



# The Easterlies

**Paradise Cay Homeowners Association**

**P.O. Box 652, Tiburon, CA 94920**

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



**Paradise Cay Homeowner's Association (PCHA) Winter Newsletter**  
February 1, 2011 -- **By Ron Hast**

**Our annual meeting will be Tuesday, March 1, 2011 at 6:00 p.m.**  
**Pizza will be provided: Election of replacement board terms – cash bar – updates on issues – questions!**

The Board of Directors of PCHA have been active and effective in recent times. We have kept in touch with Mr. Craig Parmley, Superintendent of **Marin County road maintenance**. We congratulate the agency for their part in the masterful job replacing Paradise Drive, extending in both directions from Paradise Cay. They are well aware of the continual deterioration of our roadways, and barring financial issues beyond their control, the next phase includes both downward sides of Antilles, continuing on to all of Martinique, ending at St. Thomas. All of Jamaica is included. This project is scheduled for 2012. We have appealed to them to add the short but badly worn north strip of Trinidad connecting with the roadway fronting the newly built waterfront homes. We continue to monitor potholes that can be described as “rim benders”, holes that have sidewalls and deep enough to affect tires and wheels. Shallow but rough areas have a short-lived patch life, and therefore tolerated.

**Alert telephone is: (415) 499-7388.**

The on-going vertical **maintenance of trees and bushes** starting near the monuments at the tops of the east side of Antilles, including the palm tree trimming, continue to enhance the entrance corridor to our flat region. We have come to realize that it would be an effort in futility to expect each property owner to coordinate and organize contiguous trimming and balanced maintenance of this lengthy strip of green zone. This is a genuine benefit to all whom are privileged to live in the Cay. We remind all property owners that our homeowner's association has established a standard for maintenance relative to sidewalk frontage. Recognizing many gardening concepts include hedges and other plantings that grow rapidly near front sidewalks, and often encroach the sidewalk together with extending low tree branches. The standard indicates trimming inward of the sidewalks vertically and inward. This clears the way for pedestrians and diminishes chances of accident or injury.

Have you noticed the **lighting** on the entrance monument in the gardened strip? As you may realize, there is no electricity to support this feature – we are depending on the rays of the sun to automatically charge the batteries on a unit of solar lights at sundown. Gloomy days have not provided much power this season, so the display is relatively short at sundown. Let's hope that our forthcoming sunny season brings brighter and longer illumination to our entrance: Just

another thoughtful idea from your board of directors.

We find it necessary to again mention the **responsibility of pet owners** to mind the droppings on neighbors' properties. The association and neighbors appreciate this consideration. Also, another reminder about running dogs in the street off leash besides their vehicles. It is dangerous, primarily to the pet(s). Enough said?

The new waterfront homes on the North end of Trinidad are now fully completed and landscaped, with aggressive effort for sale. We understand three are now occupied or in contract, and four are available. Also, the twelve groomed lots in the immediate region are being offered for sale collectively or parceled. This area of the Cay continues to enhance our neighborhood and we look forward to having these projects completed and occupied.

In June of 2010 our Board of Directors unanimously voted to make every effort possible to resolve any issues of **blight or maintenance** negative to the benefits of all property owners and members of Paradise Cay. Without identifying problems and issues long standing and of concern, constant effort to resolve problems took place during the ensuing seven months. Much has been improved, yet there are still unresolved issues that will continue to be addressed by the board and committee members, and interested property owners -- kudos for their support. Thanks to the board and members of the Tiburon Mist Homeowner's Association for their support in harmony with PCHA.

We have learned that there are **willing and qualified buyers** searching in Paradise Cay for homes. Problems primarily occur when banks are approached for suitable financing. There are a number of properties currently listed for sale considered to be excellent investment values.

The **dues** structure for the Paradise Cay Homeowner's Association (\$24 per year) is mandated in the CC&R's upon development of the Cay. Obviously, this amount is far below reasonable comparisons. Many members have been generous by including a donation above this amount, which is optional and appreciated sincerely. Your donations have certainly and visibly contributed to the enhancement of the Cay overall.

**IMPORTANT!!** During our recent unusually high tides, circumstances regarding the sewer pump out station on Saba Lane **burned out the pump system**. Subsequently, the County hired a sewer specialist company to photograph the underground sewer system pertaining to the pipelines from each residence property connection to the sewer, which typically runs down the middle of each street. Each property owner is responsible for the maintenance of this pipeline. We also learned that when our neighborhood was developed, "vitrified clay" pipe and connections were installed. Recently, the specialist company has been at work identifying breaking pipes and connections. It will be the responsibility of the homeowners to individually or collectively obtain a specialist repair agency, obtain a permit, and make repairs. Mr. Parmley suggests that neighbors in close proximity having leakage problems to engage a company to bid on repairs in concert for economy. The County will notify any property owner affected by this problem.

We are aware of a number of homes in close proximity that are claimed to have faulty

“connections”. Should you be notified, it is wise to check with your immediate neighbors for the possibility of resolving the problems in harmony with one permit.

**EVERYONE LOVES A PARADE!** Last year, two festive costume parades through the Cay attracted over 100 participants with parents and children. Refreshments were available at the end of the route. More to come in 2011. Join in...It's fun!