



THE PEACOCK

Peacock Gap Homeowners Association

OCTOBER, 2006

COME TO THE ANNUAL MEETING OF THE PEACOCK GAP HOMEOWNERS ASSOCIATION WEDNESDAY, NOVEMBER 15, 2006, 7:30 PM, Peacock Gap Golf and Country Club. See medians update, next column, at the right. Please send in your proxy included within, or bring it to the meeting as a ballot.

JUNE BARBECUE A HUGE SUCCESS

Over 300 attended the June 25th event in Peacock Gap Park. The new and improved format featuring professionally bbq'd and served chicken and hot dogs, plus salads and soft drinks, was a hit as was the wine tasting from neighbor Veronique Raskin's family winery in the south of France.

Younger sets had a great time with the rock climbing wall, big and small "bounce house" "jumps", LuLu the Clown's antics and acts, and games. Although the BBQ was not officially budgeted, the clamor at the last annual meeting triggered the decision to repeat this highly popular summer, family event.

Congratulations are due director Maribeth Lang, who developed the new format and grateful thanks to volunteers Fritz Lang, Greg Faulkner, Lois Anderson and Nathan Vickers, Elizabeth and Mark Swanson, Sue Johnson, Jeanne Masson, Sue Hughes, and the many board members who, as always, pitched in in a variety of ways: Sam Hirabayashi, Ted Johnson, Norm Davis, Hugh Campbell, Yves Masson, Ed O'Neill, Ken Kosloff, and Treasurer Ray Weigle, who got the bills paid!

CC&R'S REVISION PROGRESS

The target of end '06 for proposing changes for a vote is sliding over to '07. The direction is still to strip out now irrelevant, 1960's developer-driven conditions and many other elements that simply don't very well match life in the 21st Century. One sensitive area that affects some owners is trees and views. A process for addressing those issues will be clarified.

The plan is to propose revised CC&R's for a vote in the largely westerly sections first. If a majority there adopts new CC&R's, then the same CC&R's will be offered for a vote in "Marin Bay One", which is the easterly section including most of Riviera Drive, all of San Marino Drive, etc.

Interested in working on the draft content? Please contact Leo at 459-4456 or isotalo36@aol.com.

Median Improvement Plan Moves Forward

At Annual Meetings and elsewhere, residents have sought action by the Board to bring the appearance of the Riviera and Peacock Drive medians up to the quality level of our increasingly valuable homes. A volunteer Median Committee was formed at the June, 2006, neighborhood barbecue to develop specific landscaping plans and cost estimates.

The Median Committee is looking into the possibility of:

- Re-landscaping Peacock and Riviera Drive medians, including bringing water to those sections that currently lack irrigation;
- landscaping the Biscayne Drive median and improving that entryway (with neighboring HOA's and the golf course);
- extending electricity to the Peacock "monuments" to allow for up-lighting;
- improving the appearance of the berm on Point San Pedro Road at the south side of Lagoon Road;
- re-landscaping the Point San Pedro Road median between Riviera and Peacock Drives.

The City of San Rafael is a key player in bringing any or all of these possibilities to fruition. The Committee is meeting with City representatives next week to seek substantial participation by the City in these projects.

Even with City participation, however, the neighborhood will need to shoulder much of the expense associated with these improvements. The Committee needs to be in a position to select and begin to implement its projects in 2007 and to approach the City from a position of strength. Accordingly, the Homeowners Association needs to make financial provision for any such 2007 projects in a separate account to be established solely for medians projects.

Therefore, at its October 14, 2006, meeting, the Board adopted a \$200 Landscaping Surcharge per residence, that decision to be open for discussion and review at the November 15, 2006 Annual meeting of the Association. Depending on the final costs, additional surcharges may be proposed later.

Be at the meeting!