



# NEIGHBORS

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HIDDENBROOKE COMMUNITY ASSOCIATION  
[www.HiddenbrookeOnline.org](http://www.HiddenbrookeOnline.org)

## CC&R UPDATE: "WHO YOU GONNA CALL?"

By Allen Wildermuth

Reporting live from Hiddenbrooke...

Coming soon to Hiddenbrooke. An opportunity to maintain and improve our property values.

What has not been previously reported on National TV news and major newspapers, are the most recent efforts to improve the Hiddenbrooke Community!

A surprising development is taking place in Hiddenbrooke, a peaceful, secluded enclave on the outskirts of Vallejo, to put in place the most up-to-date, technological advancement in recent memory within the community. This new technology will replace the outdated method to ensure compliance with CC&Rs that every Hiddenbrooke property owner must comply with.

At issue is the current system, which has been in place for as long as anyone in Hiddenbrooke can recall, that requires a Hiddenbrooke homeowner to call Triad Development about a possible violation of a CC&R, or in the alternative file an expensive legal action against the offender. One Hiddenbrooke resident interviewed for this article, who asked not to have their name published, said they "had Triad's number in their speed dial, but didn't know what number to replace it with when Triad leaves Hiddenbrooke". As much as Triad has been a trusted resource, the community here is waking up to the reality that Triad is leaving Hiddenbrooke and they are taking their phones with them. So when they leave

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April / May 05

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## COMMUNITY PARTICIPATION

*Letter to the Editor, Vallejo Times  
Herald, as published March 9th, 2005*

Nothing makes a community stronger than the full participation of the residents who are invested in its success. It is in that spirit that several dozen of us who live in Hiddenbrooke have come together to form a political committee to enable us to raise money and get involved in local political campaigns. We are a mix of people - some of us are very new to Vallejo and some of us have been here for decades - but we share a common vision for a vibrant community that functions well and lives up to its potential.

The group meets regularly; we host local political "insiders" and luminaries, and engage in discussions about local issues. As elections draw near, we will meet with candidates and provide support to those who we believe understand and

share genuine concern for the issues that are important to us. That support may come in the form of campaign contributions, fund-raising, get-out-the-vote efforts - the full spectrum of political engagement.

I'm proud that so many of my neighbors have stepped up to this level of involvement. It shows a real concern for the quality of local government and an interest in doing the hard work of building a better community. When Hiddenbrooke is completely built out there will be more than a thousand households in this community that's an enormous potential. And we look forward to actively participating in the coming local elections.

Kevin Elliott, Hiddenbrooke Political Committee, 557-9340

The next meeting of the Hiddenbrooke Political Committee is April 28th, at 6:30pm, at the Hiddenbrooke Club House. ♦



## PRESIDENT'S MESSAGE

By Paul Norberg, pnorberg@sbcglobal.net



The HCA Board spent two Saturdays in January and March looking at the critical issues we face and developing a Vision Statement. Bob Kile, Priscilla Silvey and Regina Lau facilitated the meetings and we formulated the following Vision Statement.

### HCA VISION STATEMENT:

We are connecting our residents with the unique characteristic of Hiddenbrooke through the process of providing service, informing, facilitating and integrating; so that our actions enhance the living experience of our family and community members.

We also developed a list of five critical issues that the HCA Board will focus on during the next year: Public Safety, Fire and Park, Developing a Sense of Community, Improving Public Facilities/Services, Improving Golf Course Relations and Building HCA Leadership Capacity and Development. I'll be including more details on these issues in the months ahead.

The park and fire station are still the number one priority for the HCA board. We sent a letter to the City Manager encouraging the City to take immediate action on a fire station in Hiddenbrooke. Emergency response time was almost 10 minutes during a recent 40 day period and this is too slow to help a stroke or heart attack victim. If medical attention is not received in 6 minutes there is a good chance the individual will die. The Specific Plan for Hiddenbrooke calls for a fire station and we intend to keep this on the front burner.

Don Menicucci has been serving on the Vallejo School District Measure A Oversight Commission and his term is expiring on 6/30/05. This is a very important function in light of the financial problems at the School District. I would encourage any interested Hiddenbrooke resident to apply for this vacancy. Don would be happy to explain what is involved if you give him a call at 649-2697.

In other news, Easter will be a little brighter for some local kids in need. Working with a local Lions group, residents gathered up candy, small toys and other items for Easter baskets. These items were then brought to Chris Germain's Sea Lions teen group. These volunteer high school students then assembled the baskets. The 50 Easter baskets were divided up for delivery to Christian Help Center and Solano County Children's Protective Services. A big thank you to resident families: Estes, Haavisto, Kofler, Owens, Kuntne, Pearsall, Gregor, Hopton, McCormick, Hayes, Colter, Klein, Martin. It's the generous donations and community spirit from Hiddenbrooke folks that make this a wonderful place to live!

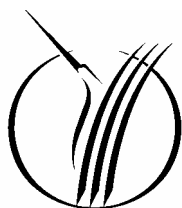
The HCA Annual Meeting is scheduled for Thursday evening June 16<sup>th</sup> at the Club House. New Board members will be elected and financial results for the year will be discussed.

### 2004-2005 Board of Directors

<b>President</b>	Paul Norberg	552-5145
<b>Vice President</b>	Jim Libien	554-0226
<b>Secretary</b>	Joyce Estes	647-7053
<b>Treasurer</b>	Linda Servis	557-0458
<b>Director</b>	John Rosenberg	557-5100
<b>Director</b>	Bob Sampayan	645-1371
<b>Director</b>	Kevin Elliott	557-9340

We are also looking for an Assistant Webmaster for the HCA WEB page. Cole Klokkevold has generously given his time to set up the Web page, but he could use some assistance in keeping it current. If you are interested in helping, please call Joyce Estes at 647-7052 for more details. ♦

*Hiddenbrooke — Where families thrive, and  
friendships & memories are made!*



# HIDDENBROOKE GOLF CLUB

## LIVE ON A GOLF COURSE BUT DON'T PLAY GOLF ?

Tom Sims, our Director of Golf, offers the following golf lessons so you too can enjoy playing golf at Hiddenbrooke:

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Ladies Golf Seminars:  
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**Call Tom at 558-1140 to schedule your golf lesson.**



## MOTHER'S DAY BRUNCH BUFFET

Sunday, May 8

Reservations between 11:00 am – 2:00 pm  
Hiddenbrooke Clubhouse

Buffet Includes: Carved Roast Beef, Glazed Honey Ham, Grilled Chicken Breasts, Crab Cakes, Sausage Links, Scrambled Eggs, Cherry Cheese Blintzes, Assortment of Breakfast Breads, Mini Éclairs and more.

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(Wow! Price already includes tax & gratuity!)

Reservations required. Please call **558-0330 x211**  
Deadline to RSVP is 5:00 pm on Friday, May 6



## HIDDENBROOKE I-80 OVERPASS ISSUES

By Paul Norberg

**Background** – In 1987 and 1989 agreements were made between Sky Valley Company, the City of Vallejo and Napa County regarding access to Hiddenbrooke through Napa County (the first ½ mile of Hiddenbrooke Parkway is in Napa County) and the eventual construction of a new five lane I-80 overpass. The new overpass was to be funded from the following sources:

Developer funds (letter of credit)	\$1,620,000
Surcharge on homes built in Hiddenbrooke (1,481 units)	2,925,000
Excise tax on homes built in Hiddenbrooke	<u>2,925,000</u>
Total fund	\$7,470,000

If for any reason the entire fund balance was not used, the excess funds would be returned 50% to the City and 50% to the developer. The actual fund is now estimated as follows:

Developer funds (letter of credit - if excise tax and surcharges are insufficient)	\$1,620,000
Surcharge on 1200 homes at \$3,000 each	3,600,000
Excise tax on 1200 homes at \$2,000 each	<u>2,400,000</u>
Total fund	\$7,620,000

**Traffic Study 1/20/03** –A traffic study was conducted in May 2002 projecting usage through 2025. The study was based on the assumption that there would be 6,315 homes in American Canyon and 1,212 in Hiddenbrooke in 2025 and took into account the growth in Vallejo other than Hiddenbrooke. There were 4,067 homes in American Canyon when the study was done. They projected overpass usage in 2025 based on four scenarios:

1. American Cyn Rd. and Jameson Cyn Rd. – each 2 lane

(Continued on page 13)



## HIDDENBROOKE CC&R COMMUNITY MEETING UPDATE

By Valerie McCormick & Ricki Ingersoll 642-6618

So what is happening with our CC&Rs? We've all known for some time that Triad will be leaving Hiddenbrooke, resulting in a significant gap in a number of respects. Hiddenbrooke's Master Declarations (the legal definition of our community filed with the City of Vallejo) must be updated and several CC&Rs also need revision to be consistent with current property law. With the departure of Triad becoming imminent these issues, and an effective plan for managing them, must be addressed. We are running out of time.

On February 27, approximately 80 Hiddenbrooke residents demonstrated their interest in understanding these issues by attending an important meeting to discuss Hiddenbrooke's Proposed Master Declaration and CC&Rs. The topics included:

- Introduction & Overview of Topics - Paul Norberg
- Issues & Solutions - Ricki Ingersoll
- Financial/Assessment Recommendations - Paul Norberg
- Sharing Prior HOA Experiences - Val McCormick
- A Realtor's Perspective - Dan Cruz
- Next Steps - Ricki Ingersoll
- Questions & Answers - Priscilla Silvey

(Continued on page 10)



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### Some satisfied Hiddenbrooke customers:

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John & Joyce Estes*	Warren Kofler
Don & Connie McGregor*	Jay & Kathy Martin
Hugh & Priscilla Silvey	Art Hyman
Ed Skelly	Diane & Mark Oehlke
Dennie & Mary Perrelie	

\* Featured on Hiddenbrooke Garden Tours

6/7 05



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 Resident, HCA Member

4/5 05





## NEWS FLASH: CHRISTMAS IS OVER!

By Staff Writer



Just a quick reminder, Christmas is over, so if you haven't already taken down your Christmas decorations, now is the time to get to it!

Take advantage of the next sunny, warm Spring day to get on that ladder and get those Christmas lights taken off your house! Your neighbors will thank you! ♦

## HARC NEEDS HELP

By Paul Norberg, HCA President



The Hiddenbrooke Architectural Review Committee (HARC) is in need of a volunteer to take minutes at their monthly meetings, which are held on the second Wednesday of the month from 7-9 PM. The job entails keeping the minutes of the meeting and distributing copies to the committee members.

If you would like to volunteer for this job and also learn about the Hiddenbrooke Architectural Review Committee work, please let me know. My phone number is 552-5145 or you can send an email to [pnorberg@sbcglobal.net](mailto:pnorberg@sbcglobal.net). ♦



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6/7 05



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8/9 04



## SPECIAL REPORT — HIDDENBROOKE SCHOOL

By Sally Dutcher 553-8121 and Elizabeth Weinberg 642-6346♦

Members of the Hiddenbrooke School Committee attended the VCUSD Board Meeting on February 17, 2005 to hear State Administrator Rick Damelio's Phase I proposals regarding district property. Elizabeth Weinberg and Sally Dutcher attended the meeting. We have concluded, based on statements of the State Administrator at this meeting, that the district will not provide a school in Hiddenbrooke in the foreseeable future.

**BACKGROUND:** In early January, a large group of Hiddenbrooke parents participated in Operation Kid Kount. We found there were almost 500 children ages 0-18 in our community. Only about 40 of those currently attend Vallejo District schools. Of the 500 children, we determined that there were 200 K-8 aged children in the current school year. Based on the 863 occupied homes surveyed, that results in a generation factor of .23. A generation factor is how school districts project how many students would be generated from a particular housing development. Based on this current generation factor, we can safely project there would be approximately 265 K-8 aged students when Hiddenbrooke is built out at approximately 1150 homes.

After the Operation Kid Kount, Elizabeth, Sally, Paul Norberg and Curt Johansen met with Dr. Damelio and members of his staff on January 14, 2005 to share our numbers and ask when the Hiddenbrooke school would be built. Dr. Damelio shared his goals for getting the district fiscally solvent and for improving instruction. His plans included a three phased proposal for the use, sale or lease of district property in order to create more revenue for the district. He stated that a school in Hiddenbrooke would need to house at least 500 students to be financially sound. To get to that number, he voiced support for a magnet type school that could attract additional students.

The following was our response to that meeting which was sent on Hiddenbrooke Community Association letterhead:

January 28, 2005

Dear Dr. Damelio:

Thank you for meeting with us on January 14, 2005 regarding the status of the Hiddenbrooke School. We appreciated the time you, Dr. Gonella and Mel Jordan took with us to explain the challenges facing the District and your plans for its future. We also appreciated having the opportunity to talk with you about the Hiddenbrooke School Committee's concerns about getting a school for our neighborhood. We hope our research on the number of children in the Hiddenbrooke development will be useful to you.

We were pleased to hear your support of a magnet school type program for the school once it is built. I think we all agreed that a specialized program could attract the large number of students in our development back from private schools and other districts. We have always been willing to work with the District to create a school that would be available, on a choice basis, to any K-8 student in the Vallejo District.

We were also pleased to hear that the Environmental Impact Report for the Hiddenbrooke School site was received by the District in December, indicating movement along the District's facility development process for the school. We were discouraged to hear however, that any proposal for the school to actually be built would not be made until Phase

*(Continued on page 7)*

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# *HIDDENBROOKE SCHOOL (Continued from page 6)*

## III of your facilities/property recommendations.

At the meeting we discussed facilities and operational issues facing the district as they relate to the Hiddenbrooke school. We understand that you are currently engaged in a facilities/property study aimed at addressing District-wide declining enrollment, state loan repayment and current facility uses. We further understand that you will be making recommendations for District-wide facilities/property issues in three phases. You indicated that Phase I recommendations will be made on or about February 2 for action in 2005-06, Phase II recommendations will be made on or about March 2 for action in 2006-07 and Phase III recommendations would be made next fall for action sometime in the future.

It was clear that the District has at least \$7 million in authorized but unissued bonds from the Community Facilities District available that could be used for the Hiddenbrooke school. It also appears there was at least \$12 million remaining in the Community Facilities District account as of June 30, 2003. You indicated you would review that amount and let us know if that remains true. Finally, you will have approximately \$800,000 from the Orchards development. Overall, it looks like there is sufficient capital money to pay for our school. To hear that "building a school at this time in Hiddenbrooke would not be a good use of CFD funds...[and that] a better use would be to start the planning for a future school one day..." was extremely frustrating to say the least.

We are very concerned that the Hiddenbrooke school appears to be at the bottom of the list. Already we have shown there are at least 200 K-8 school age children in Hiddenbrooke, a development which has not yet been totally built out. We have spent years trying to work with the District for a school, all the while paying very high Mello-Roos taxes. Although Vallejo schools are open to all residents of Vallejo, the closest elementary schools are between 5.5 and 7 miles away. It is clear from our statistics that a majority of residents have chosen not to attend Vallejo public schools.

We do understand the District needs to look at its entire facilities and enrollment needs and want to work with you. But we cannot continually be told to wait for what our Mello-Roos taxes are paying for in the present. We again urge you to reconsider postponing the development of the school and to include it in your Phase I or II recommendations.

Sally Dutcher, Chair, School Committee  
2807 Olivewood Lane, Vallejo, CA

**VCUSD SCHOOL BOARD MEETING 2-17-05:** At the February 17 board meeting, Dr. Damelio presented a proposal to re-open Mare Island elementary school and move the 310 students currently at Farragut to Mare Island. The proposal was coupled with a negotiated agreement with Lennar Corp, the developers of 1400 residential units on Mare Island. Lennar Corp. has agreed to pay approximately \$6 million in school mitigation fees up front to the District which will be used for reducing the district's general fund deficits, make improvements to Mare Island and to renovate an old Navy building to be used for the District's new administration building (freeing up the old building to be leased or sold).

This agreement shows how developers and school districts can be creative with mitigation fees in order to meet the interests of both parties. The developers on Mare Island will have a nice elementary school to help sell their houses and the district will have additional money. The developers, and ultimately the residents of Hiddenbrooke, didn't have that luxury because the former owners agreed to a Mello-Roos tax (a Community Facilities District tax) which is passed onto the

*(Continued on page 8)*

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## HIDDENBROOKE TRASH CLUB: NEIGHBORS MAKE A DIFFERENCE

By Joyce Estes

The following businesses and individuals are part of our "I Hate Trash Club" and have either adopted an area, contributed to our Trash Fund or spent time picking up Trash.

### Donated Money & Services

#### **Cash \$550 and Services \$6,750**

Jelly Belly—Hwy 80 Adoption  
Vallejo Garbage Co.  
Vallejo Code Enforcement  
CalTrans  
Hiddenbrooke Golf Club  
Quinlan's Tire Service, Inc.  
Cleto & Fe Lastrella—Better Homes Realty  
Todd & Lynn Honderd  
John & Joyce Estes  
Mark & Chris Anthony  
Pete Patterson

### Donated Time – 84 hours

#### **Priceless!!**

Jerry Lane  
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Geoff Albrecht  
Ron George  
Angelo Lamola  
Cynthia Mulford  
Allen & Kathy Wildermuth  
Lena MacFarland  
Craig & Valinda Gillis  
Ernesto Diaz

Hope we didn't miss anyone!  
Hiddenbrooke Hugs To All! ♦

*HIDDENBROOKE SCHOOL (Continued from page 7)*

homeowners for the purpose of building schools (among other public services). The problem for us is that the taxes we pay can be used for district wide purposes and don't have to be used to directly benefit our community.

During the meeting, school board member Verder-Aliga asked Damelio directly about Hiddenbrooke, where community members have been asking for a school for years. Damelio publicly stated that there were no plans to build the school there. He stated that there will not be enough students generated from Hiddenbrooke, even at full build-out, to build a school. And, even though a magnet school was considered, the location was not convenient for parents to bring additional students into the school.

Despite this discouraging news, it is somewhat gratifying to have a definitive answer after all this time.

**So what should the Hiddenbrooke community do about a school for our children?** Although the Vallejo City Unified School District has no plans to build a school in Hiddenbrooke in the foreseeable future, there are many options available to parents for their children's education. For those without children, a high quality school can increase our property values and add another degree of prestige to this community.

**One option is the Status Quo:** Hiddenbrooke students can attend Vallejo public schools. The elementary schools assigned to our area are Loma Vista Elementary and Widenmann Elementary. Residents may also open enroll to any other district school where there is space. Loma Vista is a school of about 450 students, located at 146 Rainier St, which is approximately 5.5 miles west of Hiddenbrooke. Their 2003-04 Academic Performance Index (API) was 619. Widenmann is a school of approximately 580 students, located at 100 Whitney Dr., which is approximately 6 miles west of Hiddenbrooke. It's API was 686. Other schools in our vicinity include Dan Mini at 6.1 miles and Wardlaw at about 7 miles, both of which are large at about 775-862 students respectively. Wardlaw is the closest school on the east side of Highway 80 and has not been available to Hiddenbrooke residents in the past.

Parents can and are sending their children to private schools, seeking inter-district transfers to other districts, such as Benicia and Napa, or attending charter schools which are open to any California resident.

**The Charter School Option:** The Hiddenbrooke Community School steering committee has proposed a charter school, to be established by the parents of this community. The steering committee saw the likelihood of the district's position for some time but wanted to exhaust all options with them before proceeding to a charter school.

The number of children in Hiddenbrooke may not be enough to support a regular district school, but there are lots of suc-

*(Continued on page 11)*

**If we had no winter, the spring would not be so pleasant: if we did not sometimes taste of adversity, prosperity would not be so welcome.  
— Anne Bradstreet**





## HIDDENBROOKE PROPERTY OWNERS ASSOCIATION (HPOA) — BOARD OF DIRECTORS CANDIDATE PROFILES

These are the Profiles for nominees for Board of Directors for a new entity (HPOA) to be voted upon to manage the Hiddenbrooke CC&RS. These names will appear on the ballot which will be mailed to all Hiddenbrooke property owners.

**Mark Anthony** – St Andrews, Hiddenbrooke resident 4 years.

- *Occupation* – General Manager, Pacific Snapple Distributors
- *Statement of interest in Board* - I previously lived in a master planned community and everyone was thrilled with the increase in property values due to CC&Rs. I will be proud to assist this community in reaching and preserving similar levels of return.

**David Elias** – The Masters, Hiddenbrooke resident 4 years

- *Occupation* – Architect
- *Statement of Interest in Board* – I am currently serving on the Hiddenbrooke Architectural Review Committee (HARC) and I want to maintain the quality of all Hiddenbrooke homes.

**Pam Hargrove** – The Village, Hiddenbrooke resident 3 years

- *Occupation* – Marriage and Family Therapist
- *Statement of Interest in Board* – The Hiddenbrooke Community needs are very much like the needs of a “marriage and family” environment. Both require a tremendous amount of unbiased listening skills to help residents feel heard. My skills will help the Board listen to the needs of residents.

**John Jackson** – Estancia, Hiddenbrooke resident 2 years

- *Occupation* – Retired financial executive – was CFO of Interior Architects and VP of Redwood Bank.
- *Statement of Interest in Board* – I moved to Hiddenbrooke because of the CC&Rs and have served as Chair of the Neighborhood Walkers Committee. I want to make a positive contribution to the HPOA Board.

**Angelo Lamola** – Westchester, Hiddenbrooke resident 2 years

- *Occupation* – PhD, retired researcher and manager – was Chief Scientist and Director of Emerging Technologies for Rohm and Haas Company.
- *Statement of Interest in Board* – I wish to contribute to the Hiddenbrooke community and serving on the HPOA Board is a way to do that and help preserve the wonderful environment of the community and its surroundings.

**Joe Maionchi** – The Heights, Hiddenbrooke resident 3 years

- *Occupation* – Software development manager and former RA at a UC Berkley dorm where I had to enforce the rules.
- *Statement of Interest in Board* – I care about how our community looks, and I believe in fairness (i.e. if some people are making the effort to follow the rules, everyone should, or else get rid of the rules).

**Fred Self** – Heights neighborhood, Hiddenbrooke resident 4 years

- *Occupation* – retired former owner of a small manufacturing company
- *Statement of Interest in Board* – I want to maintain the beauty of Hiddenbrooke, and I believe in equality for all. ♦



Kristine Passalacqua  
STUDIO OF INTERIOR DESIGN

Kristine Passalacqua  
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noble@griswold.biz

*CC&R UPDATE (Continued from page 4)*

Attendees of this meeting left with a better understanding of the needs of our community as Hiddenbrooke establishes itself as a self-managing entity. To make this transition, residents will need to vote on the proposed creation of a Hiddenbrooke Property Owners Association (HPOA) to provide oversight of existing and modified CC&Rs. A Board is also being recommended in order to provide an instrument to enable the effective management of these new responsibilities as they shift to the community.

To ensure that all residents have an opportunity to understand the issues and the mechanism of an all-Hiddenbrooke vote, a team of volunteer Hiddenbrooke residents will visit each home. This group has an excellent understanding of the issues as well as the mechanics of the upcoming election.

You can ensure the success of this process by welcoming your neighbors when they come to call and having your questions ready so that you can make an informed decision as you vote for the future of Hiddenbrooke. In this way, we will each contribute to the implementation of a process to ensure the consistency of our beautiful community.

By the time you read this, we hope to have the FINAL CC&R proposal back from our attorney. It will take a few two weeks to print and mail the ballot so the earliest you could receive a ballot is early May. When the ballots go in the mail, we will post a notice to HB-News. *Now remember to vote.*

For further information, please contact Ricki Ingersoll, 642-6618. ♦

## SOCIAL CALENDAR — IT JUST KEEPS GROWING!

By Mary Anne Klein 553-181, Joanne Martin 647-7565

As the new co-chairpersons of the Social Committee, we are learning our way around Hiddenbrooke. The HCA Cocktail Party on February 25<sup>th</sup> was hosted by Rick Joslin and Ginger Bryant in their beautiful Westchester home. Everyone really enjoyed their backyard, which included a pizza oven, settee swing and stream. We want to thank Rick and Ginger for offering their home for this fun evening and all the guests who surprised us by showing up in masks, beads and Mardi Gras attire.

These events wouldn't be near so much fun for the committee without Lisa Turner (707 864-1383) and her friends who we hire to serve and clean up. If you need a server, please give her a call. She makes events fun for the hosts!

Our Social Calendar is always subject to change, but here is a peek at what is planned including events planned by the Hiddenbrooke Club House.



<u>Date</u>	<u>Day</u>	<u>Event</u>	<u>Sponsored By</u>
5/8	Sunday	Mother Days Brunch Buffet	Hiddenbrooke Golf Club
6/25	Saturday	Cocktail Party – private home	Hiddenbrooke Community Association
8/20	Saturday	Pool Party, Mexican Theme	Hiddenbrooke Community Association
9/18	Sunday	9 Hole Golf Tournament	Hiddenbrooke Community Association
10/28	Friday	Halloween Fright Night Buffet	HCA & Golf Club
11/24	Thursday	Thanksgiving Day Buffet	Hiddenbrooke Golf Club
12/17	Saturday	Brunch with Santa	Golf Club, HCA, Desiree Conley & Melinda Mares
12/31	Saturday	New Year's Eve	Hiddenbrooke Golf Club

### ALL EVENTS ARE OPEN TO ALL HIDDENBROOKE RESIDENTS

If you haven't tried the Grill lately, give it a try. They have upgraded the food and it is good. Also more and more of the residents are showing up on Friday nights to have drinks, dinner and good conversation. The menu has changed and there are now a variety of foods at different prices. If you are staying home on Friday nights, you are missing a good time with your neighbors. Watch for the announcements on HB-News email list for the dates that the Club is closed on Friday nights. ♦

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6/7 04

*HIDDENBROOKE SCHOOL (Continued from page 8)*

Successful charter schools in the state that operate with 150-200 students. *With the commitment and support of this community, a high quality charter school could be successful as soon as the 2006-07 school year. Without such commitment, a charter school is not possible.*

A charter school, by its nature, proposes a unique educational program. The steering committee has proposed a charter incorporating the prestigious International Baccalaureate Primary Years Program coupled with a strong Environmental emphasis which highlights the beautiful location of the school site. However, other programs can be considered which meet the interests of this community.

The district owns the school site and Triad is developing access to and bringing utilities to the site. It appears the district has sufficient capital funds to put some kind of school facility there. Charter law requires that districts provide facilities to charter schools and we could certainly request the facilities be placed in our community.

**In our opinion, a charter school is the only option left for a school in our community in the immediate or foreseeable future. The steering committee will continue to meet, expand its membership and take input on the support or lack of support for a charter school.**

Additional information is available on the [Hiddenbrookecommunityschool@yahogroups.com](mailto:Hiddenbrookecommunityschool@yahogroups.com) listserv. You can send an email and ask questions or download any of the 12 files which have been posted. Questions will also be answered if posted to HB-News. All meeting notices are also posted on the listserves.

(Editor's Comment: We are proud of the work done by the steering committee and their leaders: Sally Dutcher and Elizabeth Weinberg. If you want a charter school in Hiddenbrooke, please get involved now.) ♦

**Never doubt that a small group of thoughtfully  
 committed citizens can change the world.  
 Indeed, it's the only thing that ever has.  
 — Margaret Mead**



## NOMINATING COMMITTEE: HAVE WE CALLED YOU?

By Kevin R. Elliott, 557-9340 & Priscilla Silvey 643-0995

Now is the time for all good men (and women) to come to the aid of their country." Anyone who took typing in high school was led to believe, at the tender impressionable age of 14 or 15, that these prophetic words were among the most important in the English language. In truth, it was nothing more than a simple test of speed and dexterity on the old manual typewriters. But I digress...

*Now is the time*, that is certain. But the lofty words of a now forgotten orator are a bit more than we're looking for. Now is the time for all good people who are interested in keeping this community an oasis of great living need to stand and be heard.

The nominating committee of the Hiddenbrooke Community Association has begun the process of recruiting new board members to be selected at our annual meeting in June. There are three seats on the board for which the HCA membership has to elect willing board members. The nominating committee has been hard at work for the last couple of months preparing job descriptions and understanding the specific needs that the association has so that the best possible members can be recruited to serve.

If you think that you may know someone who is community spirited and interested in working with us to keep this community one that we all enjoy and cherish, we want to hear from you. Maybe that person *is* you?

So please remember the words of the unknown patriot: "Now is the time..." Send me an email at [kevinrelliott@yahoo.com](mailto:kevinrelliott@yahoo.com) or contact any of the other members of the nominating committee (Regina Lau 552-1985; Priscilla Silvey 643-0995, and Bob Kile 556-9950). We look forward to serving with you! ♦

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6/7 05



From left to right: Councilman Gerald Davis, HCA president Paul Norberg, City Manager Roger Kemp, Mayor Tony Intintoli, Councilman Tony Pearsall, Councilman Gary Cloutier. Seated: Joanne Schivley.

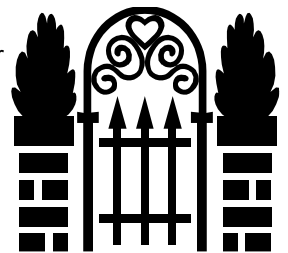
## Over The Back Fence

**Adoptions!** On March 23rd, Rob and Jamie Clark finalized the adoption of their daughter, Addison Grace, born on September 30th, 2004. Big sister Taylor is so proud!

**Births!** Jun and Stuart Schiffman announce the birth of their daughter, Shauna Morgan, on February 8th. She was born at 2:31 PM and weighed in at 6 lbs and 10 oz. (and 9 days early). Everyone is doing well. Congrats!

**Birthdays!** Mark Freudenberger turns 30 on April 5th.

**Keep those items coming!** If you have a Birth, Adoption, Marriage, Graduation, Congrats, Hole-in-One, or other happy news to share, please e-mail Jamie Clark at [jameelee6@comcast.net](mailto:jameelee6@comcast.net). ♦







#### I-80 OVERPASS (Continued from page 3)

2. American Cyn Rd. 4 lane, Jameson Cyn Rd. 2 lane
3. American Cyn Rd. 2 lane, Jameson Cyn Rd. 4 lane
4. American Cyn Rd. 4 lane, Jameson Cyn Rd. 4 lane

The study concluded that if Jameson Canyon Rd is left at 2 lanes the Hiddenbrooke overpass would need to be widened. If Jameson Canyon is widened to 4 lanes the Hiddenbrooke overpass could stay at 2 lanes with the addition of traffic signals through 2025.

**Current Status** – The City of Vallejo and Napa County are conducting negotiations to determine how to use the overpass funds. A new five lane overpass is estimated to cost over \$14 million, and the \$7.6 million available would not be enough to build it. A three lane overpass is estimated to cost \$5.8 million and would be covered by the current fund balance, but Napa County may insist on the original five lane

design or some payment to widen Jameson Canyon Rd. The City of Vallejo doesn't have any other funds to apply to the overpass. One approach would be to spend approximately \$1.5 million to install traffic signals and ramp improvements and to pay Napa County some of the excess funds to help widen Jameson Canyon. Any excess funds would then be returned to the City and to Triad. The City has stated that they would like to use a portion of the excess to build a fire station in Hiddenbrooke. The traffic study would need to be updated for the latest building projections as there will probably be more than 6,315 homes in American Canyon in 2025.

The HCA will be scheduling a meeting with the City Engineer, Gary Leach, to discuss this project in more detail. The date of the meeting will be posted on Hiddenbrooke News so that anyone interested may attend. ♦



## NEXT CLEAN UP: McGARY ROAD

By Joyce Estes, Chairperson, Keep Our Cities Clean 647-053

Now you too can join the "Hiddenbrooke I Hate Trash Club". The next clean up on McGary Road (which runs parallel to Highway 80 in front of the informal park and ride and Hiddenbrooke waterfall) will be Saturday, April 9<sup>th</sup> from 10 a.m. to noon. We will be concentrating on the south end. Please wear gloves and sun screen! Look for the red SUV to get your bags, pinchers and sign the release form. If your children want to help, you will need to sign a separate release for them. Parents with children should drive down to the end of McGary Road and we will start you on the Bike Path. Sorry, no children without a parent.

The City of Vallejo will arrange to have the bags we leave on the Bike Path picked up by their contractor. On the first clean up of McGary Road north, we netted 50 bags of trash, 2 garage doors and 50 tires which went to recycle! If you want to help, please let me know by Wednesday, April 6<sup>th</sup> so that we will have enough bags, pinchers and water for everyone. ♦

## Classified Ads

**FAMILY DENTISTRY** — Are you in the market for a great local dentist? Dr. James D. Prigmore has been serving the Vallejo/Fairfield community for over 20 years. Specializing in Restorative and Preventative Dentistry. Same day emergency appointments available. 1620 Valle Vista Ave, Vallejo. 552-7744

**SKIN CARE & WAXING SERVICES** — Improve the appearance and texture of your skin with a European Signature Facial. Waxing services also available—face, arms, legs, bikini and Brazilian. Ask for Michelle Chavez at Green Valley Spa, 864-0397.

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**BABYSITTER WANTED** — Hiddenbrooke Moms looking for babysitters for regular date nights and other times as needed. Should be comfortable with babies and toddlers. Must be reliable and responsible. Teens okay. Pay is negotiable, depending on experience. Call Jamie, 644-7764

**DOG WALKS & MORE** offers quality pet sitting, walking, day care and boarding. Overnights with us are so much more than a kennel. Our daily care fits your pet's needs! Home and errand assistance also available. Call 656-0056 or visit [www.dogwalksandmore.com](http://www.dogwalksandmore.com).

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**Classified Ads: HCA Members: \$16; non members \$21** for your FOUR line ad. Send your ad to [jameelee6@comcast.net](mailto:jameelee6@comcast.net) by May 15th for the June/July issue. Ads may be edited to fit space.

*CC&R UPDATE (Continued from page 1)*

many Hiddenbrooke residents have been asking "who you gonna call"? And it is not going to be Ghostbusters!!

Studies have shown that well drafted Covenant, Conditions and Restrictions (CC&Rs) actually do more than just improve property values. They improve the quality of life in a community by providing a relief from conflicts with neighbors. Nobody wants a dilapidated truck covered with blue tarp and stuck up on blocks in their neighborhood. But what if...., and guess what sports fans, it has happened in Hiddenbrooke, and was corrected.

Now, Hiddenbrooke will soon be undertaking a revolutionary new approach to put in place a replacement for Triad when they leave. Instead of calling Triad, homeowners will be able to call a new Hiddenbrooke Property Owners Association (HPOA) about a possible CC&R violation. Taking advantage of the most recent technology available, residents can use snail mail (USP), or phone (both land and mobile) to alert the HPOA of a potential problem. In speaking with one resident, (who requested anonymity), involved with this effort "email has been discussed as a possible future enhancement". And

the beauty of it is, the new HPOA phone number can be entered into existing speed dials, eliminating broken nails, and misdialled numbers. Once again, Hiddenbrooke has shown its willingness to lead the way for other California communities with this effort and will certainly be closely watched by other states as well.

But what many property owners don't know yet is that they must VOTE, for this new process before it can become a reality. Each Hiddenbrooke Property owner will soon be receiving a Ballot and informational material in the mail that explains how this new process will work. And, along with that, a Ballot will be included to allow property owners to vote for the new process. In addition, Hiddenbrooke volunteers will be visiting homes in the Hiddenbrooke Community to answer questions about the process.

So watch for those materials. Welcome the volunteers (cookies are always nice), and vote to protect your property values and maintain Hiddenbrooke as a "Special Place to Live".

From Hiddenbrooke, this is Allen Wildermuth. *Good Day.* ♦

.....  
**Disclaimer:** The goal of Neighbors is to provide residents and friends with information about the Hiddenbrooke development, City of Vallejo, local businesses, community activities and the Hiddenbrooke Community Association and its committees and activities. Since opinions expressed maybe the sole expression of the writer and not endorsed by HCA, we encourage residents to do their own research and/or obtain professional advice on the information provided in this newsletter.  
 .....



## HIDDENBROOKE MOMS START THEIR OWN CLUB

By Jamie Clark

A group of moms in Hiddenbrooke has gathered together to start their own informal Mom's Club. It started more than a year ago with a group of moms in The Village, who gathered together over coffee and munchies once a month to support each other and let the kids play.

Then a few other moms from different Hiddenbrooke neighborhoods heard about it and were invited to join. Pretty soon a Yahoo Group was created called HBMoms to help them communicate with one another more easily, and things grew from there.

Now HBMoms have monthly Coffee Mornings, Winey Afternoons, Girls Night Out, a Book Club, and field trips and other spontaneous events and outings. We also take care of our members by cooking meals for new moms, or those who are ill. And best of all, it costs nothing to join.

We're currently a pretty small group, with only about 20+ members, and so far, we've only had word of mouth to help us grow. But we want to put the word out to all of our Hidden-

(Continued on page 15)



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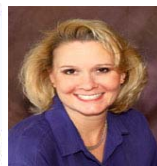
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Call Desiree Conley at 707-749-6387



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2/3 05

*HBMOMS (Continued from page 14)*

brooke moms that you are welcome to join! Although most of our events are geared towards stay-at-home moms, all are welcome.

If you are interested in joining the Hiddenbrooke Mom's Club, you can send an e-mail to [HiddenbrookeMoms-subscribe@yahoogroups.com](mailto:HiddenbrookeMoms-subscribe@yahoogroups.com), which will allow you to access the e-mail list that we use to communicate with each other and set up events. Or you can e-mail me at [jamielee6@comcast.net](mailto:jamielee6@comcast.net) and I can answer any questions you may have, and let you know when the next event is scheduled. ♦

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6/7 05

## IMPORTANT PHONE NUMBERS

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Pro Shop Tee Times	558-0330 x 217
Grille	558-0330 x 248
Lounge Schedule	557-8160
Maintenance	558-0330 x 208
Membership Info	558-1153
Catering	

Triad Communities	557-1184
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Azevedo Farms (cows out)	552-9967
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Welcome Center	558-9697
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City of Vallejo Web Site [www.ci.vallejo.ca.us/govsite/](http://www.ci.vallejo.ca.us/govsite/)

Abandoned Vehicles	648-4682
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Code Enforcement/litter/weeds	
General Information	648-4469
Nimat Shakoor-Grantham	648-4522
Illegal Dumping	648-4469
Weed Abatement (Fire Dept)	648-4565

Fire – Non-Emergency	648-4526
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Fire – Emergency	911
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Fire – Emergency from a cell phone in Vallejo	552-3285
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Hiddenbrooke Maintenance District (HMD)  
(broken sprinklers, landscape issues in common areas)

Jeanine Perasso-Kaczmarczyk	553-7219
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Emergencies after 6PM/Weekends	648-4315
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Humane Society/Animal Control

Lost or Injured Animals	645-7906
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Dead Animals on Street	552-3110
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(Answering machine)	552-0221
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SBC – Phone Out of Order	611
Order Phone Books	1-800-848-8000

PGE – Power Outages	1-800-743-5000
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Police – Non-Emergency	648-4321
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Emergency	911
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Neighborhood Watch	648-5262
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Public Works

Street Light Repair	649-5413
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Pot Hole Repair	648-4556
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Vallejo Garbage –Garbage Service	552-3110
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Recycling Center	552-3174
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Curbside Recycling	644-2413
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Water Emergencies	648-4313 ♦
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[HTTP://WWW.HIDDENBROOKEGOLF.COM](http://www.hiddenbrookegolf.com)

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### NEIGHBORS DELIVERY INFORMATION:

If your name or address is incorrect on Neighbors, or you are not receiving it via U.S. mail, please send your changes to Joyce Estes at [estesj@pacbell.net](mailto:estesj@pacbell.net).

### Important Dates Mark your Calendars!

#### APRIL

3	Sun	Daylight Savings Begins
9	Sat	McGary Road Clean Up
10	Sun	HRGC Golf Tournament
13	Wed	HARC Meeting, 6pm
14	Thurs	HCA Board Meeting, 7pm
29	Fri	Karaoke Buffet, HGC

#### MAY

8	Sun	Mother's Day Brunch Buffet, HGC
11	Wed	HARC Meeting, 6pm
12	Thurs	HCA Board Meeting, 7pm
22	Sun	HRGC Golf Tournament
30	Mon	Memorial Day

#### JUNE

8	Wed	HARC Meeting, 6pm
9	Thurs	HCA Board Meeting, 7pm
16	Thurs	HCA Annual Meeting
19	Sun	Father's Day
25	Sat	HCA Cocktail Party
26	Sun	HRGC Golf Tournament



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