

**Peacock Press**  
**Valle Vista Management Association**

**Association Office: 707-545-5303**  
**Open: 9 AM - Noon Tuesday and Thursday**  
 (Closed Holidays)



Website: [www.vallevistass.com](http://www.vallevistass.com)  
 Email: [valle.vista@att.net](mailto:valle.vista@att.net)

**A Senior Subdivision and Homeowners Association: We are a planned unit development with 269 lots (Common Interest Development). We own our lots and pay an annual assessment fee for operating and maintenance costs of 11 acres of common area that includes landscaping, clubhouse, RV accommodations, a pool area with spa and additional common areas.**

**Our directors, officers and appointed members are volunteers who oversee the operation of the subdivision. Board Directors are elected for a two-year term and can serve for two consecutive terms. Officers are appointed by the Board annually.**

**2025 VALLE VISTA BOARD**

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<b>President</b>	Karen Squaglia	707-575-6930 President@vallevistass.com
<b>Vice President</b>		VicePresident@vallevistass.com
<b>Secretary</b>	Tammy Alander	707-477-2545 Secretary@vallevistass.com
<b>Treasurer</b>	Martha Cardamone	831-241-4288 Treasurer@vallevistass.com
<b>Assistant Treasurer</b>		AssistantTreasurer@vallevistass.com
<b>Architectural &amp; Beautification</b>	Jennifer Hallam	925-366-3488 ABDirector@vallevistass.com
<b>Clubhouse</b>	Karen Rohyans	707-888-6343 ClubhouseDirector@vallevistass.com
<b>Gardens and Well</b>	Betty Young	707-695-4257 GardensWellDirector@vallevistass.com
<b>Office</b>	Cheryl Lyman	480-859-7515 OfficeDirector@vallevistass.com
<b>Pool &amp; Spa</b>	Gwen Farrell	707-291-5879 PoolSpaDirector@vallevistass.com
<b>Tin Corral</b>	Becky Summers	541-224-3759 TinCorralDirector@vallevistass.com
<b>Director at Large</b>	Sally Privette	415-717-9331 AtLargeDirector@vallevistass.com



## Valle Vista Management Office 545-5303

Contact the Office with updates to Directory, including phone numbers.  
The Office door has a mail slot, you can drop off items anytime. Thanks 😊

<b>Additions:</b>	<b>No Orientations In December</b>		
<b>Deletions:</b> 😞	<b>Koontz, Dale</b>	<b>227 Monarch Ct.</b>	

*Memory Garden*  
Dale Koontz

# ★ SUPER BOWL ★

## LVIV



Enjoy the excitement of the game with  
your friends & neighbors.

**Sunday, February 9, 2025**  
**3:30 to 8PM**  
**In the Clubhouse**

Bring your own beverage, table setting  
and a potluck dish to share.

**Valle Vista Management Association, Inc.  
221 Westgate Circle, Santa Rosa, CA 95401**

**2025 Calendar**

<b>Date</b>	<b>Day and Time</b>	<b>Purpose</b>
January 7	Tuesday 10 AM	Monthly Board Meeting
February 4	Tuesday 10 AM	Monthly Board Meeting
March 4	Tuesday 10 AM	Monthly Board Meeting
April 1	Tuesday 10 AM	Monthly Board Meeting
May 6	Tuesday 10 AM	Monthly Board Meeting
June 3	Tuesday 10 AM	Monthly Board Meeting
July 1	Tuesday 10 AM	Monthly Board Meeting
August 5	Tuesday 10 AM	Monthly Board Meeting
September 2	Tuesday 10 AM	Monthly Board Meeting
September 20	Saturday 10 AM	Candidate Forum
October 7	Tuesday 10 AM	Monthly Board Meeting
November 4	Tuesday 10 AM	Monthly Board Meeting
November 27	Thursday	Office Closed – Thanksgiving
December 2	Tuesday 10 AM	Monthly Board Meeting
December 6	Saturday 10 AM	Annual Association Business Meeting
December 25	Thursday	Office Closed – Christmas
January 6, 2026	Tuesday 10 AM	Monthly Board Meeting

All Monthly Board Meetings will be followed by an Executive Board Meeting.

## **2025 BOARD OF DIRECTORS' RULES OF ORDER AND PROCEDURES**

### **Board meetings will be conducted in accordance with modified Robert's Rules:**

Board members pledge to communicate with each other and with meeting attendees in a respectful and courteous manner. We ask that each attendee come to the meetings in that same spirit of respect and courtesy.

### **OWNERS**

To assure that owners are heard and understood, and meeting minutes are accurate, before speaking please give your name. There will be opportunities for owners to speak during a meeting.

1. Open Forum: Owners may speak up to 3 minutes on issues NOT on the agenda. To respect attendees time, the President can halt or terminate any discussion exceeding the 3 minute time allotment.
2. For each item ON the agenda, owners may speak on that agenda item.
3. To request a NEW item be added to the agenda, send a written notice or by e-mail to the President no later than one (1) week before the next Board meeting.
4. Copies of the agenda will be provided to owners who have authorized electronic distribution and will be posted in the protected area of the website.
5. Copies of the agenda will be available at the meeting. The agenda is set 4 days before the meeting and will be available on the Board bulletin board inside the Clubhouse and the notice board outside the office. Checking the agenda before the meeting is recommended.

### **BOARD DIRECTORS AND OFFICERS MEETING RESPONSIBILITIES**

1. Each Director will provide a report of their activities and expenditures on behalf of the community that does not require Board action (usually no more than five (5) minutes).
2. Requests for agenda items, requiring action by the Board, will be submitted to the President no less than one week before the Board meeting. These items will be under Unfinished or New Business on the agenda.
3. A Board member requesting an action item, will put all pertinent information (including copies of closed bids/proposals) on that item in the Directors'/Officers' folders in the office five (5) days before the meeting.
4. Each Board Director and Officer is responsible to review and consider all information provided for each Board meeting.
5. Each Board Director is responsible to review all financial reports (bank reconciliations, Operating Budget vs Actual, and Balance Sheet) and to confirm their review of these reports at the monthly Business Meeting.
6. Each Board member is responsible for reviewing the Reserve Study and participating in the quarterly review of the items scheduled for completion in the current year.
7. In order for an action item to be considered during the Business section of the meeting, a Motion and Second to the motion are necessary. Owner input will then be heard. Board members will discuss. The President will call for a vote or table the item for further information.

8. To respect attendees' time, President may limit discussion of an item.
9. For Action items over \$3,000, bids will be reviewed. The Board is not required to accept the low bid, if a better, higher quality product can be expected from another vendor.
10. The President will call for a roll call vote on an action item in compliance with Condominium Bluebook requirements. Minutes will reflect the verbal votes.
11. If a tie vote occurs, the President or President's designee may vote on the motion.

### **MINUTES OF BOARD MEETINGS**

1. Each Director is required to provide a verbal vote on each "New Business" item on the agenda.
2. A draft of the minutes from a Board meeting will be sent electronically to the Directors and Officers within fourteen (14) days after the meeting.
3. Final minutes will be filed in the office binder and posted on the Board bulletin board in the Clubhouse, the notice board outside the office, the protected area of the website and distributed to owners who have authorized electronic distribution.
3. Members may obtain a paper copy of the minutes and notes from the office or authorized electronic distribution.
5. Board meetings will be recorded to allow for accuracy of minutes. The recording of the meetings will be deleted after the minutes are approved by the Board.

### **PROCEDURES FOR CONDUCTING THE BUSINESS OF THE ASSOCIATION**

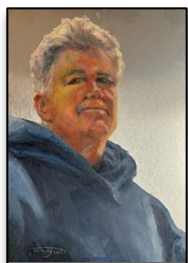
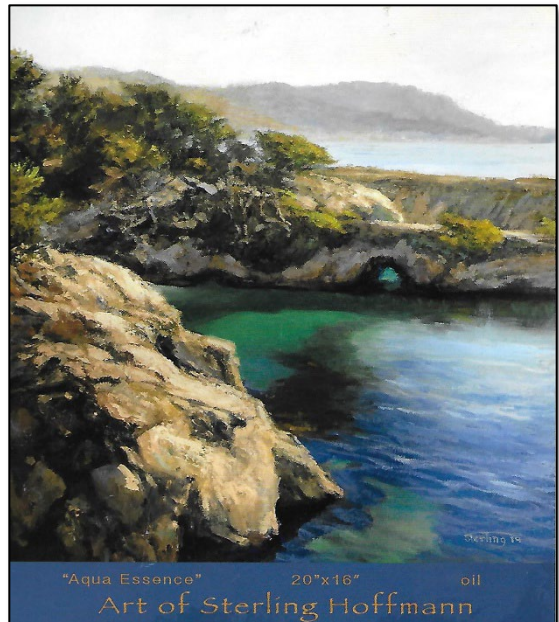
1. To expedite small repairs and maintenance work, Directors for the Clubhouse, Pool & Spa, Gardens & Well, Tin Corral, and Office, have the approval to spend a total maximum of \$300 per month (if that purchase does not exceed the Operations Budget for that line item). If within budget, these expenditures do not require a prior Board vote. However, expenditures will be reimbursed only after Board consideration at the next meeting.
2. Expenditures (unless an Emergency) from \$301 to \$2,999 require an action item at the Board meeting, **before work is done or contracted**.
3. Work expected to cost \$3,000 or more, whether under contract or not, will require 3 bids or proposals. This includes all work, whether under the Operation Budget or Reserve Funds. If it was not possible to obtain 3 bids, documentation will be presented, showing due diligence in an attempt to obtain 3 bids or proposals. Bids will be obtained by:
  - a. Preparing a Scope of Work and Expected Deliverables.
  - b. Submissions of the Scope of Work and Deliverables to at least 3 vendors with a request for bid/proposal which will have a final due date, at least one week before the Board meeting in which that work will be an action item.
  - c. No bid received may be released before the final due date.
  - d. Bids received by the due date will be copied and put in each Director and Officer folder in the office or provided by email for member review, no later than 5 days before the Board meeting.
  - e. All vendors doing business with Valle Vista must provide Proof of Insurance and a valid state license.
4. Emergency expenditures. Emergencies are defined as events that could not be foreseen and require immediate amelioration due to property damage or imminent unsafe condition.
  - a. Director of this area is authorized to make repairs without prior Board approval, if all Directors of the Board, individually or collectively, consent in writing to that action. Director will contact all directors within 72 hours for written approval.



**STERLING HOFFMANN IV** (168 Westgate) is a very talented plein air painter and Fitness advocate. He shows his work at the *Carmel Fine Art Gallery* in Carmel and other venues. He works mostly in oils and travels to various locations to paint ocean scenes, old barns, landscapes, interesting homes, boats, and whimsical images like a cat seeing a rooster as his reflection in a mirror. His work can be seen online at <https://www.sterlinghoffmann.com/works>.

Sterling grew up in San Diego County, taking sailing lessons in San Diego Bay and competing in Junior Regattas with his brother with much success. He knew he wanted to be an artist from his earliest years, spending his spare (and possibly class) time drawing and painting.

After graduating from high school, he spent three and a half years in the USN/USNR as an enlisted Naval Air Crewman with an Aviation Structure Mechanic rating. Military service gave Sterling the opportunity to attend college and pursue a career in animation under the Montgomery GI Bill. Sterling graduated from San Jose State University with a BS degree in Graphic Design in 2002. To supplement his income, he worked as an artist's model traveling all over the Bay Area to various art schools. After graduating, Sterling planned to apply at Industrial Light Magic in Marin hoping to work as an animator. However, fate intervened in the guise of one of his professors, Dr. Movassat, who persuaded Sterling that he should begin making a living as an artist rather than working in an industry rife with office politics, pointing out that he had more skills than the average painter. The rest is history as his art and name are nationally recognized within the artist community, among collectors and beyond.







































Among his many other interests and talents are playing Native American drums and a beautiful flute hand carved by a Navajo Indian friend from one piece of red cedar with a carved eagle on top. The music Sterling plays is hauntingly beautiful. He recently had the opportunity to play at a fundraiser for a musician/record producer who had suffered a major stroke. Another of his interests is the practice of Intuitive Hands Massage and Reiki. He has participated in many Healing Circles along with one-on-one sessions with people and animals great and small. Mr. Hoffmann also invented a patented, enclosed case to attach paint tubes to an easel for handy access while painting which he named "Dagmar" Paint Tube Case inspired by a friend's girlfriend. He has hand crafted the tools to manufacture them himself.

Sterling would be interested in giving a drawing class and perhaps a painting class if there were enough residents interested. Sterling can be reached at [info@sterlinghoffmann.com](mailto:info@sterlinghoffmann.com)



# Valle Vista Business & Social Club Calendar – January 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
			  <b>3:30pm</b> Line Dancing	 <b>10:30am</b> Bible Study  <b>3-4 Chair Exercise</b> 	<b>11am Billiards</b>   <b>11am</b> Line Dancing   <b>5pm</b> Karaoke Social Hour	<b>9am</b> Social Club Redemption Pickup
5	6	7	8	9	10	11
<b>City Street Sweep Monday</b>  <b>Move Cars Off Street</b>	<b>Line Dancing</b> <b>1:30pm Beginners</b>  <b>2:30pm Dancing</b> <b>4pm Emergency Preparedness</b>	 <b>10 AM</b> Board Meeting & Executive Session  <b>3-4 Chair Exercise</b> 	 <b>1:30 PM</b> Social Club Meeting   <b>3:30pm</b> Line Dancing	 <b>10:30am</b> Bible Study  <b>3-4 Chair Exercise</b>   <b>4pm Crafts</b> 	<b>11am Billiards</b>   <b>11am</b> Line Dancing  <b>6PM BUNCO</b> 	
12	13	14	15	16	17	19
	<b>8:30 – 10am</b> Coffee & Donuts 		<b>1:30 PM</b> Elder Salon   <b>6PM</b> Movie Night	 <b>10:30am</b> Bible Study  <b>3-4 Chair Exercise</b> 	<b>11am Billiards</b>   <b>Writing Group</b> <b>1-3 PM</b>  <b>BINGO! 6PM BINGO</b> 	<b>9am</b> Social Club Redemption Pickup  
20	21	22	23	24	25	26
		<b>3-5 PM Sing-Along</b> 		 <b>10:30am</b> Bible Study  <b>3-4 Chair Exercise</b>   <b>4pm Crafts</b> 	<b>11am Billiards</b> 	
27	28	29	30	31		
		<b>10am Book Club</b>   <b>3-4 Chair Exercise</b> 		 <b>10:30am</b> Bible Study  <b>3-4 Chair Exercise</b> 		

# JANUARY GIFTS 2025

Gifts don't stop at Christmas time  
Each day brings new ideas for life's daily climb.  
Longer time of daylight is here  
The hopes of spring quietly appear.



As I write this poem some of us had no power  
PG&E came and in a day with a large tower  
Restored our electricity all on that Sunday  
Lucky for us we had a fun day  
Went for our Spiritual lift and to a 'White Christmas' Play,  
Had two meals out, our neighbors seemed to manage OK.

To the Clubhouse for coffee and donuts on the 2<sup>nd</sup> Monday  
On a cold winter day, only a few found their way.  
The gift of being together, singing songs of the season  
Attending these events and the Holiday Party is the reason  
We live in this unique community honoring those who have passed  
Knowing that offering our support is a joyous task.

The gift of a new year  
Brings us possibilities that is clear  
Living each day with expectation  
Of good and new creation.

## Scam Alert

Has this happened to you . . . .

You turn on your computer only to find the screen locked with a short message stating to call the number on the screen to fix your computer. **BIG MISTAKE THIS IS A SCAM!!!!**  
It will end up costing you hundreds of dollars for them to remove the virus causing the interruption.

Shut down your computer then call a reputable computer repair company or a friend who knows computers. As a result, this resident was forced to purchase a new computer and is watching financial transactions closely.



## Valle Vista 2025 Social Club Officers

**President** Mary Lee Jones 707-538-4194      **Secretary** Christine Kafka 707-481-7750  
**Vice President** Lili Trent      **Treasurer** Patty Kijak 707-799-8195

### Committees:

Library – Judy Evans

Sunshine – Annette DiBartolo

Book Club – Grace Reihl

Recycling – Rod Dean

Marquee – Judy Leandro



**Monthly meetings** are on the **first Wednesday at 1:30pm**. Refreshments after meeting, introduce yourself... it is a friendly group. New residents are welcome at Social Club meetings. All residents are invited to attend all of our events and activities.

**Name Badges help to identify each other at social events.** Badges cost \$5.00 each. The badges are free to new residents only as approved by the Social Club. Order your name badge by contacting **Pat Patterson at 707-535-0405.**

PAT  
PATTERSON  
VALLE VISTA

**Email** articles, flyers, recipes, pictures, humorous quips, etc. in Word Document to [PeacockPressEditor@vallevistass.com](mailto:PeacockPressEditor@vallevistass.com). Put printed or handwritten copies through front door mail slot at 106 Westgate Circle.

**Distribution Team:** Kathy & Rod Dean, Karen Bramblett, Gwen Farrell, Andrea Turner, Julie Thomason, Linda & Mel Knight, Carolyn Bushey, and Judy Evans

### Peacock Press Delivery

*All residents can expect their Peacock Press to be delivered sometime during the last week of the month. Our goal is to get the magazines to our delivery crew by the 25th of each month. Occasionally there are delays with the publisher.*

*If you don't have your Peacock Press by the 1st week, call Kathy Dean directly at 292-2844.*



## Disposing Of Electronic Equipment You No Longer Use



Do you have any recyclable **ELECTRONIC** items such as desktop computers, laptops, tablets, printers, cell phones, landline phones, old TVs etc., cluttering your home and storage areas?

Call Andy Kawecki at 707-849-1424. Andy has an extensive background in electronics and can repair or dispose of these bothersome devices at "NO COST" to you.

Andy and his wife Patti recently joined the community and are settling in and volunteering to assist residents in this meaningful way.

The meeting was called to order by President, Cheryl Lyman at 1:35 pm.

It was moved and seconded to approve the meeting minutes for the November meeting.

Members Addressing the Club: Georgia Doty expressed she was overwhelmed at the Celebration of Norman’s Life with all the love and good wishes that were shown to her. Kathy Dean stated how blessed we are to live in this community She said it’s true when people say that Valle Vista is a wonderful place to live. Myra Raymond stated she appreciated all the good wishes when Dale passed. A Celebration of Dale’s Life will be on January 11, 2025, at the Clubhouse. Mary Lee thanked all those who helped with the Secret Santa Thanksgiving Event. 63 meals were prepared, packaged, and delivered to the delight of the recipients.

**TREASURERS REPORT:** Patty Kijak presented the Treasurers report ending Nov. 30, 2024.

Beginning Balance	\$6,328.90
Total Deposits	364.00
Total Expenses	174.83
Ending August Balance	\$6,518.07

Bills submitted:	Pat Patterson	\$ 21.32 (Photos)
	Cheryl Lyman	209.72 (Holiday Party)
	Mary Lee Jones	101.15 (Kitchen Supplies)
	Karen Squaglia	484.04 (Veterans Day)

It was moved and seconded to approve the Treasurers report and pay the bills as presented.

**COMMITTEE UPDATES:**

**SUNSHINE:** Annette DiBartolo sent (8) cards in November. (3) Get Well, (2) Sympathy, and (3) 90+ birthday.

**RECYCLING:** A check for \$103.00 was given to the Treasurer.

**PEACOCK PRESS:** Karen Squaglia reported there will be a new feature for the January issue called “In The Spotlight”. Maggie Chenet will be interviewing people in the community, spotlighting their talents. Karen reminded us the next month’s activity calendar is posted on the Social Club bulletin board by the 15<sup>th</sup> and the Peacock Press is posted on the Valle Vista website.

**LIBRARY:** Judy Evans shared the library has received magazine donations, calendars, and some reading glasses.

**BOOK CLUB:** Karen Squaglia reported the book for this month is “A Spool of Blue Thread” by Anne Tyler. The club meets in the Library on the 4<sup>th</sup> Tuesday of the month at 10am.

**FOOD/RIDE TRAIN:** Gwen Farrell shared she needs more volunteers for giving rides to residents for medical appointments. It was suggested that in January a new list of volunteers should be created who are willing to cook meals and provide rides.

**VETERANS DAY CELEBRATION:** Karen Squaglia reported 58 meals were served. \$551.00 was collected. Expenses were \$484.04 providing a profit of \$66.96.

**HOLIDAY PARTY:** Saturday, December 14<sup>th</sup> 12 Noon – 3pm. The Sebastopol Singers will provide entertainment. Returning is the White Elephant Gift Exchange for anyone who chooses to participate.

**CAROLING:** Christmas Caroling will take place in the Clubhouse on Tuesday, December 17 at 3PM. The Valle Vista Vocalaires will lead the group.

**DIRECTIONAL SIGNS IN COMMON AREA:** Cheryl led the discussion referring to the sample provided several months ago. Ron Travis is willing to provide 20 signs, the posts, and the concrete for setting the posts: including the installation and maintaining the signs in the future. The cost of the signs is \$100 each. Ron will coordinate the placement of the signs with Betty Young the G&W Director. It was moved and seconded to approve the purchase of twenty (20) signs not to exceed \$2,500.

**INSTALLATION OF 2025 OFFICERS:** Cheryl thanked the outgoing officers for their service on behalf of the Social Club membership. She formally installed the new board as follows: Mary Lee Jones, President; Lili Trent, Vice-President; and Patty Kijak, Treasurer. Christine Kafka was not in attendance and will be installed on January 8<sup>th</sup> as Secretary.

Meeting adjourned at 2:38pm

Respectfully submitted, Georgia Doty, Secretary



## *Some T-Shirt Humor*



## *To Make Your Day*



VALLE VISTA LIBRARY  
**BOOK DONATIONS RECEIVED AS OF DECEMBER 10, 2024**

USE LIBRARY AT YOUR OWN RISK: Disinfection spray is on the table in the Library for your use.

**VALLE VISTA LIBRARY IS ACCEPTING BOOK DONATIONS AGAIN!! Please put newly donated books  
In a paper bag & mark "NEW DONATIONS"**

**NOVELS: These novels will initially be on rolling card **\*\*NEW\*\*** Section-later to be in the following:**

**Paperbacks:** (No Color Code) - (In bookcase to right of front window)

**Elizabeth Joy Arnold:** "Pieces of My Sister's Life"; **Brenda Joyce:** "The Rival"; **Dinah McCall:** "The Survivors"

**Paperbacks: ROMANCE **\*\*Red Line\*\***** - (In bookcase to the right of "Biographies & Memoirs")

**Barbara Delinsky:** "The Vineyard"; **Linda Howard:** "Diamond Bay"; "Sarah's Child"; **Hannah Howell:** "Beauty and the Beast"; **Emily March:** "Hummingbird Lake"

**Trade Paperbacks:** (No Color Code) (In bookcase to right of front window)

**Isabel Allende:** "Zorro"; **Jane Harper:** "The Survivors"; **Christina Baker Kline:** "Orphan Train"; **Harper Lee:** "Go Set a Watchman"; **John Lescroart:** "The Hunt Club"; **J.K. Rowling:** "The Casual Day He Left"

**Trade Paperbacks: ROMANCE **\*\*Red Line\*\***** - (In bookcase to left of front window)

**Jennifer Ryan:** "Lost and Found"

**Hard Cover: Novels:** (No Color Code)(In all Bookcases along the wall to the left of the Library entry door)

**Dale Brown:** "Air Battle Force"; **Tom Clancy:** "Red Winter: A Jack Ryan Novel"; **Harlan Coben:** "The Match"; **Anthony Doerr:** "All the Light We Cannot See"; **Sir Arthur Conan Doyle:** "The Greatest Adventures of Sherlock Holmes"; **Graham Moore:** "The Last Days of Night"; **Viet Thanh Nguyen:** "The Sympathizer"; **Nicholas Sparks:** "The Return"

**LARGE PRINT - Novels **\*\*Pink Dot\*\***** - (In bookcase to left of front window)

**Amor Towles:** "A Gentleman in Moscow"

**BIOGRAPHIES/MEMOIRS: **\*\*GREEN DOT\*\*** Entire Large Bookcase in Southwest Corner of Library**

**Bill Bryson:** "Neither Here Nor There: Travels in Europe"; **Jack Morris:** "One Angel Left"

**DVD – MOVIES:** (No Color Code)

**DOUBLE FEATURE:** (1) "All the Pretty Horses" (Stars: Matt Damon, Henry Thomas, Penelope Cruz, Lucas Black) (2) "Geronimo: An American Legend" (Stars: Jason Patric, Robert Duvall, Gene Hackman, Matt Damon)

**SINGLE FEATURE:** "The Sensation of Sight" (Stars: David Strathairn, Ian Somerhalder, Daniel Gillies)

Thank you for re-filing the DVD's in Alphabetical Order upon returning them to the Valle Vista Library.

**HISTORY: **\*\*YELLOW DOT\*\*** Entire 3<sup>rd</sup> Bookcase to the right of the entry door**

**Anonymous Author:** "A Warning: A Senior Trump Administration Official" (Hard Cover)

**MISCELLANEOUS: Mixed Color Codes – 4<sup>th</sup> shelf of 1<sup>st</sup> Bookcase to right of the entry door**

**BRAIN GAMES:** "Amazing Places: Picture Puzzle (How many differences can you spot while boosting Your Travel Trivia?" -and- "Remember When? (How many differences can you find?)"

**PUZZLES BOOK:** "CONNECTIONS: Create Four Groups of Four!"

**NON-FICTION: (Unclassified) **\*\*BLUE SQUARE\*\*** Entire 2<sup>nd</sup> Bookcase to right of the entry door**

**Anne E. Beldon & Paul Gullixson:** "Inflamed: Abandonment, Heroism and Outrage in Wine Country's Deadliest Firestorm"

For questions: Please call Judy at (707) 890-5064 (Landline) NO TEXTING ABILITY