

# The Stunning Beauty of Glen Cove!



The natural beauty of Glen Cove is unmatched in every aspect of the word: views of water, the bridges, the mountains, tree-covered hills & ridges . . .

This is especially true during the spring and early summer months. Here are some photos for your visual enjoyment!

Additional photos are presented on Page 8.

↑ *Glen Cove Park  
 by Eric Dugan - April  
 2013*

*Super Moon illuminating the  
 clouds over Glen Cove  
 by Eric Dugan—May 2013* →



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**What's Next for Participatory Budgeting Vallejo?**

*By Ginny Browne of the PB Vallejo Budget Group*



**PBP**  
PARTICIPATORY  
BUDGETING  
PROJECT

Last month, in front of a packed council chamber, the Vallejo City Council voted 6-1 to accept the results of the PB vote. In May, nearly 4,000 Vallejo residents voted on a ballot of 33 projects related to Economic Development, Streets & Transportation, Public Safety, Parks & Recreation, Education, and Community & Culture. The 12 winning projects, to be funded with \$3.2 million of Measure B sales tax funds, are listed in the table.

**Implementation of Year 1 Projects**

In their vote to approve the results of the PB vote, the Council directed City staff to develop implementation plans for the 12 winning projects in consultation with the PB Steering Committee. These draft plans will be brought back to the Council for approval at their July 9<sup>th</sup> meeting. PB Steering Committee mem-

Project Name	Cost	Votes
1. Potholes and Street Repair	\$550,000	2,298
2. Light Up Vallejo! A Lighting Improvement Project	\$170,000	1,620
3. Parks and Recreation Improvements	\$621,500	1,323
4. Support School Libraries & STEAM Program	\$270,000	1,163
5. Street Cleaning & City Cleanup	\$120,000	1,153
6. College Bound Vallejo	\$320,000	1,101
7. Community Gardens and Nutrition Education	\$146,500	954
8. Small Business Grants for Mare Island & Downtown	\$300,000	889
9. The Spay Neuter Project	\$165,000	861
10. Florence Douglas & Conversations Senior Centers	\$109,150	860
11. Omega Boys & Girls Club Gym Renovation	\$60,000	830
12. 150 Camera Pilot with Intelligent Archives	\$450,000	802

bers and budget delegates who were involved in crafting project proposals will serve on a Monitoring Committee to oversee implementation over the next fiscal year.

**It's Official: There will be a PB Year 2**

After months of tense discussions, the City Council approved a budget on June 25<sup>th</sup> that includes a \$2.1 million funding for PB projects and has established a new Community Engagement Coordinator position at the City who is responsible for implementing the process. The PB Steering Committee has begun plans for revising the PB Rulebook and planning outreach for the next round of PB assemblies set to begin in early October. For more info on how to get involved, visit [www.pbvallejo.org](http://www.pbvallejo.org) or follow PB Vallejo on Facebook at [www.facebook.com/ParticipatoryBudgetingVallejo](http://www.facebook.com/ParticipatoryBudgetingVallejo)!

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### A Message from the Board President

I've been asked to issue a last "Message from the Board President" and would like to take the opportunity to say thank you and offer my best wishes to the Glen Cove Board and to the residents.

In a message to Glen Cove residents announcing that I was stepping down due to health reasons, I listed some of what I believe to be the Board's accomplishments over the last four years. I would now like to share some of my concerns for the future.

It is obvious that Glen Cove has experienced a decline in its overall appearance over the past few years. Although the LMD areas have never looked better, an increasing number of individual properties have been allowed to decay. The number of dry lawns, overgrown vegetation, and houses with deferred maintenance has increased. Non-operable vehicles clutter many driveways and/or unpaved portions of the front yard(s).

Much of the decline can be attributed to the real estate market meltdown and the high rate of unemployment. While property values, in general, are now improving, many properties are still in need of upgrade. Enforcing the GCCA's Covenants, Conditions, and Restrictions (CC&R's) and Vallejo's Municipal Codes (VMC) have been inhibited both by lack of City resources and by Community Board's lack of citation authority.

While property values have been rising, there has also been an rise in investor/speculator acquisition of the properties, which are often converted to rentals. Some investors fail to properly screen renters, which often results in a whole host of problems not only for the owner, but also for the Glen Cove Community and the City. Most investors hire a management company to oversee the property, but many do not. Please note that it is not the responsibility of the Glen Cove Board to manage rental property. It is the owner's responsibility to ensure that tenants abide by Glen Cove's C.C.&R.s and the City's codes. Most renters make good residents if properly screened.

Perhaps the most disturbing concern is the lack of participation by Glen Cove residents in the community affairs. At the present, only about 12% of the residents has joined the Glen Cove Community Association. And only 700 out of 3,000 households have signed up to receive the G.C.C.A. newsletter, which is made available to residents regardless of membership status. As in any community, the residents need to step up and assist in utilizing the resources that are available to help keep our neighborhoods safe and in compliance.

Despite the above concerns, there are some hopeful signs, however. The **Neighborhood Law Program (NLP)**, funded by Measure B (1% sales tax increase), will put attorneys on the streets of Vallejo to tackle the blight and nuisance conditions. **(Please refer to Dennis Albright's article on Neighborhood Law Program, on Page 4 of this issue, for more details about NLP).**

Additionally, the City's Code Enforcement Division has added staff resources, and we should expect to see more progress in code enforcement activities. The current Board of GCCA is making every effort to expand membership, in general, and participation on the Board and Committees, in particular. I remain hopeful that residents will get involved, increasingly, to keep Glen Cove community a wonderful place in which to live and raise a family.

Regards,

**Miguel Castillo**  
**Former Board President**



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## Neighborhood Law Program—By Dennis Albright

The City of Vallejo Attorney's Office established the Neighborhood Law Program (NLP) approximately six months ago with the purpose of implementing a truly effective process to address the burgeoning property maintenance problems -- especially with so many foreclosed properties that the lenders/owners have been ignoring. We are talking about junk and garbage in yards, automobiles with missing wheels and windows and no current registration and sitting up on blocks on lawns and driveways, while leaking oil.

Not only has this led to major deterioration, eyesores, and adverse impact on property values, it has created health, sanitation, and safety problems brought about by squatters moving into some of the vacant dwellings. Current code enforcement processes had proven to be less than effective considering the long notice periods associated with the various enforcement steps and the prolonged delays getting into court. The NLP process supersedes these arduous steps. The City has hired two NLP attorneys to work specifically on these problems. Their legal training enables them to issue legal enforcement documents, file motions in courts, lien the properties, and sue irresponsible property owners when necessary to achieve abatements. Most of the cases are resolved fairly promptly because the owners feel the immediate financial impact and often evict problem tenants. At the conclusion of the enforcement action, the owners are required to sign an agreement that they will maintain their property in good order. If they fail to do so, the process resumes where it left off, with ever-increasing penalties. While the NLP may not be a panacea, it certainly has been effective in numerous cases -- thirty plus cases, which are tracked on the NLP website. You can copy and place the following address into your browser to visit their website:

<http://www.ci.vallejo.ca.us/cms/one.aspx?objectId=39379>

You can also download the NLP intake form and start the ball rolling for nuisance properties in your neighborhood. It's easy and self-explanatory. The most egregious problems will, of course, have the highest priority for attention. A long festering local property in Wellfleet area was recently abated through NLP process. It appears to be working!



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## Gardening Tips: *Control of Garden Pests*

There are bad garden insects (aphids, thrips, white flies, ...) that eat the foliage and other parts of our plants; there are also good garden insects (lady beetle, damsel flies, dragon flies, ...) that prey on bad insects. Nature usually maintains a balance among them. This balance can be upset when pesticides are used that kill both good and bad insects.



There are better ways to deal with pests than going straight to chemical pesticides. Integrated pest management (IPM) uses all suitable pest control methods in order to minimize adverse effects on the environment.

IPM includes controls in the following categories: cultural, mechanical, biological, and chemical. An example of a cultural control is sanitary practices in which crop residues and weeds are removed, thereby eliminating food for many pests. Mechanical controls include traps or hand-picking or washing pests off plants. Biological control can be any activity of one species that reduces the negative effects of another such as the predators mentioned above.

There are a wide variety of chemical controls, some more toxic than others. Insecticidal soaps are very effective on some pests and are much less toxic than poisons. The goal is to solve the problem using the least toxic approach. In some cases, being patient and allowing a small amount of damage to a plant can lead to the problem going away. To learn more about IPM go to: <http://www.ipm.ucdavis.edu/>.

*Contributed by: Ward Stewart  
UC Master Gardener-Solano*

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**Glen Cove Needs You...**

**By: GCCA Board**



The Glen Cove Community Association has need of more board members. There are several neighborhood representative positions available. We also have "member at large" positions available for more task orientated members — especially those with strong computer skills. Representatives are also needed to interact with the City's Landscape Management Department (LMD) and to assist in organizing the annual garage sale.

Additionally, the Board members regular responsibilities are outlined below:

- ◆ Maintain, in good standing, membership in the Glen Cove Community Association, which is open to all Glen Cove residents and costs only \$20 per year.
- ◆ Attend monthly Board meetings and the General Meetings of the Association that are scheduled three times a year.
- ◆ Represent the development on issues that come before the Board. Issues may involve landscape areas, code enforcement problems, criminal activity, or responding to residents' complaints or inquiries.
- ◆ At least quarterly, conduct a visual inspection of the development (neighborhood) for compliance with Vallejo Municipal Codes (VMC), and/or the Covenants, Conditions, and Restrictions (CC&Rs) of the Glen Cove Community Association.
- ◆ Act as the Architectural Review person when residents propose changes to their homes, especially if the changes will require a city issued building permit. No technical skills are required for this function.
- ◆ Assist residents in resolutions of minor issues within the community or between neighbors whenever possible or practical. It should be clearly understood that Glen Cove Board representatives are not mediators and do not represent individual residents on serious issues.
- ◆ Study and maintain the Reference Guide notebook provided by the Glen Cove Community Association. The Reference Guide contains a lot of important information that helps the representatives perform their duties.

Please contact Ron Bowen, President of GCCA Board, by calling (415) 797-2476 or email:

[GlenCoveVallejo@gmail.com](mailto:GlenCoveVallejo@gmail.com)

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## What is Happening to Our Pets in Glen Cove?

There is a growing concern amongst residents about pets that have suddenly gone missing. Most of the complaints have been about cats, especially the cats that enjoyed wandering throughout the neighborhoods.

We suspect that the coyotes are becoming braver and coming over the hills and into neighborhoods. Residents are urged to not to leave food or water in front of your house, facing the road. Keep your pet inside at night, if possible. If your pet is missing, call The Humane Society and/or post a picture or description of your pet on GCCA Facebook page:

[www.facebook.com/GlenCoveVallejo](http://www.facebook.com/GlenCoveVallejo)

There is also a website called [Petharbor.com](http://Petharbor.com) that allows people to post photos and descriptions of their missing pets.

We hope this information is helpful to anyone missing a pet.

*Contributed by: Lucy SaFranko  
Resident of Glen Cove Hills*



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**The Stunning beauty of Glen Cove**  
*Continued from Page 1*

← *Carquinez Bridge - a day view from Glen Cove*  
*Artist: Unknown*



↑ *Lenticular Clouds Approaching Glen Cove*  
*by Eric Dugan—May 2013*



↑ *Glen Cove Waterfront Park*  
*Summer 2012*  
*Artist: N. Danielsen*

*Carquinez Bridge - a night view from Glen Cove*  
*Artist: Unknown* ↓



↑ *Full moon over Glen Cove*  
*by Eric Dugan—May 2013*



# GLEN COVE COMMUNITY ASSOCIATION

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## GCCA MEMBERSHIP — *by Shana Jones, GCCA Membership Committee*

### RENEWALS

Abrera, Lydia  
Allen, Leon & Irma  
Alton, Byron & Susan  
Anchondo, Karen  
Anderson, Sally  
Arie-Donch, Tom  
Baccay, Raul  
Bernauer, Kyle Saefong & Wayne  
Besta, Mark & Agnes  
Birdsong, Cathy & Kary  
Blackmon, David & Diane  
Bohanon, Tanya  
Castillo, Elizabeth & Julio  
Cercone, Mary Ellen  
Chalmers, Thomas & Tina  
Chavoya, Magi Raible & Cabrini  
Costas, Rosy & Cesar  
Cross, Nancy  
Davis, Mary  
Davis, Sheila & Caldwell  
Day, Carol  
Denay, Maryanne  
Dey, Karen & Les  
Dhawan, Prem  
Dumas, Catherine & Leonard  
Ebright, John & Mary  
Eckerson, Dean & Karen  
Embree, Bill  
English, Valerie  
Farmer, Michelle & John III  
Finley, Jon Kiszla & James  
Foley, Peggy & Ernest  
Franco, Charito & Noel  
Fuerst, Craig Slutz & Valerie  
Galan, Nito & Victoria  
Gavino, Marilyn & Romeo  
Halligan, Bill & Ruth Anne  
Haskett, Linda  
Hepe, Karol  
Hodge, Whit & Rosemarie  
Hogdon, Kate  
Holbrook, April  
Holland-Lewis, Dorris  
Hooker, Ernest & Barbara  
Huey, Jasmin & James  
Ilejay, Monina & Audie  
Ilog, Ted & Lourdes

Jackson, Aggie  
Jamias, Juanito & Milagros  
Jensen, Richard & Carol  
Johnson, Curtis & Deborah  
Johnson, Sargent & Dolores  
Johnson, Vic & Nancy  
Kaduk, Debra & Jason  
Kahn, Lance Sandvik & Bobbi  
Kam, Shiu  
Kennington, Scott Lane & Stacey  
Kern, Jeffrey & Teresa  
Kilbourne, Dale & Charlie  
Krannawitter, Cheri & Arthur  
Krenzke, David & Mary  
LaBelle, Carson & Marianne  
Landrio, Grace M.  
Lasky, Lloyd  
Lee, Annie & Ernest  
Lee, Theresa & Stevens  
Levitt, Elaine  
Lindberg, David  
Loera, Juana  
Lopez, Kat & Ray  
Lyman, Sandy & Ginny  
Maccarone, Rob & Terri  
Mack, Elizabeth & Roscoe  
Magabo, Racquel & Jose  
Manley, David & Joan  
McGriff, Claudia Abernathy-  
McGriff & Arthur  
Medina, Rene & Mila  
Miller, Teena & J.D.  
Miniano, Danny & Trini  
Moffatt, Angela & Walt  
Mohr, Ken & Cathy  
Moore, Darlene Boone & April  
Moore, Donna  
Mora, Jaime & Marilyn  
Ocampo, Manuel & Isabelita  
Ochoa, Jesus & Lita  
O'Leary, Kelly & Michael  
Overton, Linda  
Pawloski, Julie & Jim  
Perkins, Linda  
Peters, Tim & Maritza

Pickens, Tim  
Prellwitz, Russel & Rina  
Price, Helen  
Rivera, Gerry & Alice  
SaFranko, James  
Shane, Mike & Susan  
Shelhorn, George & Leah  
Signor, Tracy  
Smith, Chas & Rebecca  
Smith, Rodney & Elizabeth  
Soop, Pauline & Allen  
Sosa, Rodolfo & Elizabeth  
Sotiros, James  
Souza, Rosanna & Kenneth  
Spelbos, Barbara  
Stanley, Michael  
Suico, Bernardita  
Sunga, Hermie Mila  
Tabilin, Jesus & Christina  
Talbot, Kay  
Tallyn, Lois & Edwin  
Tennessee, Gary  
The Genesis House  
Thomas, Jett & Mildred  
Thomas, Kim  
Trillana, Ester & Amando  
Tubbs, Mike & Ruth  
Turley, Norma & Milda  
Ty, Douglas & Ethel  
van der Bruggen, Joanne  
Wagner, Laura Lovitt & Cindee  
Warner, Rosemary  
Watkins, David & Gretchen  
Widemann, Danielle  
Wright, Dianne  
Zimmermann, Marshall

---

### NEW MEMBERS

Aquirre, Otilia  
Cohen, Roberta  
D'Lorey, Laurie Parish &  
Daniel  
Etter, Steve & Izola  
Fontanoz, Jason

**MEMBERSHIP ..... Continued to next page**

**GCCA MEMBERSHIP - Continued from Page 9**

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Krenzke, David & Mary	Spelbos, Barbara
Lee, Annie & Ernest	Stanley, Michael
Mack, Elizabeth & Roscoe	Watkins, David & Gretchen

***NEW MEMBERS - Continued from Page 8***

Garton, Timothy  
Gonzales, Gina  
Herring, Peggy  
Johnson, Nicole  
Kennedy, Lydia  
Massaro, John  
Perez, Jeannette

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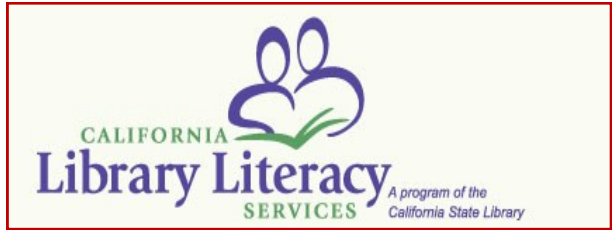
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**Community Service Corner: Vallejo Library Literacy Program — By Naimat Khan**

Being new to the community of Vallejo, in April 2011, Monique Allen challenged herself to meet new people and to get involved in a project to help others. She started spending time at the JFK Library in Vallejo reading and meeting others. It was there that she learned about the Literacy Program.



At that time, the Literacy Program had a wait-list of students due to the lack of literacy tutors. Monique thought this would be the perfect way to get involved in her community and give back to others. She completed a two-day training course to become a Literacy Tutor. She was paired with a student whose goal was to learn writing and speaking English. They meet twice a week and work on lessons pertaining to writing and/or speaking English. Each session is 1.5 hours long.

The students in this program range from children to adults, sometimes consisting of an entire family. Some are there because English is a second language to them; others, because somehow they slipped through the system and just never really learned how to read and write well enough to communicate with doctors, dentists and even their children's teachers.

Monique has been working with her student for over two years. They began with a trial period of 3-6 months after which they decided they were a good fit for each other. Every six months, they have a goal setting session to set goals and a related plan to ensure the achievement of those goals. An important thing out of this program for Monique is not only the fact that she is giving back to her community, but that her student has come a long way in two years. The student's confidence level is way up when talking with her children's teachers or attending appointments. She can even sit down with her children and help them with their homework! This in turn helps the kids achieve their goals. The process makes both Monique and her student feel really great about their efforts working together.

Community service programs such as this are sought after by employers as well. Many companies match the employees' cash and/or service contribution by a tax-deductible cash donation to the subject organization. In Monique's case, her employer is making continuous cash contributions to the Vallejo Library's Literacy Program. If you, or someone you know, are interested in participating in the Literacy Program, contact: **Lori Fetters at 707.784.1526 or literacy@snap.lib.ca.us.** Also, check with your employer for their participation in a community program of your interest.

**Glen Cove Community Assn.  
164 Robles Way, #254  
Vallejo, CA 94591**

***Publishing Information***

The Glen Cove "Neighbor to Neighbor" Newsletter is a publication of the Glen Cove Community Association



***DEADLINE FOR THE NEXT DIGITAL ISSUE:  
September 15, 2013***

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Or call Naimat Khan at 925-899-7164

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