



THE PEACOCK

Peacock Gap Homeowners Association

Annual Meeting Wednesday, Nov. 19, 2008 at the Peacock Gap Golf Club, 7:30 P.M. Please attend. The 2008-2010 director ballot/proxy is included here. Budget details will be reviewed at the meeting.

PGHA to Sign Medians Agreement with City

We're signing the medians improvement agreement with the City of San Rafael, and preliminary landscape plans will be available for all to view at the Annual Meeting. Although the project process took FAR longer than anyone expected, the City has joined us as a partner in improving the medians. The City will plan and oversee the renovation funded by our \$200 assessment (from 2006) and will supply the water for irrigation. We homeowners will be responsible for maintenance, as approved by the residents in our May, 2008 vote. The Golf Course has also recently announced that it plans to donate \$60,000 to the medians fund.

Special thanks to Hugh Campbell, Tom Loucks and Richard Stern for making this important, neighborhood improvement happen!

2009 Budget Vote last May

Both proposals were adopted by a majority of those voting: 1) To establish the annual operating assessment of \$69: Yes 53.7%; 2) To permanently fund medians and entry way maintenance at \$40 per home: Yes 59.9%. Both are limited to 10% annual increases. Votes were counted by an independent, non-PGHA resident.

Funding Changes for Planned Annual BBQ

In response to comments at the May 15 special meeting, the Board has made changes in the budget for the annual BBQ. The overall budget has been cut by 12.5% and additional donations of services and products will be sought. Non-resident family and friends will be charged a fee to attend and voluntary donations are planned from resident attendees.

More volunteers will be essential. Please contact Maribeth Lang, fnlang@comcast.net, or sign up at the annual meeting to help make this event a continued success.

Improved HOA and Community Communication - Web Site

The webmaster for Glenwood's web site (which may be viewed at <http://www.glenwood94901.org/>), will attend our annual meeting to get input on essential features for developing our web site. We hope to have the site up and running in 2009 so please bring your ideas to the annual meeting

Board Vacancy

There is a vacancy with a one year remaining part of the 2007-2009 term. Volunteer at the annual meeting or contact a board member.

Missing PGHA Signs

Would the person who picked up our red, custom-made steel-frame signs from 12 San Marino Drive please return them? Thanks.

Coyote Report

Earlier this year we were alerted to nearby coyotes (Probably China Camp Park). Small pets beware!

Views

The interpretation of "views" for the past several years has incorporated the notion of "principal" or "primary" from a home's main living and entertaining areas, as originally built. Recent view issue resolutions have relied on neighbor-to-neighbor agreements. Mediation has also been incorporated. When we return to the subject of CC&R revision, the guidelines and processes for resolving view disputes will be clarified.

Reminder

Trash, recycle and yard waste bins are to be put out to the curb only the day before the scheduled Thursday pick-up. Nearby "Green bin" weeks are Nov. 6 and 20; Dec. 4 and 18. Bins otherwise are to be stored out of sight.