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Orinda Civic News

Public Meetings

City Council
Tuesday, August 2, 7:00 pm
Auditorium, Orinda Library,
26 Orinda Way

Historical Landmarks Committee
Tuesday, July 26 at 3:00 PM
Gallery Room, Orinda Library
26 Orinda Way

Planning Commission
Tuesday, July 26, at 7:00 p.m.
Orinda Library, Garden Room
26 Orinda Way

Check online for agendas, meeting notes and announcements
City of Orinda: www.cityoforinda.org
Chamber of Commerce: www.orindachamber.org
The Orinda Association: www.orindaassociation.org

Orinda Property Tax Revenues Down 3%

... continued from page A1

This equates to about \$150,000 in lost revenue to the City. The City's current budget was based on a projection of flat property tax growth, says City Manger Janet Keeter. "Based on earlier communications with the Assessor's office and tracking trends, we felt that we were being conservative." At this point she does not have a complete explanation for why Orinda's property tax revenue is down more than neighboring Lafayette, which is down .7%, and Moraga, which is up .5%.

"The negative 3% is not totally indicative of what is going on with real estate in Orinda," says County Assessor Gus Kramer. The drop reflects the change in assessed value in new construction, with change of ownership, or temporary reductions, he explains. "I believe Orinda's real estate market is healthy, probably one of the healthiest in the county," Kramer adds.

Asked about property values going forward, Kramer says assessed values may go down "a little bit more within one or two years" based on the market's history of a double dip at the bottom and a double bump at the top. He feels that a subsequent decline could fall in the range of 1% to 2%.

On a positive budget note, the City will re-acquire a \$100,000 police services grant, says Keeter. She acknowledges this is offset, in part, by a \$45,000 hit on the reimbursement of vehicle license fees due to changes coming from the State. The net-net is \$94,000 hole in the City budget.

As Seen in Orinda...



A magician works her magic in Theater Square just outside the Republic of Cake last week. ROC is hosting a fun activity for kids and parents every Wednesday at 3 p.m. throughout the summer months. Photo A. Scheck

Eden Presents Revised Senior Housing Plans to Orinda Community

By Diana LaScala-Gruenewald

Last week, Eden Housing Project Developer Woody Karp and two architects met with the Orinda community to present revised drawings for the affordable senior housing development to be built at 2 Irwin Way. The plans to provide affordable housing in Orinda to low-income seniors have been in motion fifteen years; Eden Housing was hired in 2008 to create conceptual drawings of the project. Eden's original drawings met with criticism last summer when story poles were erected at the site. Orinda residents felt that the projected height of the new building would dominate the Orinda Community Church and other local landmarks. Since that time Eden has revisited the drawing boards and returned with revised plans. New story poles are already in place.

Advertising

Ask Jeff STAYING AHEAD OF TROUBLE



Jeff Joyce

With these tough economic times, motorists are choosing to postpone services that need done on their vehicles. Although cars of today offer longer service intervals already, pushing the limits beyond what is recommended may actually prove to be more costly. Be sure to follow manufacture's service intervals, check fluids regularly and remember to check your tire pressures monthly; at the first sign of trouble, contact your trusted local service facility before the concern becomes a serious breakdown.

Dear Jeff:
My car has a timing belt that has never been changed. My car is still running fine and has 80,000 miles, but I'm not sure if my car really needs a new timing belt or not. I just don't want to spend the money if I don't have to. What's your advice?
Signed, Mary from Orinda

Dear Mary,
First, your car may not be ready for the timing belt service yet. Many autos are scheduled for over 100,000 mile timing belt replacement intervals. However, timing belts are not something you want to gamble with. They are a vital component to your engines survival. If the timing belt were to fail, many cars will require a much more significant repair if/when valve train damage occurs. Always follow the manufacture's recommendations regarding timing belt service and if you're not sure, contact a trustworthy service provider for proper advice. Then you'll be able to make a sound decision and to continue driving without any uncertainty.

Dear Jeff:
My mechanic tells me I need new shocks and struts for my car, but how

will I really know when they're due? My car is only 5 years old, has only 72,000 miles and still runs fine.
Signed, Steve from Moraga

Dear Steve:
Nobody likes to spend money if they don't have to these days, but your mechanic is giving you some sound advice. The industry experts recommend shock and strut replacement at 50,000 miles. Poor shock/strut performance can reduce braking ability as much as 23%. Handling and ride quality also can deteriorate which can lead to unsafe handling characteristics. By replacing worn shocks or struts, you'll find your vehicle will drive like it was when new.

Vehicles are built today better than ever and are capable of lasting for a quarter of a million miles. But like a human body, we must take care of it, not take advantage of it or it may let you down. If you have any questions or worries, don't hesitate to call or email me. I'm here to help.

Jeff Joyce, Manager
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July 15th thru August 6th Fridays, 8:30 p.m. Saturdays, 8:30 p.m. **Sunday July 24th, 4 p.m. (this is a change in date)** Thursday August 4th, 8 p.m.

RECYCLE THIS NEWSPAPER

The plans still include construction of a parking lot for the living center, a new sidewalk on Irwin way and handicap-accessible pathways from the new housing development to Orinda Way and the community park.

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