



BOARD VOLUNTEER STILL NEEDED!



The Diablo View Board of Directors still has an open position. **Will you please consider volunteering?** The need is quite dire and this would help to ensure efficient and continuous Board activity for the benefit of the Diablo View Community.

The Board is responsible for making a broad range of decisions that are in the best interest of the Diablo View Homeowners Association.

There is no special experience necessary for this voluntary job – your life experience and desire to serve your Community are the most important qualifications.

To submit a letter of interest, please contact Stefanie Nightingale at stefanie@acihoa.com, or come to a Board meeting to see the process and meet the members of the Board – they would be very happy to help answer your questions, too.

MARTINEZ POLICE COMMUNITY CONTACT

The Martinez Police Department has started a new program called The Neighborhood Policing Area Initiative (NPA). The mission of the NPA is to develop partnerships between the department and the Community to resolve problems and improve the safety and quality of life in Martinez.



The program was designed to encourage the Community to assist the police by reporting ongoing/long term issues and concerns to an individual officer. Once these concerns are shared with this officer, they then coordinate with patrol officers to help combat the issue.

The police officer that has been selected to support the Diablo View neighborhood is Officer Craig Schnabel. If you have any questions or concerns you are welcome to contact him at cschnabel@cityofmartinez.org or by leaving a voicemail at (925) 472-9658. If you require immediate police assistance please call MPD Dispatch at (925) 372-3440. In the event of an emergency, please dial 911.

BOARD OF DIRECTORS

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OPEN POSITION

DIRECTOR



DIABLO VIEW HOA

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CARBON MONOXIDE DETECTORS REQUIRED BY LAW

As you may know, the California Carbon Monoxide Poisoning Prevention Act of 2010 (California Health & Safety Code SS 13260 et seq.) is now law. The law requires carbon monoxide detectors to be installed in every “dwelling unit intended for human occupancy”.

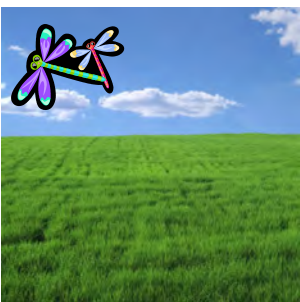
This applies to any unit that has appliances such as a natural gas stove, a natural gas heater, a fireplace or an attached garage. **Carbon monoxide detectors were required to be installed in existing single-family homes no later than July 1, 2011 to be in compliance with the law.** New homes were required to have these installed beginning January 1, 2011. Other types of dwellings, such as condominiums, townhomes, duplexes and similar residences, are required to comply no later than January 1, 2013.



Carbon monoxide is incredibly dangerous and potentially deadly. Complying with this new law can save your life or the lives of members of your family. If you haven't obtained carbon monoxide detectors for your home yet, you are encouraged to do so immediately. You can purchase carbon monoxide detectors at a wide variety of hardware stores or online.

By ensuring your residence has the correct quantity of detectors installed in the correct locations, you will not only be in compliance with the law but you and your family will also have a warning should this odorless, colorless, harmful gas accumulate in your home.

LAWN AERATION ANYONE?



Something that can make a substantial difference in the quality of existing sod is lawn aeration. This is the process of removing small plug-shaped pieces from the lawn in order to allow the soil to have better access to water, light and nutrients.

The Association's landscaper, PJ McNamara has offered to do a group lawn aeration project at significantly discounted rates if at least 20 homeowners participate. The typical cost if done alone is \$200, but this special group project cost would be \$25 for one lawn/\$40 for front & back lawns together.

If you have interest in this project to help rejuvenate your lawn(s), please contact Stefanie Nightingale at stefanie@acihoa.com or at 925-283-4900—Ext. 227.

BOO UPDATE

Although they've been rather quiet lately, our local owls are still around. The Barn Owl Observation (BOO) Committee reports that summer is typically the time when owls are dormant. The owls continue to be observed here and there, and we expect that their presence will be more pronounced as we advance towards autumn, their usual nesting time.

Please continue to avoid using any poisons for gopher/rodent abatement, and if you observe any owls, please refrain from disturbing them so they can continue to make Diablo View their home. **Thanks very much!**



Following are some updates to help keep you informed:

Signage Installed — The “Children at Play” signage has been installed on Sweetwater Drive. The City of Martinez actually installed two signs which was a pleasant surprise and much appreciated. Also, in several locations around the Community we’ve installed new “Sound Carriers” signs. This is intended to help remind folks out walking that it’s a quiet neighborhood — and sound really does carry!

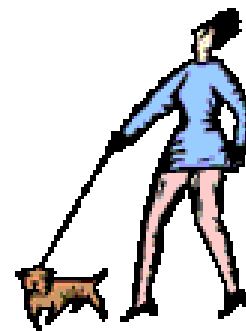
Fence Repairs — The Association is making some repairs to trailhead fences and in some other locations. If you notice a common area fence that could use some attention, please let Management know.

Annual Tree Trimming — The Association will be conducting the Phase 4 Tree Trimming Project in autumn after the weather cools down a bit. This project will address common area tree maintenance from the middle of the center around to East Peak Court, Alps Court and Boulder Creek Court.

WALKING WITH FIDO

With the beautiful weather continuing, many people are taking advantage of the sunshine by taking Fido for walks in the Community. Please remember to bring a baggie (or grab one by the tot lot or other locations) to pick up after your pet and deposit what you collect in your own trash can. This is particularly important if Fido is interested in any of your neighbors’ yards. **Thanks very much for your cooperation with this — it’s appreciated by everyone!**

Please also remember to use a leash when walking your doggie and not to let them loose in Diablo View — we want them to make it home with you every time.



...AND IN OTHER NEWS



Rebates from CCWD — The Contra Costa Water District is offering rebates up to \$125 for high-efficiency toilets and up to \$100 for high-efficiency clothes washers. **For full terms and conditions, please call the CCWD at (925) 688-8320.**

MARTINEZ HISTORICAL SOCIETY

A tour of 7 beautiful downtown homes, The Martinez Museum, The John Muir Home, Martinez Adobe, vintage cars, live entertainment, period art demonstrations, vintage costumes, and refreshments.

Tour vans will be available for this 'walk-able' tour.

When: Saturday, October 8, 2011, 10:00am until 4:00pm
Where: Starts at The Shell Clubhouse, 1635 Pacheco Blvd. lots of parking available (allow 2 hours)
Cost: \$20 advance, \$25 day of event, \$18 group rate (10+ tickets)
Tickets: Advance ticket locations:

Downtown: Char's Flowers, 516 Main Street; I've Been Framed, 411 Ferry Street; mARTinez Gallery, 601 Main Street (corner of Court and Main)
Muir Station Shopping Center: Romain's Jewelry, Bagel Street Cafe
Pleasant Hill: Sips Wine Lounge, 2685 Pleasant Hill Road near TJ Maxx
Concord: California Pacific Federal Credit Union, 4075 Nelson Avenue, N. Concord
Credit Card Sales & more information: visit our website, www.MartinezHomeTour.com
Email: martinezhometour@yahoo.com to volunteer or call Carolyn Duncan 925-864-8457

*Please no children under 12. Homes are not wheel chair accessible.
Comfortable shoes & low heels recommended.*

5th Annual Home Tour 2011



ARCHITECTURAL PROCESS REMINDER

Improving your home's appearance can be as simple as removing an unsightly plant or just weeding and maintaining the lawn. It can also involve more robust improvements such as exterior painting, updating your mailbox or roof replacement.

Please remember that any exterior changes, even if you plan to repaint your home the same color it currently is, requires that you submit and receive approval of an architectural application first. The process is very easy:



- ◆ Go to the website at www.diabloview.org
- ◆ Select the Architectural Information link on the left
- ◆ Download the Architectural Change Request Form
- ◆ Complete it and send it to Management (ACI)



Management and the Architectural Committee have a streamlined system to address your requests, and are happy to provide guidance with any questions you may have about the process or what may be required. Feel free to contact Stefanie Nightingale at ACI 925.283.4900 x227 or Stefanie@acihoa.com.

ACI's office will be closed on Monday,
September 5th in observance of the Labor Day holiday.

For emergencies, please dial:
925-283-4900 and press "0" for assistance.

On behalf of the Board and Management, we wish you
and yours a happy, safe and fun holiday!

Please note that the Association incurs a charge for assistance outside normal office hours. Some examples of appropriate after-hours calls: a broken irrigation pipe that's flooding or a tree/large limb that's fallen and needs to be removed for safety reasons.

In the event of a serious or life-threatening emergency, dial 9-1-1 for assistance from the police or fire department.

Also, it is good to remember that if a non-urgent after-hours message is left on the voicemail of a specific party you are calling at ACI, you will receive a return call the next business day.



UPCOMING MEETINGS

The next open meeting of the Board will be:

**Wednesday, September 21st
at 6:30pm**

The following date has been tentatively scheduled. Please check the posted agenda to confirm.
Wednesday, October 19th at 6:30pm

**Location for all meetings:
2327 Sweetwater Drive**

*All owners are welcome and
encouraged to attend.*

NEED SOME HELP? CALL ASSOCIATION COMMUNICATIONS

Association Communications, Inc. (ACI) is available to help take care of issues that come up. Stefanie Nightingale is the Assistant Manager for the Association and can help with things like:

- ◆ Graffiti Removal
- ◆ Architectural Requests
- ◆ Common Area Irrigation Repairs
- ◆ Any Community Issues

Feel free to contact her at

stefanie@acihoa.com or 925.283.4900 Ext. 227.

