



# THE PEACOCK

Peacock Gap Homeowners Association

[www.peacockgaphoa.org](http://www.peacockgaphoa.org)

## OCTOBER 2011

### Annual Meeting Notice:

The annual meeting will be held at the Peacock Gap Country Club on Saturday, November 5, 2011. 10 a.m. Social, 10:30 a.m.-12 noon, Business Meeting. Here is the agenda:

- ▶▶ Call to Order and Introductions – President Greg Faulkner
- ▶▶ Approve Minutes of the 2010 Annual Meeting (see enclosed) – Secretary Merilee Colton
- ▶▶ Treasurer’s Report and Presentation of the Budget (see enclosed) – Treasurer John Iavarone
- ▶▶ Pt San Pedro Road Medians Beautification Project Update – Andrew Perry
- ▶▶ Golf Course Update – Kelly Percich, General Manager
- ▶▶ Disaster Preparedness – Office of Emergency Services Representative
- ▶▶ Medians Project Update - Medians Committee Chair Tom Loucks
- ▶▶ Year in Review and Planning for 2012 – President Greg Faulkner
- ▶▶ Website Update - Webmaster Peter Rieks
- ▶▶ Questions and Comments – President Greg Faulkner, Association Board
- ▶▶ Closing Remarks – President Greg Faulkner

### Newly Appointed Board Members:

The following were appointed by the Board of Directors in 2011 to fill vacancies on the Board that occurred during the year:

- John Iavarone, new Treasurer and Member for balance of 2010-2011 term
- Jack Robertson, Member for balance of 2011-2012 term
- Catherine Newhall, new Web Editor and Member for balance of 2010-2011 term

No eligible candidates for the Board came forward to run for Board office this year, so your current Board will continue in place for the next year.

### Medians Update:

The beautification of our medians and entryways is a long-term, ongoing project. There has been good plant growth in the medians along Peacock Drive and in the first median of Riviera Drive. Some plants have been replaced, but fewer than expected, probably due to our cooler summer weather. The plants that were installed are purposefully smaller to save on cost and to let them adjust better to low water conditions as they grow.

The Peacock and Riviera entryways have been redone where needed with new plantings, large trees taken down and new sprinklers added to better water the grass. We have expanded our maintenance agreement with Cagwin and Dorward to include more weed control and clean up along the outside edges of the medians. The City of San Rafael recently cut weeds on the berm between Point San Pedro Road and Lagoon Road. It looks better, but we are exploring a maintenance program with the City and Cagwin and Dorward for this area.

Our Medians Committee recently met with the City Department of Public Works and the Parks Department to start the process of providing water and irrigation to the three other medians on Riviera Drive that are currently without water. This project will likely be done in stages over the next one to two years as funds

allow. The three medians will be connected to the water line at the first median, irrigation and drip lines put in, and finally plantings will be installed with surrounding covering materials.

The Medians Committee appreciates your support and patience. We have made great progress and are pleased with our accomplishments and our great relationship with the City of San Rafael. This project is truly a private and public collaboration for the beautification of our Peacock Gap neighborhood on the tip of the San Pedro Peninsula along San Rafael Bay.

*Contributed by Tom Loucks, Medians Committee Chair*

### **Annual Picnic Update:**

The 2011 Peacock Gap Homeowners Association annual barbeque was another great success! The weather was perfect - warm and sunny. The BBQ team from Andy's Market did a superb job with the chicken, tri-tip, and hot dogs. The Giant Obstacle Course was a big hit with the older children, while the youngsters enjoyed a combo bounce house. The face-painting tent was also very popular with the butterfly design around the eyes being the fashion choice of the day. Adults enjoyed wines from The Organic Wine Store, owned by a neighbor on San Marino Drive.

With the election season here, several local politicians attended: San Rafael Mayoral Candidate Gary Phillips; San Rafael City Council Candidate and Peacock Gap Neighbor, Andrew McCullough; and Assembly Candidate and San Rafael City Councilmember Mark Levine. A big surprise of the event were two San Rafael High School alumni, class of 1966 Tony Ferandini and Al Bongio, who hadn't seen each other since their 20-year high school reunion, discovering that they are now neighbors in the 'Gap.

The Events Committee is looking for fun-loving volunteers to help with next year's barbeque, and especially for musicians that don't need electricity, such as a steel pan band. Please write to [contactus@peacockgaphoa.org](mailto:contactus@peacockgaphoa.org) if you would like to volunteer.

*Contributed by Maribeth Lang, Events Committee Chair*

BBQ Lost and Found: pair of girl's size ten white sandals with three white flowers
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### **Web Site Update:**

During this year, year two of its existence, the website has grown to 40 pages, 10 web pages more than last year (2010). There are 20+ articles about China Camp; 40+ articles about the Golf Club and local events; 10+ articles about medians; 40+ Board minutes (past four years); 20+ Annual Meeting documents (starting from 2004); 30+ governing documents and CC&Rs; and daily, weekly and monthly News Room updates. In addition, traffic has increased over the last year from 997 unique visitors in 2010 to 1,599 unique visitors in 2011.

We now have over one-half of residents' email addresses on our PGHA email list that will be used for keeping residents informed, from local events to disaster alerts, and for the e-newsletter, soon to be the primary newsletter for the Gap. We need to add more residents' emails and keep the list current. Please help by following these simple instructions:

#### **How to subscribe to the newsletter and for local event updates**

1. Either click the Newsletter link in the left panel on all website pages or go to Newsletter page > <http://peacockgaphoa.org/pages/newsletters.shtml>
2. Type in your email address and select the Join/Update button in the pop-up window
3. As a new subscriber, you are now prompted to select which email list you want to join, email format, as well as providing additional name and location details (there are different email lists depending on whether you want the newsletter by email, other updates by email or both)
4. You'll receive an email with confirmation of the details provided
5. That's it!

### How to update subscriber details

1. Either click the Newsletter link in the left panel on all website pages or go to Newsletter page > <http://peacockgaphoa.org/pages/newsletters.shtml>
2. Type in your email address and select the Join/Update button in the pop-up window
3. As an existing subscriber, an email will be sent to the email address provided - this email will contain directions on how to update your subscriber information
4. Select Update your profile in the received email
5. In the following screen, you are prompted to update the email list you wish to be associated with, email format, as well as name and location details
6. That's it!

*Contributed by Peter Rieks, Webmaster*

### CC&R Update:

The CC&R Committee recently sent its final draft of core CC&Rs to the Board and then on to the Association's attorney. The drafting and review process took much longer than first envisioned, as the goal of updating and modernizing the document required clarifying the strictly "legalese" parts while incorporating prior input from the neighborhood (questionnaire distributed in 2005) and stripping out or modifying many of the original provisions – this last step being necessary because the CC&Rs have not been changed since the original developer created them.

The meaning of core CC&Rs is that there should be one common set across the PGHA neighborhood of four subdivisions, while continuing the identification of individual lots having special conditions such as shared driveways, lagoon lot use easements, setback differences on many of the lots along the golf course, etc.

The committee is confident that the clarity and content of its final draft will benefit the neighborhood, while recognizing that there will likely be some points on which there is less than total unanimity. Doubtless, too, counsel will have advice for the Association upon completion of her review.

The exact format and timing of putting new CC&Rs out to all of us for a vote has not yet been determined. The tentative plan is to vote first in the three subdivisions (Peacock Lagoon 1 and 2, Marin Bay 2A) that voted in 2005 by more than two-thirds in favor of making changes to the CC&Rs and requiring future votes of 50% plus one for those changes to take effect, before proceeding to a vote in Marin Bay 1 (San Marino Drive, Riviera Drive and Peacock Manor). The right to make changes to the CC&Rs missed approval there by four votes in 2005.

Having an actual CC&R product in hand for all to view should simplify the process of obtaining a favorable vote to create the changes, which itself should help unify the PGHA and avoid some continuing limited, but vocal dissension.

*Contributed by Leo Isotalo, CC&R Committee Chair*

### Disaster Preparedness

If disaster strikes, will you be a survivor or a victim? In our area, we are fortunate to have terrific resources for disaster preparedness. The City of San Rafael Office of Emergency Services (OES) offers a simple and free two-hour household preparedness class. The web site is <http://www.cityofsanrafael.org/oes-home>. The web site has good tips about preparedness as well as updates about upcoming classes. For more extensive training, the San Rafael Fire Department offers a 15-hour course. Get information about both classes by calling Angela Del Ponte, OES Coordinator, at (415) 458-5002. Whether you wish to work by yourself or organize into teams to help each other after a major disaster, **Get Ready!**

*Contributed by Norm Davis, PGHA CERT Coordinator*

## **Budget**

The 2012 budget will be reviewed at the annual meeting, including a year-to-year comparison. Prior year budgets are on the web at [http://www.peacockgaphoa.org/pages/annual\\_meeting.shtml](http://www.peacockgaphoa.org/pages/annual_meeting.shtml).

<b>PEACOCK GAP HOA 2012 BUDGET</b>	
<b>INCOME</b>	
Assessments	\$35,868.00
Medians	\$10,675.00
Interest	\$0.00
Transfer Fees	\$0.00
Prepayments	\$0.00
Misc. Income	\$0.00
Late Fees	\$0.00
<b>Total Income</b>	<b>\$46,543.00</b>
<b>EXPENSES</b>	
<i>Administration</i>	
Web Site	\$1,200.00
Meetings	\$500.00
Board Expense	\$100.00
Collections	\$500.00
Office Supplies	\$0.00
Printing & Postage	\$3,500.00
Community Events	\$5,000.00
Recording Secretary	\$750.00
Accounting	\$4,800.00
Legal	\$10,500.00
Misc. Administration	\$548.00
Insurance	\$8,470.00
<b>Total</b>	<b>\$35,868.00</b>
<i>Maintenance</i>	
Signage	\$0.00
Medians	\$6,648.00
Misc. Maintenance	\$4,027.00
<b>Total</b>	<b>\$10,675.00</b>
<b>Total Expenses</b>	<b>\$46,543.00</b>
<b>Net</b>	<b>\$0.00</b>

## **Get Involved**

Although we are fortunate to have three new Board members to help with all the activities and responsibilities of your Board, we still can use some assistance. Right now, we need people to help with the Events Committee – help with the annual picnic and any other events; the Peacock Gap History Project – collect oral histories from our senior residents for contribution to the website and newsletter; and the Neighbor to Neighbor Committee –help maintain our beautiful neighborhood. Write to [contactus@peacockgaphoa.org](mailto:contactus@peacockgaphoa.org).