

Peacock Press

Valle Vista Management Association

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



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

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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 ☺

Additions:	HANSEL, Barbara	54 Westgate Cir.	707-528-0668 707-318-8393 (c)
Deletions: 	**CORY-GUNN, Cyrena	12 Westgate Cir.	Unlisted
	**HURLEY, Victoria	67 Westgate Cir.	707-710-6288 (c)
	SCHIEBERL, Thomas & Delores	52 Westgate Cir.	707-544-3577
	TIGHE, Lance	121 Westgate Cir.	707-888-2280 (c)
Changes:	FRANCIS, Terry (Remove Cell Number)	225 Regency Ct.	707-479-5072 (c)
	SCHNELL, Jeff (Delete Landline)	53 Westgate Cir.	707-525-1576
	*SCHROEDER, Diane (Add Cell Number)	233 Monarch Ct.	707-540-2128 Landline 707-478-9563 (c)

Memory Garden
 Cyrena Cory-Gunn
 Thomas Schieberl
 Lance Tighe



Fiesta Poolside Potluck Saturday, August 16th 4PM

Bring your favorite dish to share,
your place setting, and beverage.

A reminder no glass is allowed in
the pool area.

A fun afternoon chatting with
friends and neighbors.

ALL MEMBERS MEETING FOR SELECTION OF CANDIDATES FOR BOARD OF DIRECTORS

Saturday, September 20th, 10am Valle Vista Clubhouse

Elections for Directors for the 2026 Valle Vista Board of Directors is in progress.

Candidates who have put their names in nomination plus any qualified candidate who steps forward at the Candidates Forum will have an opportunity to tell us why they would be a good Director and answer members questions.

If there are the same number or fewer candidates as open positions, we will declare the candidates elected by acclamation and certify the election at the October Board meeting.

If there are more candidates than open positions, then Secret Ballots will be mailed in October.

On December 6th, ballots will be opened and counted, and the names of successful candidates will be posted at the Clubhouse. All members are invited.

Annual Valle Vista



Saturday, October 5th

Household Items From Your Residence Only.

Time to start setting aside your things to sell.

Details in the September Peacock Press

VVMA BY-LAWS

Amended 03/09/2007



Article IV: Board of Directors; Selections; Terms of Office

4.1 Activities and Affairs of the Association. The activities and affairs of this Association shall be administered and overseen by, and the powers of the Association exercised under the direction of, a board of directors. The Board may delegate the management activities to any management company, managing agent or officer of the Association, provided, however, that the activities and affairs of the Association shall be directed, overseen, and managed, and the corporate powers exercised, under the ultimate direction of the Board.

4.2 Number and Qualification. The affairs of this Association shall be managed by a board of not less than five (5) nor more than seven (7) directors, all of whom must be Members of the Association residing in the Project and in good standing as defined in section 3.3 herein.

4.3 Term of Office. Prior to the regular meeting of Members held in December of each year, the Members shall elect the authorized number of directors for a term of two years. Each director, unless he or she vacates his or her office sooner, shall hold office until his or her term expires and a successor is elected. The expiration of the terms of the directors shall be staggered so that for a board of seven directors, three (3) directors shall be elected in one year and four (4) directors shall be elected in the next year. A member may serve no more than two consecutive terms as a director; provided after serving two consecutive terms, such member may run again for a seat on the Board after one year off the Board.

Article VIII: Officers and Their Duties

8.1 Enumeration of Officers. The officers of this Association shall be a President, a Vice President, a Secretary, and a Treasurer, who shall not be members of the Board of Directors, an Office Director who shall be a member of the Board, and other officers as the Board may from time to time by resolution create. No person may hold more than one office at a time.

8.2 Appointment. The officers shall be appointed by the Board of Directors and such appointment shall take place at the first meeting of the Board of Directors following each annual election of directors.

8.3 Term. Each officer of this Association shall be appointed annually by the Board and each shall hold office for one year unless he or she sooner resigns or is removed by the Board. A person may be appointed to successive terms in any officer position.

To summarize, Directors are voted into office by the members or by acclamation. Officers are appointed by the Board of Directors.

ATTENTION HOMEOWNERS

2026 BOARD ELECTIONS NOMINATIONS OPEN

A new Board of Directors will be seated at our January Board meeting. We will have (4) open seats to fill. Gwen Farrell, Karen Rohyans, and Betty Young will complete their 2-year term. Cheryl Lyman is vacating a position on the Board leaving 1-year of a 2-year term to be filled.

At our July Board meeting, approval was given for a Nominating Committee composed of Gerry Runz, Kathy Leeks Dean, and Maggie Chenet. We keep our monthly assessments low, managing the property and the business of the Association ourselves. Keeping assessments low depends on members stepping forward to do their part. Contact any Board Member, if you are interested in joining the Board and meet the following requirements:

- You are a member/owner of the Association. (See CCRs 1.20 And Bylaws 3.1 for definition of member.)
- You are current in all assessment payments. (see Election Rules 2020)
- Your election will not result in two members who own a single lot serving at the same time.
- You have been a member for at least 1 year.
- You have not been convicted of a felony that would affect the Association's ability to obtain or maintain a fidelity bond.

You may nominate yourself by calling any Board Member, at a Board meeting or at our Candidates Open Forum on September 20th. Qualified Candidates will have equal unedited access to the Peacock Press (not to exceed 8 ½ x 5 ½ space for each candidate), the website, equal time at the Forum to present, and use of the Clubhouse at no cost (except for any damage or cleaning required after use). Candidates will be vetted as of that date to assure each meets the above qualifications. No Association funds will be used for any candidate's campaign.

At the close of the Candidates Forum should there be the same number or fewer qualified candidates as there are board positions to be filled, the Board will seat the qualified candidates by acclamation without balloting at the October Board meeting.

Should there be more candidates than there are board positions to be filled, ballots will be sent out as soon as vetting is complete. The ballots will be counted, and the election will take place on December 6th. Our Annual Meeting will be held on that same day.

Please *step* forward and do your part. It takes all of us to make a community.





Meet and Greet

Sunday 3 August












































2PM

Valle Vista Social Club | Valle Vista Clubhouse



You are invited to meet new neighbors, hear about
activities and enjoy refreshments

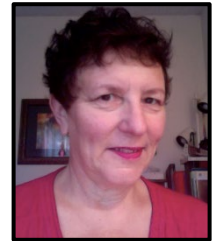
Valle Vista Business & Social Club Calendar – August 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
					11am Billiard  5pm Karaoke Social Hour 	9am Social Club Redemption Pickup 
3	4	5	6	7	8	9
 2-4pm Meet & Greet	Line Dancing 1:00pm Beginners  2:30pm Dancing	 10 AM Board Meeting & Executive Session 3-4 Chair Exercise 	 1:30 PM Social Club Meeting 3:30pm Line Dancing 	 10:30am Bible Study 3-4 Chair Exercise 	11am Billiards  11am Line Dancing  6PM BUNCO 	
10	11	12	13	14	15	16
	8:30 – 10am Coffee & Donuts  Line Dancing 1:00pm Beginners  2:30pm Dancing	3-4 Chair Exercise 	3:30pm Line Dancing 	 10:30am Bible Study 3-4 Chair Exercise  4pm Crafts 	11am Billiards  Writing Group 1-3 PM 6PM BINGO 	9am Social Club Redemption Pickup  4 – 6pm Poolside Potluck 
17	18	19	20	21	22	23
		3-5 PM Sing-Along 	1:30 PM Elder Salon 3:30pm Line Dancing  6PM Movie Night 	 10:30am Bible Study 3-4 Chair Exercise 	11am Billiards  11am Line Dancing 	
24	25	26	27	28	29	30
	Line Dancing 1:00pm Beginners  2:30pm Dancing	10am Book Club  3-4 Chair Exercise 	3:30pm Line Dancing 	 10:30am Bible Study 3-4 Chair Exercise  4pm Crafts 	11am Billiards  11am Line Dancing 	9am Social Club Redemption Pickup 
31						



NAN KOONTZ (227 Monarch) grew up in St.

Helena, the daughter of 1st generation Italian Americans, Adolph Magri and the former Frances Branchini and has one sister, Rosemary. Growing up in a traditional Italian family was always very loud; if it was quiet then something was very



wrong! From early on, Nan wanted to be a writer... no wait, a tap dancer... no wait, an actress or to work in the theatre in some capacity. And she has pretty much realized all those dreams in one way or another.

Nan wrote her first two novels about a nurse in the 3rd grade. She attended St. Helena High School where she was bit by the acting bug and the first time she tried out, got the lead in *The Happy Journey to Camden and Trenton*, where she had to speak with a southern accent. She was also Stage Manager with her good friend, Jane Hailey, the daughter of acclaimed author, Arthur Hailey,* who lived in St. Helena at the time.

After high school, Nan attended Napa College, where she and another good friend, David Holmes, got parts in *You're a Good Man, Charlie Brown*, starring Nan as Lucy, perfect typecasting according to friends! She and Dave also started a theatre company that performed at the St. Helena Elementary School. Dave cast Nan and a local boy, Timothy Spenser, who was home from Sacramento State for the summer, in a one-act melodrama. Nan and Tim became an item, with Tim deciding to take a break from school and move back to Napa Valley. They moved in together in a tiny cottage in Calistoga and were married within a year.

After a string of odd jobs, including appliance sales, food service, bench grafting, shade factory work and bottling wine, she took the Clerk-Typist test and got a job at Napa State Hospital. She squeezed in one more performance in the musical, *Valley Pie Jubilee*, before relocating to Sonoma County. Tim enrolled in Sonoma State University while Nan went to work at the State Compensation Insurance Fund in the legal department, eventually becoming Office Manager.

When her first marriage ended after seven years, she met and married Stillman Bowden. They have a son, Apollo. That marriage didn't last and after a few years spent learning how to be single, she answered a few personal ads in the Press Democrat (this was *way* before online dating!). One ad submitted by Dale Koontz resonated with her in a way the others didn't. After she and Dale met for the first time, he immediately cancelled the dates he had made with 40 other respondents! They met in September of 1986 and were married in June, 1988. On December 1st of that year their son, Richard, was born.

Thanks to Dale's encouragement and support, Nan left State employment and worked for eight years with Sonoma County Office of Education as a job developer and coach for high school students with disabilities. After retirement, Nan got serious about her writing. She was featured in *Women's Voices* newspaper and the *Living Room's* annual anthology. She has published poems in three anthologies and written two novels. She also co-wrote a screenplay; a romantic comedy called *Birds, Bees and Tea*.

After 38 years of marriage, an adventure that included two Viking River cruises and numerous other memorable escapades, Dale passed away at age 81 on November 24, 2024. To keep busy while learning to fly solo, Nan continues to participate in line dancing with Gerry Runz three times a week in the Clubhouse and hosts a popular writing practice group here in Valle Vista that meets once a month. If interested, Nan can be reached at (707) 575-9654. [*Hotel](#), [Airport](#), [Wheels](#), [The Moneychangers](#), and [Overload](#).

Valle Vista 2025 Social Club Officers

President	Mary Lee Jones	707-292-7472	Secretary	Christine Kafka	707-481-7750
Vice President	Lili Trent	707-889-4322	Treasurer	Patty Kijak	707-799-8195

Committees:

Library – Judy Evans

Book Club – Grace Reihl

Sunshine – Annette DiBartolo

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 identify each other at social events. The badges are free to new residents only as approved by the Social Club. Order your name badge by contacting **Annette DiBartolo** at **707-486-9184**.

ANNETTE DiBARTOLO VALLE VISTA

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

Distribution Team: Kathy & Rod Dean, Maggie Chenet, Judy Evans, Chris Lyman, Mel & Linda Knight, Gay Salisbury, Brenda Shatto, and Julie Thomason.



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.

Valle Vista facebook Page

Joining the Valle Vista "Private Group" facebook page is easy.
Contact Christine Kafka at chstagnaro@sbcglobal.net.

Participants can share information, such as, starting a walking group, items for sale, needs that arise, rides for appointments, recipes, travel groups, special reminders for upcoming events, the possibilities are endless.

SOCIAL CLUB MINUTES

July 2, 2025

The meeting was called to order by President, Mary Lee Jones at 1:37PM

It was moved by Cheryl Lyman and seconded by Joyce Lopes to approve the meeting minutes for June 4, 2025.

TREASURER'S REPORT: Patty Kijak presented the Treasurers report ending June 30, 2025

Beginning Balance	\$6913.82
Total Deposits	\$ 306.00
Total Expenses	\$ 42.84
Ending June Balance	\$7176.98

Bills submitted:	Patty Kijak	322.68	(July 4 food)
	Mary Lee Jones	261.99	(July 4 food)

It was moved and seconded to approve the Treasurer's report and pay the bills as presented.

Upcoming expenses - Ron Travis for common area signs. 3 posts and 12 signs, \$870.

COMMITTEE UPDATES:

SUNSHINE: Annette Di Bartolo sent 5 cards in June: (2) Get Well, (1) Thinking of You, and (2) 90+ Birthday.

RECYCLING: The June reclamation deposit of \$146 was given to the Treasurer.

PEACOCK PRESS: Karen Squaglia reported the July Peacock Press has not arrived due to the printer being out of service for over a week. The most recent update from this morning is that the printer has been repaired.

LIBRARY: Judy Evans - Nothing to report, all good!

BOOK CLUB: The book for July is *The Patron Saint of Sinners* by Ann Patchett. The book club meets in the Library on the 4th Tuesday of the month at 10am. The book club is open to all who would like to join and looking for new members.

OLD BUSINESS:

Common Area Signs: Four signs are complete and another three are in progress.

Ice Cream Social: 30 people attended. A good time was had by all.

NEW BUSINESS:

4th of July Event: Ready to go!

MEET AND GREET: Scheduled for Sunday, August 3rd 2PM - 4PM, we have 17 new neighbors.

POOLSIDE POTLUCK: Scheduled for Saturday, August 16th 4PM-6PM, Fiesta Theme!! Signup sheet is on the sandwich board in the clubhouse.

ICE CREAM SOCIAL: Scheduled for Monday, September 1st. Join us on Labor Day 3:00 – 5:00pm.

COMMUNITY SALE: Scheduled for Saturday, October 4th. Start getting your goods together.

EARLY CHRISTMAS REPORT: Suggestions were made regarding a catered event this year, entertainment provided by The Sebastopol Senior Singers, and desserts from Costco.

Meeting adjourned at 2:20 pm.

Respectfully submitted, Chris Kafka



Preparing For An Emergency

Valle Vista Emergency Preparedness Committee

This month the focus is on documenting your Emergency Information, and creating a "To-Go" Bag.

Valle Vista is in the **Northwest-3 Evacuation Zone**. Sonoma County provides evacuation instructions by zone; see the attached map for reference. Write down this zone designation in an accessible place—do not rely on memory alone.

Two forms are provided to record your emergency contacts, medical information, pet details, and insurance.

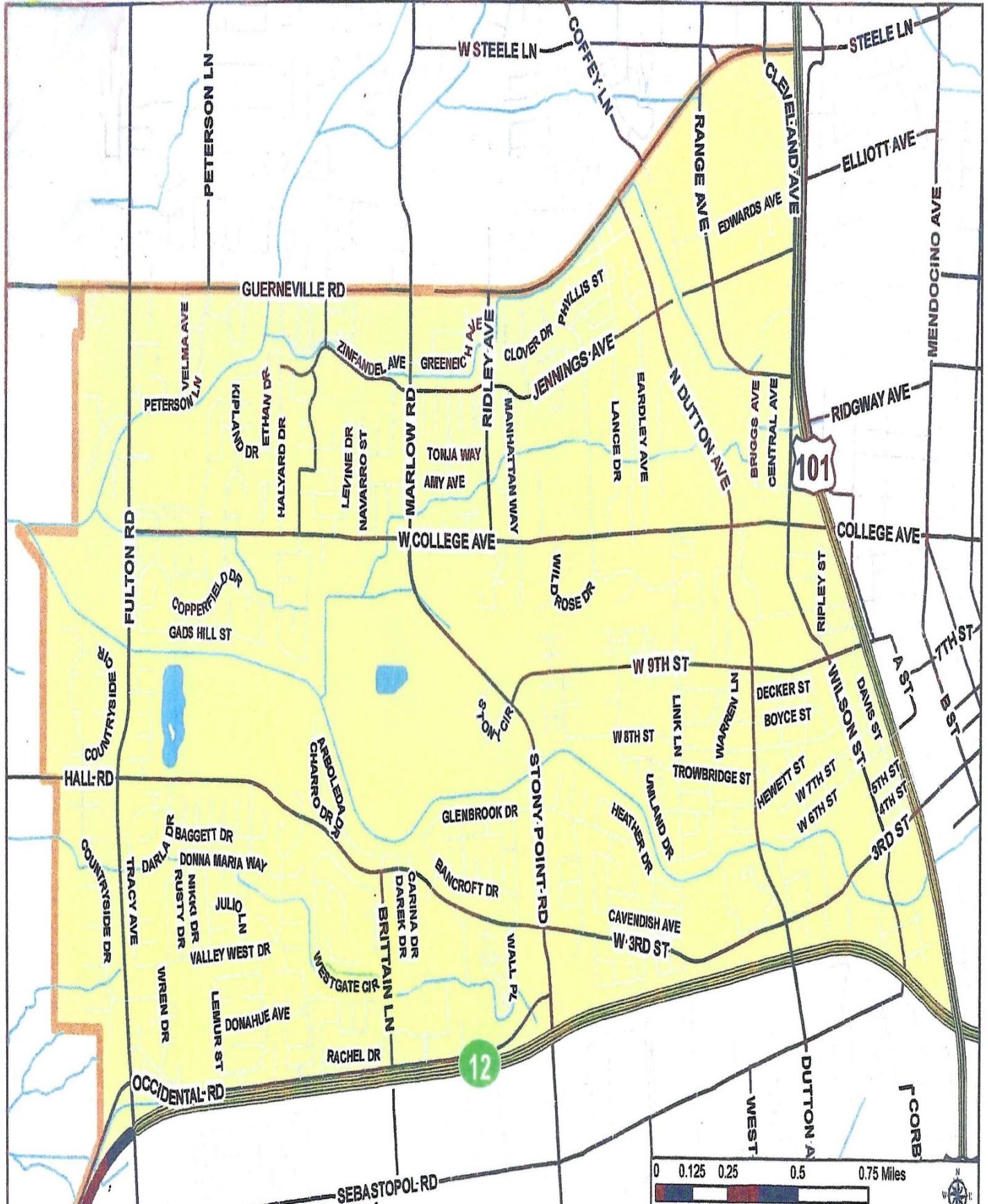
The "To Go" Bag document suggests items to pack and provides space for your own additions.

Preparing in advance—whether you shelter in place or evacuate—helps lower stress. Act now.





Northwest-3 Evacuation Zone





Emergency Information

Name: _____ Zone: _____
 Phone: _____

Friends/Relatives	Medical Data
Name 1: _____	Dr.'s Name: _____
Relation: _____	Dr.'s Phone: _____
Phone: _____	Blood Type: _____
Email: _____	Medical Conditions: _____
Name 2: _____	COVID 19 Vaccine: _____ Yes _____ No
Relation: _____	Allergic To: _____
Phone: _____	_____
Email: _____	
Pets	Insurance
# of Pets: _____ Type of Pets: _____	Medical Insurance Company & Phone: _____
Pet's Name(s): _____	Policy No: _____
Veterinarian: _____	Home Insurance Company & Phone: _____
Vet's Phone #: _____	Policy No: _____
Medical Conditions: _____	Auto Insurance Company & Phone: _____
Allergic To: _____	Policy No: _____
Special Needs: _____	

(over for Medication List)

Preparing seniors for natural disasters and other emergencies

www.emergencyprephelp.org
info@emergencyprephelp.org

Emergency Prep Help is a fiscally sponsored project of [Community Initiatives](#),
 a registered tax-exempt 501(c)(3) nonprofit organization, EIN# 94-3255070



Emergency Information

Name: _____ Zone: _____
Phone: _____

Current Medications

Medication	Dosage	Frequency

(over for Emergency Information)

Notes:

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Go-Bag Checklist

Basic Emergency Bag

- Copy of Important Papers
- Emergency Contact List
- First Aid Kit
- LED Flashlight
- Whistle
- Snacks - Granola Bars, Jerky, etc.
- Disposable Face Masks & Gloves
- Hand Sanitizer
- Reusable Water Bottle
- Mylar Blanket
- *Emergency Poncho*
- Travel Toothbrush
- Garbage Bags

Suggested Items to Add

- Spare Glasses/Hearing Aids/Batteries
- All Necessary Chargers
- Medications (for 7 days)
- Personal Hygiene Items
- Emergency Radio & Batteries
- Layered Clothing (for 3 days)
- Warm Jacket, Hat, Gloves, Socks
- Old Sneakers or Walking Shoes
- Warm Blanket or Sleeping Bag
- Extra Snacks - Bars, Jerky, etc. (6)
- Cash (\$300, small bills)
- Spare Keys, incld. Safety Deposit Box
- Family Photo (or other memento)

Pet Emergency Bag

- Carrier
- Food (pop top) & Water (3 days), Bowls
- Medications/Supplements
- Waste Bags, Garbage Bags, Wipes (10 ea)
- Kitty Litter Box and Litter
- Towel / Blanket / Toys
- Collar/ Leash / Harness
- Photo of You with Your Pet

Personalize Your Emergency Bag

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BOOK DONATIONS RECEIVED AS OF JULY 10, 2025

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

NOVELS: These novels are initially on the rolling cart **NEW Section- later to be in the following sections:**

Paperbacks: (NO Color Code) (In bookcase to right of front window)

Maeve Binchy: "The Copper Beech"; Clive Cussler: "Flood Tide: A Dirk Pitt Adventure"; William Johnstone: "Massacre of Eagles"; Toni Morrison: "Beloved"

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

Cassie Edwards: "Savage Dawn"; Johanna Lindsey: "Fires of Winter"

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

Maeve Binchy: "Tara Road"; Clive Cussler: "Arctic Drift: A Dirk Pitt Novel"; Louise Erdrich: "The Painted Drum"; Marianne Fredriksson: "Hanna's Daughters: A Novel of Three Generations"; Patti Callahan Henry: "The Story She Left Behind"; Dinah Jeffries: "The Hidden Palace"; N.K. Jemisin: "The Fifth Season: Every Age Must Come to an End"; A. H. Kim: "A good Family"; Par Lagerkvist: "The Eternal Smile" (3 stories); Susan Mallery: "The Friendship List"; Jodi Picoult: "The Tenth Circle"; Rebecca Serle: "In Five Years"; Elizabeth Strout: "Olive Kitteridge"; D.W. Ulsterman: "The Writer: A San Juan Islands Mystery-Book #1"

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

Robyn Carr: "Sunrise on Half Moon Bay"; Addison Fox: "The Cowboy Says Yes"; Kristan Higgins: "The Best Man"; Melissa McClone: "Win, Lose...or Wed"; Lindsay McKenna: "Silver Creek Bodyguard"; Susan Wiggs: "The Oysterville Sewing Circle"

Hard Cover- Romance **Red Line** - (In bookcase to left of front window)

Elin Hilderbrand: "Golden Girl"

NOVELS: These authors have their **OWN SECTION in the Library and will be filed there as donated.**

James Patterson: "Unlucky 13"

Nora Roberts: ****Red Line**** (In bookcase to right of front window): "Starlit Winter Nights"

DVD – MOVIES: (NO Color Code)

(1.) "Dead Again" (Stars: Kenneth Branagh, Andy Garcia, Emma Thompson...)

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

HEALTH, RELATIONSHIPS, HEALING & SEXUALITY: **BLUE LINE Rolling Cart – SW Corner of Library**

April Hazard Valler & Cynthia A. Sanoski: "Davis's Drug Guide for Nurses: Stop Med Errors" 15th Edition

Sue Roe: "The Nursing Assistant: Essentials of Holistic Care"

HISTORY: **YELLOW DOT Entire 3rd Bookcase to the right of the entry door.**

Martin Baron: "Collision of Power: Trump, Bezos and the Washington Post"

PETS & SPORTS: **ORANGE DOT Rolling Cart with "NEW DONATIONS" Bottom Shelf**

Cynthia L. Copeland: "Really Important Stuff My Cat Has Taught Me"; James & Meaghan Corbett: "Solemn Vow: Honoring the Dogs Who Protect Us"

SPIRITUALITY & RELIGION: **GOLD SQUARE Rolling Cart – SW corner of Library – Top Shelf**

John A. Carroll: "Cover to Cover through the Bible in 365 Days"; Cherie Hill: "He Whispers Your Name"; Sarah Young: "Jesus Listens: Daily Devotional Prayers of Peace, Joy & Hope"; Sarah Young: "Jesus Always: Embracing Joy in His Presence"; Lydia Brownback: "A Woman's Wisdom: How the Book of Proverbs Speaks to Everything"; Life Change: "Proverbs: A Life Changing Encounter with God's Word"; Robert J. Morgan: "The Red Sea Rules: 10 God-Given Strategies for difficult times"; Robert Watson: "The Upside- Down Kingdom: 21 Days of Prayer..."

For questions: please call Judy at (707) 890-5064 = landline so NO texting ability.