

Paradise Cay Homeowner's Association
Summer 2013 Newsletter
By: Ron Hast, President

URGENT NEWS: ***PLEASE DO NOT DELETE***

STREET REPLACEMENT TO BEGIN IN JULY – ISSUES OF CONCERN!

The following streets are scheduled to be re-surfaced beginning in July according to the County of Marin Street Department. The contracts have been finalized. Prior to street replacement, the cement sidewalk corners directly relating to the street replacement will be removed and replaced to meet ADA requirements. We will be notified approximately two weeks before work begins.

Streets involved are Antilles Way (connecting with Paradise Drive), Martinique, Jamaica, and the West end of Trinidad connecting with Martinique and the new development of homes. Streets NOT included in this project are Saint Lucia, Saint Thomas Way, Saba Lane (which was resurfaced more recently), and the east stretch of Trinidad ending at the cul-de-sac entrance to Timmer's Landing.

IMPORTANT!! As previously announced, the lateral sewers from each home connecting with the center of the newly paved streets are the responsibility of the homeowners for maintenance, repair or replacement. Most of these sewers are constructed of CLAY or IRON pipes, and run in a downward fall of about five to six feet from home to the center drain. When and if these pipes break or become blocked by weeds, etc., the homeowner must repair or replace. The plumbers have equipment to photograph the internal condition of this stretch of pipe. Some can be repaired with an internal sleeve. Otherwise, new pipes must be installed with necessity to dig down from the top of the street and connect to the residence. **SHOULD ANY REPAIRS OR REPLACEMENT BE NECESSARY AFTER THE NEW STREETS ARE INSTALLED**, for the first five years the homeowner is responsible to replace a much larger portion of the new street – side to side, typically exceeding a total cost of \$20,000.

To date, we are aware of only seven homes that have ordered the camera service, one of which employed two firms for comparison of circumstances and bids for correction. Both determined the necessity to replace the broken pipe before the new street is installed. Both were notably different in cost bids. Therefore, it appears that more than one bid from a plumbing company is prudent.

We are making an effort, **WITH EMPHASIS**, of the present and potential issues regarding our pending street replacement. Two permits are necessary for replacement of sewer lines, which the plumbers will handle. So time is now of the essence for each property owner to resolve their issues before the new streets become a reality.

SATURDAY JUNE 22, 8:00 A.M. – 4:00 P.M. GARAGE SALE

Just as a reminder, one person's trash is another person's treasure – and soon you will be able to open your garage door to the neighbors and others who have been notified of this Grand opportunity. Our association has advertised this event in the IJ, Craigs List, and history tells us the “pros” are out early on these events, roaming the region for hot fast purchases.

NEW PROPERTY DEVELOPMENT ON THE NORTH CAY:

It has been re-confirmed that plans are moving forward to develop the eleven lots in the North Cay marina area. Details are not available, however we will keep our members informed.

PALM TREE MAINTENANCE: Your association will again sponsor trimming of the tall palm trees lining the rear yards of homes backing up to Antilles Way. This will take place after the streets are finished. This plan has proven to keep continuity with the trees considering the difficulty in getting all property owners to manage the project and willingness to pay.
