

# **Grindstone Joe Association**

## **GROUND RULES**

### **Effective May 2018**

#### FOREWORD

These Ground Rules have been adopted by the Board of Directors, pursuant to the authority granted them in the By-Laws, for the purpose of giving greater enjoyment to the greatest number of the members of the Grindstone Joe Association. There may be times when a rule seems to be an unnecessary restriction on an individual. It is the opinion of the Board of Directors, on the other hand, that its observance will prevent infringement upon the pleasure of others.

It is intended that these rules shall be a guide to conduct upon some but not all matters. Grindstone Joe brings together a congenial group of friends, whose viewpoints, circumstances, and ways of life differ in many respects. In the final analysis, the general rule must be that we avoid doing the things that cause discomfort to other members.

#### I. BOATS

1.1 A "BOAT" is a Power Cruiser or Sailing Yacht, or Houseboat, or any type of Pleasure Craft over twenty (20) feet in length.

1.2 A "DINGHY" is a Pleasure Craft under twenty (20) feet in length.

#### II. MEMBER'S BOAT

2.1 A "MEMBER'S BOAT" is:

(A) A boat in which a member has a financial or other material interest, when the member or a person of his immediate family is living aboard; (spouse, father, mother, brother, sister, son, daughter, son-in-law or daughter-in-law); or

(B) A boat owned by a non-member when a member is living aboard.

2.2 ONE BOAT: A member may have but one boat at Grindstone Joe's at any one time. Members may have one or more dinghies provided that they do not occupy separate berthing space. The small boat berthing area is intended for temporary dinghy tie-up while the member is on the island. Neither boats nor dinghies are to be stored in the small boat area when the member is not in residence.

2.3 BERTHS: The choice of an unoccupied berth shall be in the order of arrival of boats and no priority or advance reservation shall be granted there for. However, as a courtesy to members, smaller boats should occupy smaller berths when it is possible to do so. The right to occupy a berth ceases immediately upon leaving a berth, if only for a temporary period of time, and any means to block free access thereto may be removed by any member or the caretaker.

2.4 BOATS: A charge of \$8.50 per night will be made for each day during which a boat is berthed. The maximum monthly charge for berthing (not including electrical consumption) will be \$8.50 x the number of days in that month. In addition, a charge of \$2.00 per day per cord for 30 amp service and \$4.00 per day for 50 amp service will be made for electrical connection to shore power. Small boat berthing is available at the North end of the docks at the rate of \$2.00 per day to a maximum of \$50.00 per month.

2.5 HOUSEBOATS: Those without propulsion to be berthed permanently at Grindstone Joe's shall be approved by the Board of Directors as to construction and appearance by submission of plans and specifications. A space other than a finger berth shall be assigned by the Assistant Vice President in Charge of Grounds which shall be permanent insofar as possible. Houseboats shall be subject to a charge of \$8.50 x the number of days in the month per month for berthing. In addition, the member will be required to submit to the metering of electrical consumption by the houseboat and bear the cost of the meter, although the metering device will be property of the Grindstone Joe Association. The member will be responsible for the cost of the houseboat's electrical consumption.

2.6 SALE or transfer of ownership of any permanently berthed houseboat, as described in Section 2.5 above, to a member who intends to continue to permanently berth the houseboat at Grindstone Joe's requires the approval of the Board of Directors.

2.7 BOATS, other than houseboats as described in Section 2.5 above to be permanently berthed at Grindstone Joe's, must have the approval of the Board of Directors. Any boat berthed for nine (9) or more consecutive months shall be considered permanently berthed and must abide by the ground rules related to permanent berthing. The Board shall consider appearance of the boat, available space, and inconvenience to the general membership when acting upon such request. Boats permanently berthed as defined above have the option to submit to the metering of electrical consumption by the boat and bear the cost of the meter, although the metering device will be the property of the Grindstone Joe Association. The member shall be responsible for the cost of the boat's electrical consumption. The Board shall annually review each permanently berthed boat with respect to appearance, available space, and inconvenience to the general membership. The Board may, upon its annual review, disapprove the permanent berthing of any approved boat. Adequate time shall be given to relocate the disapproved boat. The Assistant Vice-President in Charge of Grounds may assign to any boat approved for permanent berthing a space other than a finger berth.

2.8 AUTOMOBILES shall be driven on the premises at not more than five (5) miles per hour. They shall be parked so as not to interfere with free ingress and egress from the premises. The entrance gate shall be closed after entering or leaving. Members should endeavor to minimize the number of cars brought to the island on holiday weekends to reduce island congestion.

2.9 RECREATIONAL VEHICLES & HOUSE TRAILERS shall not be parked at Grindstone Joe's on the roadway adjacent to the berthing area. A space on the west side of the island may be assigned by the Assistant Vice President in Charge of Grounds.

2.10 BOAT TRAILERS shall not be stored on the island from November 1 through April 30 of the following year without the prior approval of the Board of Directors. Trailers stored on the island during the winter months shall be charged a winter month storage fee of \$50 per month. The winter storage fee shall not apply to members renting a small boat berth. Storage of boat trailers from May 1 through October 31 must first be cleared through the Assistant Vice President in Charge of Grounds and shall not be subject to a storage fee.

2.11 HIGH SEASON USAGE. From April 1 thru October 31, any boat occupying a full finger that will not be used within a three (3) week period shall be moved to a side tie.

2.12 MAINTENANCE OF A MEMBER'S BOAT and other work thereon is permitted at Grindstone Joe's so long as the work is performed in a manner that minimizes the dissemination of potentially hazardous materials into the water or air or otherwise presents a risk to the island environment, members, guests, pets or wildlife. Noisy or otherwise disruptive work that disturbs the enjoyment of other members shall not be undertaken on weekends. Advance notice of projects other than routine maintenance shall be given to the Assistant Vice President in Charge of Grounds prior to commencement.

### III. GUESTS

3.1 A "GUEST" is a Non-member to whom an invitation has been extended by a sponsoring member to visit Grindstone Joe's, in the member's company or otherwise.

3.2 A "GUEST BOAT" is a boat in which a guest has a financial interest or a guest is occupying a member's boat when no member is (currently living) aboard.

3.3 ADMISSION OF guest boats to Grindstone Joe's, except during holiday weekends fixed by the Board of Directors, shall be made in the following manner, entitling the guest owner and his guests, while living aboard, to the privileges of Grindstone Joe's:

(A) by request of a member guest privileges may be extended for a period of seven (7) consecutive days, to be charged to the member's account unless it is a two day complimentary stay of a potential member.

(B) by request of a member who is present at the time, extending guest privileges for a period of four (4) hours without charge, subject to the adequacy of berthing facilities for members' boats that may arrive after the guest.

Requests shall be made to the Assistant Vice President in Charge of Grounds, an Officer, or a member of the Board of Directors. No guest shall receive more than one introduction in any fiscal year. The sponsoring member shall acquaint the guest owner and his/her guests with these ground rules with which they shall comply and the member shall assume responsibility for their conduct. The Caretaker/Manager shall give a copy of the ground rules to the guest boat upon arrival. Applicants for membership in Grindstone Joe Association that have completed the Membership Application and paid the Application Fee shall be allowed up to five (5) visits in a year while being considered for membership.

3.4 GUEST FEE for each guest boat shall be \$50.00 per night (includes electrical service, charcoal, water and ice). Unpaid charges incurred by the guest owner or his/her guests shall be charged to the account of the sponsoring member when they leave the premises.

3.5 VISITORS: A boat owner cruising in his/her own boat, whose residence and regular home port is more than 150 miles distance from Grindstone Joe's, may use the facilities of Grindstone Joe's, for not more than seven (7) days, except holiday weekends fixed by the Board of Directors. A visiting cruiser shall be obligated for the guest fees set in Ground Rule 3.4 hereof.

3.6 ORGANIZATIONS: The Vice President of Membership may authorize, upon the annual review and approval of the Board of Directors, use of the premises by other boating organizations or groups during the months of November thru April inclusive. The number of boats of any such organization shall be limited to thirty (30). A minimum charge of \$300.00 or \$50.00 (includes electrical service, charcoal, water and ice) per boat per night for up to two (2) people shall be collected for each boat of such organization present, except boats of members of Grindstone Joe Association, and each additional guest on a boat is \$10.00 per night. Drive in guests are \$10.00 per person per day. Member sponsored cruise-ins shall be subject to the same charges, but the sponsoring member shall be present during the entire time that the organization uses the premises and shall assume responsibility for the conduct of the organization and any loss or damage caused thereby.

#### IV. GENERAL

4.1 CHILDREN and grandchildren of members and friends of children are welcome but it should be remembered that Grindstone Joe's is a place for relaxation for adults. Children and friends of children shall be monitored and supervised such that they do not disturb the privacy and enjoyment of the members. Children are required to maintain quiet until 9:00 a.m.

4.2 PETS are allowed at Grindstone Joe's. Pets shall be leashed or confined at all times. Aggressive behavior, excessive barking or other conduct that disturbs the enjoyment of the members will not be tolerated and that pet's privileges at Grindstone Joe's will be revoked. Pet walks shall be away from the berthing area and not on the docks or in the barbecue area, including the platform. Under no circumstances are pets allowed in the restrooms or up on the barbeque deck or eating areas. All pet excrement shall be cleaned up immediately. Disposal bags are available near the horseshoe pit area.

4.3 SPEED LIMIT in the berthing area is five (5) miles per hour or slower so that the wash does not unduly disturb the docks or moored boats.

4.4 OUTBOARD MOTORS shall not be operated in the berthing area before 9:00 a.m. nor after 9:00 p.m., nor in the vicinity of swimming floats or swimmers.

4.5 BOAT TOILETS shall not be used at any time unless the boat is equipped with chemical holding tanks of an approved type. Toilet facilities are provided on shore.

4.6 FISHING is permitted without restriction except in the barbecue area and the swim platform. Care should be taken in the handling of fish and bait so that the premises remain in a clean and sanitary condition at all times. Gaffs, hooks and other paraphernalia shall not be left exposed in order to avoid injury to others. Dishwashing facilities shall not be used to clean fish. Members are responsible for bringing these requirements to the attention of their children and guests.

4.7 FIRES. The lighting of open fires on boats or docks, for barbecuing or for any other purpose, and cooking on docks in any manner, is prohibited at all times.

4.8 FIREARMS, saluting cannon, fireworks or other similar combustibles shall not be discharged on the premises.

4.9 INFLAMMABLES such as gasoline, oil, etc. shall not be stored on floating docks or the roadway adjacent to the berthing area. A place for such storage will be provided by the Assistant Vice-President in Charge of Grounds or the Caretaker/Manager on the west side of the island.

4.10 PARTIES: Any member intending to have a gathering of guests that could impact the general membership should clear such gathering with the Assistant Vice-President in Charge of Grounds.

4.11 NOISE: In consideration of others, loud noise (operating engines, yelling, etc.) in the vicinity of the docks and in the berthing areas before 9:00 am or after 9:00 pm is frowned upon. No music or loud noise should emanate from the deck and barbeque area after 11:00 pm.

## V. EQUIPMENT

5.1 BARBECUE PITS, docks, tables and chairs shall be used with due regard for the rights of others.

5.2 THE SINK set aside for dish washing shall not be used for laundry or cleaning of fish under any circumstances.

5.3 GARBAGE should be put in a tightly tied plastic bag and disposed of in the garbage dumpster located on the road south of the barbecue area or on the west side of the island.

5.4 MECHANICAL EQUIPMENT belonging to the Corporation, such as an outboard motor, lawn mower, etc., shall not be operated by members or their guests.

5.5 GEAR AND EQUIPMENT may be left with the Caretaker/Manager provided it is securely tagged to identify ownership. If it is unsightly or objectionable in the opinion of the Assistant Vice-President in Charge of Grounds, it shall be removed at his request within a reasonable time.

5.6 DONATIONS of equipment or other objects shall be proposed to the Assistant Vice-President in Charge of Grounds for approval and acceptance.

## VI. CARETAKER/ISLAND MANAGER

THE CARETAKER/ISLAND MANAGER employed by the Corporation shall have the control and direction of all its facilities. He shall be under the direction of and report to the Assistant Vice-President in Charge of Grounds, and through him/her to the Board of Directors. Members are requested not to give the Caretaker/Island Manager orders or instructions. Members are further requested to gain the approval of either the Caretaker/Island Manager or the Assistant Vice President in Charge of Grounds before undertaking any island maintenance.

## VII. NON-RESPONSIBILITY

The Corporation shall not be responsible for the safeguarding of any boat, nor for articles of any boat, nor for the mooring of any boat at any dock or mooring or at anchor, nor for articles lost or stolen, including those left with the Caretaker to store, nor for fire or other damage to any boat or its contents. All persons using the facilities of the Corporation do so at their own risk

## HISTORY

### GRINDSTONE JOE

#### Facts and Legends -- An Informal Biography

Joe Attello (or Attel or Atello, (no one knows for sure), a Chilean in his early thirties, arrived in our Terminous area in a sail rigged rowboat sometime around the 1906 earthquake. Joe told boating friends later that he had jumped ship in San Francisco harbor, going AWOL from duty with the Chilean navy, after many years at sea.

With an unknown partner, he netted for sturgeon, bass and catfish on then-flooded Bouldin Island while establishing squatters' rights on what is now our "island". When Joe discovered his partner was skimming profits from the sales of fish in the Lodi and Stockton markets, he angrily demanded that the man get out. The untrustworthy partner left, but not before destroying their indispensable grinding wheel, the remaining half of which Joe salvaged and kept as a reminder of broken trust. The grindstone fragment became a symbol of Joe's integrity and much later the source of our Association's name. It can be found today permanently mounted on the deck and reproduced on our burgee.

With net-fishing banned there was a need to augment his meager income. By brute strength and stamina he worked with shovel and wheelbarrow to build-up his island and, most importantly, to create a roadway link between the island and the levee. He planted trees, the initial flowers, and snagged floating timbers to create the first docks which attracted early boaters from the valley and the bay area starting in the late 20's.

But from all reports Joe was very stern about whom he would allow to dock. He had rules which he insisted be observed or one could forget about returning. He disliked sailboats but loved his three dogs. Illiterate but intelligent, he was a stickler for good conduct, warning

transgressors "If you come back, I cut your line." He kept his island immaculate and ruled it as a patriarch. Any boaters who respected that the island was his home had no trouble getting along with him, but those who treated his fief as a public picnic and dumping ground were unceremoniously asked to leave and admonished not to return. A "benevolent dictator", he was proud of his little kingdom, reportedly taking in no more than about \$200 total per month from the boaters he deigned to admit to his few docks.

By 1929, according to extant photos, about nine power boats regularly docked at his island in the summer. With the onset of WWII, his regular visitors from the bay and delta vowed to return after the war (see the photo in our "library"), but on July 31, 1944, Joe was stricken on the road to Terminous, died and was buried in Lodi by a few of his friends, Grindstone founders. Following the war, many of the same boaters returned and organized what later became the Grindstone Joe Association. (again, see photo in our library showing the founding fathers who organized the fledgling group into a non-profit Corporation and arranged to acquire clear title to our "island" for the sole purpose of R & R, rest and recreation)

Today, Grindstone Joe would appreciate the many improvements made on his land by decades of Grindstoners intent on perpetuating his legacy while respecting his appreciation for nature, the environment and human dignity.

[Memoirs of founders Tracy Harron and Ingraham Read were adapted for this 1996 account by Jo Bardet.]