

THE KNOLLS NEWS

Fall 2016

A Publication of the Carmel Knolls Property Owners' Association
Carmel, California

P. O. Box 22632, Carmel, California 93923
ckpoa.ca@gmail.com

2016 Board Members

Celeste Akkad: President
Doug Smith: Vice-President
John Krattli: Secretary
Kim Livensparger: Treasurer
Valerie Hunken
Carol Pendergast
Peter Brewer



Brief synopsis of our accomplishments in 2016

1. Treasury report: We received \$5535 in dues this year and spent \$3481.46 (parties, gardening, water, tax preparation, Post Office box rental and administrative costs). With the 1/1/16 beginning balance of \$7067.52, we now have \$9121.06 in our account. We have learned from past experience that it is prudent to maintain a cushion in our account in order to ensure we have sufficient funds to cover unexpected expenses, such as the significant expense we have incurred in the recent past to improve and revamp the entry way's irrigation system.

2. The majority of our expense this year, as usual, was in the upkeep of our entrance. Its irrigation system has recently been retrofitted to meet CalAm's latest "rate best management practice requirements." This was a \$899 expense to the neighborhood which ensures that our water rates will not increase precipitously in the future. You will also be glad to know that water is never wasted during the rainy season, thanks to battery-operated sensors that are installed on either side of the entrance and are monitored by our gardener.

3. As you may have noticed, several dead or dying trees were removed or trimmed in our neighborhood this week. We approached our County Service Area (CSA)#34 manager who approved use of those CSA funds for the work. It's taken quite a while for the county to recognize these trees as a problem, acknowledge that they indeed were on county property and then arrange for their removal/trimming; however, that long process made us aware of a program we in the Knolls have been contributing to for years, but didn't even know of its existence!

We will continue to work with our CSA Manager not just in making sure that that our allotted funds are used to our benefit, but also and just as importantly to collaborate with all local, county, state and federal agencies involved to see that surrounding canyon brush is removed. The continuing drought mandates that we be vigilant to all fire hazards.

4. In April of this year, we placed our Neighborhood Watch sign just up from the Knolls entrance on the right side of the road. We had to submit an application for its approval, petition the county for the waiver of a \$300 permit fee, buy the sign and pole, and finally figure out a way to stick it in the ground so it wouldn't fall over. Thanks go to John Krattli, Peter Brewer and Doug Smith, our master engineers!

5. Our July Brats and Beer party was a success with 57 in attendance, including many families. Apart from the disappointing failure of polka music via an inadequate hookup from phone to loudspeaker, a good time was had by all. These get togethers are part of the CKPOA mission to create community.

6. Terrex Developers have decided not to move forward with their proposed Casitas of Carmel low income housing development. The company appears not to have realized the extent of County regulations involved in such an enterprise. Several members of the board and some residents attended all or some of the meetings held to present that company's erstwhile proposal. We will continue to monitor all land developments that might affect us here in the Knolls, especially the Rancho Canada plans that will be progressing next year.

7. Thanks to Valerie Hunken, our Neighborhood Watch program is fully organized now with captains for each section of the Knolls. If you don't know who your captain is, please contact us.

8. We are currently beta-testing a communication vehicle for our neighborhood, called NextDoor, which would provide a way for neighbors to communicate among each other about interests, fundraisers, pose questions, etc. Stay tuned for further details.

9. Our December Holiday Party drew about 40 residents to catch up and meet new neighbors while sharing fine wine and lovely snacks. The 2017 board was unanimously elected by unanimous "popular vote."

10. Please make sure you drive slowly up and especially down Carmel Knolls Drive! There are many blind spots that make passing parked cars particularly hazardous. Please consider parking your cars off CK Drive for that reason and consider trimming your street-side foliage which makes it difficult for drivers to see dog walkers, kids and animals.

And Please PICK UP AFTER YOUR ANIMALS!!! There is too much of dog feces lining our streets and curb areas.



Board Members for 2017

Celeste Akkad President	Doug Smith Vice-President
John Krattli Secretary	Kim Livensparger Treasurer
Valerie Hunken	
Carol Pendergast	
Penn Shortes	