

Parking Enforcement at Sunrise Pointe

At the January 26 Board meeting, an open forum discussion was scheduled at the clubhouse to discuss enforcement of our parking regulations. There was a very good turnout for the meeting and a lively and healthy discussion of the issues.

As most of you know, our CC&Rs are very clear about the parking regulations. Parking is limited to designated parking slots only. There is no parking allowed in driveways except for loading and unloading. People with two-car garages must park both vehicles in the garage and not in the parking slots. If they have three or more vehicles, these additional vehicles must be parked off the property. People with one-car garages may park a second car in a designated parking slot.



The reality is that violations of these rules occur frequently. The policy of the Board has been to not “police” the property looking for violations, but rather respond only when there is a complaint from a homeowner. The Board receives only a handful of such complaints each year and usually only when the violations are repetitive, prolonged, or particularly problematic for one reason or another. Almost always this resolves the problem without resorting to a fine. However, when a homeowner is cited for a parking violation, they often feel that they are being unfairly singled out or discriminated against and point out the other violations that are not being cited. In other words, they rightly point out that our enforcement is inconsistent.

The discussion at the Board meeting was illuminating in that regard. The clear consensus was that the homeowners would prefer the current, albeit inconsistent, policy rather than adopt a more formal “policing” of the problem. It was felt that the problem was not that large, and people did not like the idea of living in a more strictly enforced environment. The feeling was that residents need to use common sense, be considerate and communicate directly with each other rather than hire someone to patrol the property.

There was some sentiment expressed at the meeting that parking should be allowed in driveways as long as the vehicle did not protrude into the roadway. On the other hand allowing this would create both esthetic and safety issues and, after listening to the discussion, the Board decided that we should continue our policy of discouraging driveway parking and we will continue to enforce this prohibition, particularly when cars protrude beyond the edge of the driveway. We ask your cooperation in not parking for extended periods in your driveway.

In summary, the Board will continue its current policy of enforcing the parking regulations when we receive complaints. We will not hire someone to patrol the premises looking for violations. At times, the Board will issue warnings to homeowners when a board member observes repeated or persistent violations, including placing warning tags on vehicles when the ownership is unclear. Most importantly, we urge homeowners to be considerate of their neighbors, communicate directly with each other and follow the rules. If you feel it necessary to file a more formal complaint, do this by contacting our management company by calling the Community Call Center at 800-400-2284.

ELECTIONS

Hello Everyone,

It's that time of year again! We'll be sending out self-nomination forms soon and we'll be looking for qualified candidates to serve on the Board of Directors for the upcoming two year term.

Qualified Board members will need to be willing to meet at least once a month for the regularly scheduled Board meetings, which typically occur on the third Wednesday of each month. Board members are expected to operate with objectivity and within the parameters set forth in the governing documents. As a Board member, you'll be one of five members that essentially run the Association; making decisions that will impact the entire community for several years into the future.



The Board member job is a rewarding opportunity for homeowners to become engaged in the community, while serving the needs of the Association. Board members work directly with Action Property Management on a myriad of legal, technical, and financial issues within the Association.

If you have any other questions about serving on the Board of Directors, please feel free to contact your Community Manager, Scott Walker at (800.400.2284 x211).

Thank you,

Scott Walker

Community Manager

Sunrise Pointe of Mill Valley Homeowners Association

OF INTEREST.....in the Neighborhood

The Pool: We have a crack in our pool but fortunately it can be repaired without draining the pool which would be quite expensive. The pool needs to be heated to do this work and since heating is an expensive process the work will be done as it gets closer to the time the pool will be used. The board has also authorized a sanding of the rough cement around the pool which will make it more pleasant for everyone to walk on.

Shelter Bay Road Repair: Don Simborg is spearheading an effort to get the City of Mill Valley to respond to the poor condition of the Shelter Bay roadway between Hamilton Drive and our entrance. The City of Mill Valley is in the 9th year of a Ten-Year Plan for road repair of which Shelter Bay was not a part. The next review for road improvements is 2017. The City budgets between \$1.5 to \$2 million every year for road repair and replacement. Estimates for the Shelter Bay roadway replacement is \$200,000. The City's civil engineer has inspected the area, agrees that it is in poor condition and is confident it will be included in the next Ten-Year Plan which will be brought before the City Council in 2017. Meanwhile they will fill potholes and perform minor repairs. We are making an effort to contact the Shelter Bay Condominium group to see if they would like to be involved in joining us in our efforts. Although the City has been very courteous the bottom line is, don't get your hopes up anytime soon.

If you have any contributions to the Newsletter, questions, or comments they would be welcome. Please contact Louise Hammond, Editor at provinse@comcast.net

Landscape Update

Nothing earth shaking (earthquakes included), but a few things going on with our landscaping around Sunrise Pointe. You may have noticed the rather large willows by the water on the west side of our property have recently been pruned. Our annual contract with Bartlett has been modified to have these pruned twice a year now since they seem to be over exuberant about their setting.

Sycamores will be pruned soon. They get thinned every two years to reduce wind loading and promote healthy growth. We recently changed our lawn mowing protocol as a result of consultations with both Gardener's Guild, our landscape contractors, and MMWD, our water department. We are now using a mulching mower so that the trimmings are mulched and put back into the lawn instead of going to composting or landfill. We were also advised that allowing the grass to grow slightly higher will reduce the amount of watering used and promote a healthier lawn. A side benefit to these changes is that they will reduce the amount of our annual contract due to lower labor costs.

Another operational change coming soon is Gardener's Guild replacing the gas powered leaf blower with battery operated models. This was driven by a Mill Valley ordinance which prohibits the use of gas powered blowers. The two plum trees at the east end of building 3, by the gravel path, will be removed this spring because they are diseased and dying. They will be replaced with Japanese flowering cherries. The large plum tree by the swimming pool, just inside the entry gate, will also be removed, but not replaced, in response to many complaints about dropped plums soiling the sidewalk, and leaves in the pool. Fruitless Plums dropping fruit?? Hmm..

Speaking of the gravel path at the north end of Building 3, it's getting bald and we have already authorized Gardener's Guild to augment the gravel there with 8 cubic yards of crushed rock.

Last year we lost a fair amount of plantings from the November freeze. So far this winter we seem to have escaped temperatures that low, but we did lose the Begonias by the monument sign at the front circle. They will be replaced quite soon (maybe already?) with Cyclamens...we like to keep a spot of color there year 'round.

Finally, we have authorized Gardener's Guild to prepare a landscape plan to supplement and brighten the large mulched area northwest of building 3 around the big Eucalyptus tree. It will provide additional planting of native material that should survive under that tree. Depending on the cost of recommendations in the plan, we hope to fully or bit by bit implement it this Spring.

Ray Taylor, Chair
Landscape Committee



A Friendly Reminder

It's been over a year since your Board mandated and implemented the cleaning of your dryer vents. The HOA paid for that cleaning, which was prompted by awareness of the fact that dryer vent lint accumulation has been shown to be a major source of home fires. It proved to be quite prudent, since significant lint accumulation, as well as damaged and/or disconnected vents were found and corrected in many of our residences.



The cleaning of these vents is, however, normally the responsibility of the home owner, and annual cleaning is recommended. We strongly recommend that you all have these vents cleaned again now in the interest of your safety and that of your neighbors.

Last year's cleaning was done by Dryer Vent Wizard, 415-755-3421, mole@dryerventwizard.com. They may be inclined to again offer a discount for a small group to be done on the same day. Of course, you are free to use the company of your choice. The important thing, though, is to get it done.



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