. After all -- it is yours and input is welcome!
- * Coming Board of Director's Meetings:
 - April 16, 1987 - Steve & Pat Ehret, 2792 Surfdrider,
 - May 21, 1987 - Tom & Patti Carmody, 3121 SeaviewHome owner input time will be available before the formal meeting starts. You are welcome!
- * We wish to say thank you to Tom Carmody for donating a basketball net and a volleyball net with locks for the Big Beach. He also plans on repairing the dock in the near future. Thanks, Tom!
- * A few people are having their palm trees trimmed. With the way the wind has been blowing and the mess on the streets from those uncut palms, those that are cut are really appreciated.
- * John MacIntyre would like you to call him if you have any ideas for children's recreation either for this summer or for the barbeque. Don Gaines is planning a fishing derby for early summer and he would also like you to call with ideas and suggestions. (John - 644-6676, Don - 644-6794)
- * Discussed at the March Board Meeting: What are your feelings about member advertising? Let us know by writing our P.O. Box or call John - 644-4597.

WANTED - COMPUTER

The Ventura Keys Association is offering a fine home to a good, used computer. We would be particularly interested in Apple, Radio Shack or MS/DOS systems with disk drives. This could be a donation, or a long term loan. Data base and financial records software would also be helpful. If your old computer is sitting around taking up space and collecting dust, please give us a call. Contact: Lou Liserani - 642-6867.

MEMBERSHIP

Dixie Cramolini, as a Membership Drive Chairman, has developed a contest for all those with dues postmarked by April 30th. Two of our attractive VKA polo shirts will be awarded to the winner!!

MEMBERSHIP (Continued)

Dixie writes: "It's your Association. We all need each other's support! If you are new to the Keys area or wondering what some of our obligations are, our main expenses are as follows: 1) Maintenance of the Keys entrance, 2) Maintenance of our two beach parks, 3) Operation of the Association, 4) Maintenance of legal council and 5) Miscellaneous newsletters, mailing, etc. If you have not as yet paid, please use the enclosed envelope and mail your dues today!"

Join in for us, the contest, and send your dues to the VKA, P.O. Box 1086, Ventura, CA 93002.

Dues paying members number 98 and they are:

Munding, Egbert, Schoenfeldt, Nishida, Joslen, Koenig, Sanders, Jones, Roach, Goodwin, Mountain, McCombs, Sherwood, Maxwell, Hansen, Gillen, R. Cannon, Mihail, Block, Franz, Emerson, McCoig, McBroom, F. St. Clair (plus a donation), C. Collins, Rollins, Braun, Long, Thomas, Sugden, Liserani, Powers, Keating, Howard, Gray, Price, McCord, Adams, Hektner, Whitehead, Meister, Andersen, Koerner, Waldman, Schwarze, Holanov, McCleery, Reynolds, Dalzell, Buchan, Ratner/Jackson, Aldrich, Jaffe, Friedman, Miller, Laby, Beaupain, L. Johnson, Whiteman, Sessa, Crew, Conklin, Ahlfeldt, Cavaglieri, Gaines, Rieben, Marinos, Fischer, Wilcox, Bolson, Norton, Cordy, Hawk, Comer, Virtue, Fonzo, C. Brandt, Larsen, Simmons, Blye, Parrack, Knodle, Wahl, Bedigan, Larson, Bates, Swinney, Kukuchek, Siedlecki, Kessel, H. Johnson, Majewski, Walker, Ehret, Hale, Murray, Chapman, and Steele.

Beautiful list, isn't it?

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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