

PORTSIDE Villager

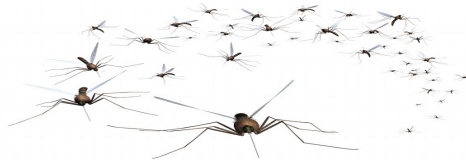
For Owners and Residents of Portside Village

March 2016

Zika Virus — How Concerned Should We Be?

We've seen the news... the scary headers about the Zika Virus outbreak in several countries, and travelers who have brought the virus over to the U.S. We thought we would provide some helpful facts to our residents regarding the virus and how to keep yourself and your family protected. The good news is, the reports are not as grim as we thought.

First things first, what is Zika? Zika is a disease caused by Zika virus that is spread to people primarily through the bite of an infected mosquito. The most common symptoms of Zika are fever, rash, joint pain, and conjunctivitis ("pink eye"). The illness is usually mild with symptoms lasting for several days to a week. People usually don't get sick enough to go to the hospital; in fact, 80% of cases go completely



undiagnosed. Pregnant women should take special precautions to protect themselves from mosquitoes, as the CDC has received reports of the virus causing birth defects, including brain damage. There is a chance, of course, that this disease could become a problem in our area, and as such, we should all take precautions. The good news, though, is that this virus, much like the West Nile virus, is not easily transferable from person to person; you would most likely get the virus from the bite of an infected mosquito. (cont. on back page)

Brightening Up The Neighborhood

You may have noticed recent changes in lighting fixtures throughout the Association lately, with incandescent and fluorescent lighting being replaced with LED lights.

Bollard-style pathway lighting fixtures have been replaced with LED Pagoda-style fixtures, which use significantly less electricity while providing equal or improved lighting conditions. Additionally, LED bulbs typically last much longer than traditional incandescent bulbs, reducing labor costs related to changing them out.

Bulkhead "Nautical" lighting fixtures have also replaced the blank (no address) incandescent fixtures located between the garages on the backs of the buildings. These fixtures are identical to the fixtures installed on the decks and use LED bulbs similar to standard incandescent bulbs. The high-pressure sodium fixtures in the

Association's light poles were replaced with LED fixtures about a year ago.

The Association is researching available styles of new LED address lights for the front and back of each building, with the selection of styles currently limited due to the current address lighting using 16 volts instead of the standard 110 volt household power supply. The Board of Directors has taken a patient approach prior to approving a particular style in order to ensure that the new address lighting fixtures will compliment or enhance the visual aesthetics of the Association, particularly since the fixtures will be very visible and are expected to remain in place for many years. Lighting improvements is just one of many approaches the Association uses to help protect the investments and enhance the quality of life of its members.

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Next Meeting

The next meeting of the Board of Directors will be held on March 16, 2016 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 website for meeting updates, minutes, and other helpful information: www.PortsideVillage.com



Three Realities of Living In A Community Association:

All community associations, including Portside Village, have three things in common:

1. **Membership is mandatory.** Buying a home in a community association automatically makes you an association member—by law.
2. **Governing documents are binding.** The Association's Governing Documents (which include the Bylaws, CC&Rs, and Rules and Regulations) can be compared to contracts. They specify both the owners' obligations (following the rules, paying assessments) and the Association's obligations (maintaining common areas, preserving home values).
3. **You could lose your home if you fail to pay assessments.** Associations have a legal right to place a lien on your property if you don't pay assessments.

But take heart! Associations also have three realities they can't escape. Associations have an obligation to provide three broad categories of service to residents.

1. Community services. For example, these can include maintaining a community website, orienting new owners or organizing social activities.
2. Governance services, such as establishing and maintaining design review standards, enforcing rules and recruiting new volunteer leaders.
3. Business services. For example, competitively bidding maintenance work, investing reserve funds responsibly, developing long-range plans and collecting assessments.

By delivering these services fairly and effectively, community associations not only protect and enhance the value of individual homes, but they provide owners an opportunity to participate in decisions affecting their community and quality of life. And those are realities we can live with.

Almost There!

The 5-year sprinkler system certification process is almost complete! Cosco Fire Protection was on site in early February to access most of the homes that were not previously accessible, to either inspect the fire sprinklers in the units or make repairs based on previous inspections. Unfortunately, there are still a few homes that were still not accessible, and Cosco will need to come back to finish work in those homes to be able to certify the buildings' systems. Cosco will be providing a list of the inaccessible homes to the Association for scheduling return trips, so if your home fire sprinklers still require service, you will be contacted in the near future for access.

Our residents deserve a big "Thank you" for their cooperation in what has been a complicated process brought on by the discovery of recalled sprinkler heads in each home. Once this process is completed, certification is good for another five years, with the process anticipated to be smoother and much less time-consuming.

How Concerned... (cont. from front page)

So far, according to the CDC (Centers For Disease Control), the only reported instances of transmission of this virus from mosquitoes in the U.S. have been in Puerto Rico, the U.S. Virgin Islands, and American Samoa.

What can you do to protect yourself? The CDC recommends a daily application of nothing more than insect repellent, such as Off!, Repel, or Sawyer's. If you plan on traveling outside of the US, you may also opt to treat your clothing with permethrin. Other things you can do is remove standing water, which mosquitoes use for laying eggs; notify Management of outdoor water leaks; wear long sleeves and pants as weather permits; and stay indoors when mosquitoes are most active, which for our area is particularly at dusk.

You can learn more about the Zika virus and its potential effects, as well as the West Nile virus, by visiting the following link: <http://www.cdc.gov/zika/disease-qa.html>

More Work...

Lighting improvements aren't the only thing going on at the Association. Other projects that are currently in progress or that will be beginning soon include:

- Wrought-iron gates and fences throughout the Association are to be painted.
- Trees throughout the Association are being pruned where appropriate in preparation for the growing season.
- Irrigation system maintenance is being performed to ensure the system is operating at peak efficiency during the drier months.
- Some areas will have traffic control signage installed to improve pedestrian safety and raise driver awareness.



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 as-