

Rio directors bothered by 'rooming house' situations

By CANDACE ATKINS

The possibility that Rio del Mar may become a "rooming house" community came to the attention of Rio del Mar Improvement Association at their monthly meeting held Monday.

Directors, in response to a letter to the editor of the Green Sheet in the Dec. 30 issue by Rio del Mar resident Barbara Call, discussed the situation of several persons, rather than a single family, renting and occupying a home in the Rio area.

How one identifies a home with unrelated occupants, then how one takes action to solve the problem was discussed at some length among directors. Director Burt Kendall illustrated what he felt was the situation. He said a real estate office will rent to a couple, and "three weeks later, there are three couples living there. Are they guests, did the parents move in?" he added.

Mrs. Call said in her letter, "The loose knit community of transient young people, unable to afford rising rents even with six or eight sharing a home, come and go, falling in and out with one another."

In agreement with her statement, directors considered legal recourse to the situation. One solution is to put a one-family requirement into the lease agreement. If the stipulation is broken, the eviction process may be started.

Another strategy discussed was to notify the property owner. Directors agreed that speaking with tenants would do no good. The suggestion of the Association contacting the property owner after neighbors complain to the Association was examined, and directors agreed that would be one action to pursue. In the past, the Association has written letters to residents who, for example, do not keep their lawn up or have other maintenance problems, requesting they improve the outside of their home.

"We will use our powers of gentle persuasion," said Clayton Ward.

Discussion over the situation continued, directors wondered out loud

about the possibility of drugs and the moral nature of the tenants. "They aren't married couples moving in there, they're unmarried . . . You don't know what's going on there," noted Burt Kendall.

"It is unbelievable what people will do," said director Jerry Carter.

Elinor Payne, aide to supervisor Marilyn Liddicoat, addressed directors, commenting that lifestyles are changing, and their office has received a number of complaints regarding new residents, particularly renters.

Directors agreed to place a notice in the Rio del Mar Improvement Association newsletter, asking members to address complaints about neighboring homes to the Association for further examination and investigation.

In other business, Farol Henderson, representative of the school site council at Aptos high gave a presentation on the history and purpose of the council. Ms. Henderson discussed the importance of community opinion, stating the new state law, AB65, requires the community to take more responsibility regarding its school.

Aptos High is the recipient of a \$36,000 planning grant for a school improvement plan, which will be implemented over the next three years. The document itself will be written this year, and at the present time, priorities for the school are being set, in order of importance.

She went on to tell directors that parents and staff are requesting a back to basics approach, better college prep and accelerated classes and more counselors. At the present time there are two and one-half counselors at the high school, or one per 550 students, she said.

Funding will be \$80,000 per year for the next three years to implement the improvement plan, she noted.

Cooperation and exchange between the school and community are of great desire and importance, according to Ms. Henderson. "Aptos is a professional community, there is a lot of energy there that

could be used," she said. She illustrated her point by suggesting that Association treasurer Burt Kendall spend a day or so at the campus offering instruction in economics.

Following her presentation, Ms. Henderson answered a number of questions from directors, such as who the site committee reports to, the funding source of the project, what type of priorities are being recommended, and the question of discipline and respect for adults by students. The recent food fight was brought up, and Ms. Henderson commented that 100 students were involved in the incident, and 1300 were not. The result of the fight seems to be an increased desire for cooperation among the majority of students, she added.

Committee meetings, she said, are open to the public, and are held every other Wednesday. The group also has a newsletter which she offered to send to the Association.

Directors expressed interest in the site council and requested information and communications continue.

Directors were also brought up to date by director Allen Collins, on the construction progress on Beach Drive. Collins noted the sanitation department had the good fortune of fair weather, and has made good progress. He felt the workers handle traffic well, fill in holes behind them, and in all, "I think they've done an excellent job," he concluded.

While not moving as quickly as Beach Drive, work on the state park is progressing, he said.

In other matters, directors discussed the possibility of changing the location of their monthly meetings, discussed the new fees charged by the county planning and zoning department for agendas, and exchanged views on the requests for speed bumps by some residents.

The annual meeting of the Council of Improvement Associations was announced. It will be held Friday, Jan. 26 at 2:30 p.m. in the meeting room of Eureka Federal Savings in Deer Park shopping center.