

PORTSIDE Villager

For Owners and Residents of Portside Village

January 2015

Are You Earthquake Ready?

When you live on a waterfront and it's the rainy season, water tends to be one of the things most on your mind. But the Golden State is also known for frequent earthquakes, and while most are small and go unnoticed, the potential for a major earthquake in this area remains year-round.

Since earthquakes can strike without notice at any time of the day or night and in any weather, it makes sense to take some precautionary steps and prepare for the next "big one" to hit.

Fortunately, you can find lots of resources for preparing for earthquakes, including free information from PG&E, Red Cross, USGS, and Ready.gov, among others. You can also find information on what to do during an earthquake to reduce the risk of injury. There are also pre-packaged emergency kits available with food, water, tools and other supplies to sustain you in the aftermath of an earthquake.

We also recommend that residents sign up for MCAAlert, a service that provides email and text alerts with important information to Association residents. This service is provided by the Association at no cost to the residents. Go to www.mcalert.net to register.

You can also find information on the Association website for turning off utilities in an emergency. These instructions were created by our webmaster, Al Semas, and identifies the locations of the various valves serving the units. We recommend you familiarize yourself with the locations of the valves to determine which specific valves service your unit.

The Association is also looking into being better prepared for disasters, including arranging for earthquake and disaster preparedness training for residents by organizations such as the Red Cross.

The Association also has volunteer positions open on the Emergency

Response Committee. If you are interested in volunteering, please contact the Association's management company, LLW Properties, at (707) 455-4200 for information on how to be an Emergency Response Team volunteer.

Fire Sprinkler Testing

The Association has contracted with Cosco Fire Protection to perform the 5 year certification of the fire sprinkler systems in each building, with testing tentatively scheduled to begin in January.

This service will require access to each individual unit for the contractor to inspect the sprinkler heads. To minimize inconvenience to the residents, Cosco will perform the inspections on a Saturday, with each inspection expected to take less than ten minutes to complete.

Your cooperation is requested to help us complete this required service quickly and efficiently.

Board of Directors

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Treasurer

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Director

Sharon Tucker

Director

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Director

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Next Meeting

The next meeting of the Board of Directors will be held on January 15, 2015 at the Benicia Yacht Club located at 400 East E Street. The meeting begins at 7:00 PM. All members are encouraged to attend and participate. Please check the Association's web site at www.PortsideVillage.com for meeting updates, minutes, and other helpful information.

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Governing by Representation

Community associations such as ours are a representative form of government founded on the principle of elected individuals representing the people. Much of our country is based on the principles of representative democracy. It starts with organizations like community associations and progresses through our schools boards, city and county governments, state governments—all the way to the federal government. We vote for a person, or persons, who will act on our behalf.

Some might advocate that a board should not take action without a vote of the members to find out what the people want. That would be counter-productive. If association members were to vote on every issue before a decision was made, there would be no need for a board, but simply someone to send out ballots and tally results. However, our Board finds out what the members want in other ways.

Our Board makes time to hear from the members at each meeting by scheduling a Homeowner Forum to take place during the meetings. Homeowners/members are provided an opportunity to make comments and ask questions



during this portion of the meeting. But it's up to you to attend meetings to voice your opinions and participate in the exchange of ideas with the Board. Your involvement and participation are encouraged. We want your input, ideas, thoughts and opinions.

When the Annual Membership Meeting and Board elections approach, consider carefully which candidates you select -- including yourself -- to best represent the membership.

Lights, Doorbell, Action!

The Association uses an electrical contractor, Davis Electric, to replace burned out bulbs and address other electrical issues on a regular basis.

Davis Electric has notified us that there are some units with porch lights out due to not receiving power. The most likely cause is a transformer that has gone bad, which will also cause the doorbell to stop working. The transformers are located in closets inside the units, which the electrician must access to restore the lighting and doorbells.

If your porch light and doorbell don't work, please contact LLW Properties to report the outage. They will make arrangements to have Davis Electric replace your transformer and bring your doorbell and light back to working order. You will need to provide the electrician with access to your unit, with the repair taking only about ten minutes to complete, in most cases.

Trash Talk

Residents are reminded that the Marina dumpsters are not for the use of residents for discarding household trash. The Association does pay for one of the dumpsters at the Marina, but it is intended for occasional use by the residents, and is not to be used for the routine disposal of household trash. The City of Benicia requires that regularly scheduled trash pickup service be established at each residence.

The dumpster is intended to be used for overflow in those few instances where a resident's trash can is already full and he/she has some additional trash to get rid of, or for a larger item not practical to put into the regular trash tote.

Please note that the dumping of furniture, tires, electronics, and hazardous waste is prohibited, as well as any items too large to fit inside the dumpster.



Portside Village Owners Association is professionally managed by LLW Properties. If you need assistance or have any questions regarding the Association, you can contact them at (707) 455-4200. You can also e-mail Association Manager Justin Schouten at jschouten@llwproperties.com or his assistant, Bob Etter at better@llwproperties.com. Thank you.