

Sunrise Pointe of Mill Valley

COMMUNITY NEWS

A Publication for the Owners of Sunrise Pointe

Winter 2016

The Board and Sunrise Pointe would like to wish everyone a very Happy Holidays!

REMEMBER THE BBQ?

It was August 9th, it was beautiful weather, a great turnout, delicious desserts by the dozen, creative and accomplished local chefs! We owe great thanks to Marlene and Rick Capra for their organizing (that means doing most of the work!) to make it all happen. And who was the “chef par excellence”... our own Ayub Azam with a “hot” shrimp specialty from Aisha. Delicious. Thanks to everyone for your participation, expertise, and enthusiasm. I look forward to our next social gathering-be it winter, spring, or next summer.



Sunrise Pointe to Receive New Roofs and Solar Hot Water Preheating Systems in 2016



The Sunrise Pointe Board voted to proceed with replacing our 30-year-old roofs and solar hot water preheating systems at its October 21 meeting. (The replacement of the solar hot water preheating system is pending further investigation of a potential tax credit and existing plumbing.)

This approval finishes the study, bid, and contract preparation work the Roofing/Solar Committee has been undertaking for most of 2015. The project will start after the rainy season ends in 2016 and be finished by the fall.

The roofing/solar project will be funded by the special assessment reserves that have been collected since 2011. The lower-than-expected bids from prospective contractors have allowed us to specify premium shingles that should last longer than our current shingles. The solar hot water heating system investment will be paid off in 6-8 years through electricity savings, depending on how much hot water and electricity you use.

The project will be managed by Brian Hines of North Coast Solar and Bob Church of RC Roofing. You will see Brian and Bob here often once the work gets underway. The roofs will be replaced by Booth and Little, while the solar system will be replaced by Occidental Solar.

As we get closer to starting the project we will keep you informed about what to expect. There will be much activity on our roofs and around the community during next summer as the work progresses.

Howard Nurse



Disclosure Package

Many of you have received your annual disclosure package, which includes the 2016 budget. This package is developed to be your resource for several important topics at Sunrise Pointe. You'll find information related to the architectural review process, fine policy, where notices are posted, and various other topics. Please keep a copy of this package for your records.

If you received a copy of this package via USPS and would like to receive a soft-copy of it, please feel free to reach out to Management and request one at 800.400.2284.

MILL VALLEY CITY COUNCIL MOVES FORWARD ON TWO ISSUES AFFECTING THE SUNRISE POINTE COMMUNITY



There will be dancing in the streets!

On October 5, 2015 Mill Valley City Council accepted and approved the City Engineer's recommendation to repave Shelter Bay Avenue and the balance of Hamilton Avenue, (from the Police Station to the 101 frontage road) in next year, 2016. Although there is some final pricing and budget work to be done it looks very promising that this repaving will actually happen.

Earlier this year Don Simborg, Ray Taylor, and Bonnie Manning, Shelter Bay HOA President, met with Scott Schneider, the City Engineer, to review the sad state of repair of Shelter Bay Avenue. At that time we were not part of the current 10 year plan for repaving in Mill Valley which will end in 2018, nor were we scheduled for any work in the upcoming 10-year plan. After a review of the deteriorating state of Shelter Bay which serves 173 residences, and a notably larger number of residents than many streets requesting repair serve, Mr. Schneider agreed to include these streets in a revised plan. Ray Taylor spoke in support of his recommendations in the public forum after Scott's presentation. So it looks very hopeful that next year we will see big improvement in the entry area to our complex.



City Council Moves to Restrict Smoking in Multi-Unit Residences

Also at the October 5th meeting, the Council had a first reading of an Ordinance which would enable the City to change smoking regulations in condos, townhouses, and duplexes. This Ordinance would provide the City with the authority to restrict smoking in all "new and existing individual dwelling spaces of Multi-Unit Residences, such as apartments, condos, townhouses and duplexes, including private balconies, porches and decks". It essentially would prohibit smoking in our units, living room, etc. but would allow smoking 20 feet from any non-smoking area.

Currently our CC&R's only restrict smoking to common areas. Whether or not we will need to change our CC&R's is not clear. Approval of this Ordinance is expected at the next Council meeting, October 19th.

Travel Secrets

As many of you may be travelling for the holidays, please see the following list of quick tips:

- **Know the Schedule**

Take a printout of all flights between your departure and arrival cities with you to the airport. If you voluntarily (or involuntarily) get bumped, you can book a flight that gets you to your destination in a reasonable timeframe.

- **Late Night Assistance**

The after-hours staff at most global hotels often have more free time to assist you in making plans (making restaurant reservations, day trips, unique cultural events and exhibits) than those at prime check-in/check-out hours.

- **Dine Like a Native**

To really experience a destination fully and enjoy the best meal in town, sign up for a morning or afternoon cooking class. You'll dine like a native and pick up other valuable travel tips from your fellow students.

- **Driving Cheap**

It is often cheaper to rent cars from city center locations rather than airport ones. Compare the rates they're charging before you book a car.

- **Mix It Up**

When booking air travel using miles, you don't have to arrive and depart in the same city. For example, fly into Brussels and leave from Paris for the same number of miles.

- **Into the Sunrise**

Always take the first nonstop flight in the morning to your destination to avoid delays.

- **Document the Documents**

E-Mail important info like phone numbers, travelers check numbers, passport info and scans of important documents like birth certificates to yourself. Type in a unique subject line so you can retrieve this emergency info from most anywhere in the world. But definitely make sure to encrypt the e-mail so that no one but you can access this information.



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