



Sleepy Hollow Bulletin

JANUARY 2022 PRESIDENT'S LETTER



President's Holiday Party

On December 11th we celebrated the holidays with the annual President's Holiday Party. We had over 100 people swing by to say hi to neighbors, enjoy the pot-luck and libations.

During the holiday season, I always like to reflect on the year and thank those that made it special and what a better time to do it than a party! During the event, we recognized and thanked the current Board and we welcomed the slate of new nominees to the Board: Caroline Bruister, Diane Fidyment, and Bryant Bedwell. We also thanked our outgoing Board members, Lauren Thornhill, Matt Testa and Scott Hintergardt.

We thanked a few of the residents and Board members who have gone above and beyond the call of duty in the last year: Aya Andrews for her amazing work bringing activities, events and energy to the Community Center, Jessica Fairchild for her relentless work on the design and construction of the Community Center, and Jan Blackford for continuing to be the engine that pushes this project forward and closer to completion every day!

As temperatures drop and the bitter cold hits us, we know the value of a warm coat. The Sleepy Hollow Social Club's Gratitude Project understands how important it is to help those in need. Especially because of the pandemic and the economic downturn, the need for coats has been greater this past year.

Over the course of a few hours on December 18th & 19th, Kathy Easley, Kristin Ellis, Aya Andrews and Jenn Adams collected 210 coats of a wide variety which was donated to the St.

Vincent de Paul Society of Marin. The staff at SVDP was extremely grateful and will distribute them to their population over the coming weeks. Thank you to everyone who donated coats!

Being on the Board for the past four years has been a rewarding experience. More than

I expected when I joined initially. I encourage long-time residents and new residents to get involved. And if a Board position is too big of a commitment, there are other ways to get give back to your neighborhood. A great place to start is the Social Club.

Not only do they plan and organize events, but they also plan charitable work to

help those outside of our community. Please reach out to shhaevents@gmail.com if you're interested.

We have new slate of officers that will be sworn in on January 20th at the Annual Membership meeting along with our new Board members. Gina Singleton will be the new VP, Bryant Bedwell will be our new Treasurer and Annie Winship will be our Corporate Secretary. Thank you all for taking on these roles!

This will be my last President's letter as I turn the reins over to Pete Mayer. Pete's an amazing guy that's able to distill complicated issues into simple terms that someone like me can understand. Along with his wit and humor he'll bring some new ideas and energy into this role. I'm looking forward to staying on the Board and helping to complete the final phase of the Community Center!

Spencer Adams, SHHA President



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Vice President - Pete Mayer

Membership - Hayley Mullen

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Sleepy Hollow Social Club
shhaevents@gmail.com

Clubhouse Scheduling Manager -

Marin County Supervisor
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krice@marincounty.org

Marin County Sheriff: 415-479-2311
(9-1-1 if crime in progress)

California Highway Patrol:
415-924-1100

CHPMarin@chp.ca.gov

trafficconcern@centralmarinpolice.org

www.shha.org

Membership Value for Sleepy Hollow

As we enter a new year of membership benefits for Sleepy Hollow residents and Friends of Sleepy Hollow, we are pleased that we can assure you that our financial affairs are in good order

and, although expenses are rising, we have been preparing for this for at least 8 years. As a result, we believe that dues increases this year, and next, are moderate and very much in line with the added benefits of an active Community Center. We hope you agree, and we welcome any questions.

Continued on page 3



News & Notes from Supervisor Katie Rice

Happy New Year!

And, yes, you are hearing true optimism and excitement in that salutation. Indeed, as difficult as the last (nearly) two years have been (and even while in the throws of the latest coronavirus curve ball a la Omicron) – I am feeling good about our community, about this county, and what we can achieve when we work together.

Throughout the pandemic Marin has shown itself to be resourceful, responsible, and truly community minded. These qualities and values are only getting stronger. While I have no doubt that 2022 will bring its own set of challenges (Covid related and other), I have confidence as well that we will rise to those challenges, learn from them, and ultimately be that much more resilient and ready for whatever comes next.

My thanks to the many individuals who give their hearts and minds, time, and resources to making Sleepy Hollow the wonderful community it is. We have much to be proud of, much to celebrate, much to look forward to in the year ahead. Onward!

Butterfield Safe Streets – Please fill out survey!

The Butterfield Safety Committee is a subgroup of Butterfield Corridor Safe Streets and includes SHHA Board members, Safe Routes to Schools reps, my office, County Public Works, Marin County Bicycle Coalition, and other partners. This group is working to improve safety along Butterfield for all users (youngsters riding to school, seniors enjoying an afternoon stroll, hipsters of any age skating, scooting, biking the corridor, commuters, canines, and the people they walk, everyone!). The Committee has launched a survey to collect information on our experience and sense of safety while using the Butterfield corridor. Please take a few minutes to complete the survey. Your input will help guide future projects and efforts to support safety in Sleepy Hollow!

Visit <https://www.surveymonkey.com/r/ButterfieldRoad> or www.shha.org to submit the survey by February 7. Thank you!

Learn more about the Restrictive Covenant Project – February 16th at 6:00 p.m!

In 2017, I wrote an article for the SHHA bulletin sharing my discovery of racist and discriminatory CC&Rs (Covenant, Conditions and Restrictions) in my property deed. Though illegal for decades, the impact of such CC&Rs is still reflected today in the color of our community (predominantly white) as with Marin County generally. And, of course, the impacts go beyond a community's racial composition, as exclusion from property ownership decades ago also had socio economics impacts that carry through to today.

Last year, the County (in partnership with my office) launched the Restrictive Covenant Project (RCP) aimed at informing residents across the County of the history and impact of discriminatory CC&Rs used here in Marin and across our nation. The project seeks to expand everyone's understanding of this and other government policies and programs that were intentionally discriminatory and were foundational in creating segregated communities.

The SHHA Board has endorsed the project and volunteer/resident Alex Thomas will be working with new Board member Caroline Vance Bruister to bring this project to the Sleepy Hollow residents. To learn how you can get involved, please join the online community meeting on February 16 at 6:00 p.m. (zoom link info below). Find out more about RCP by visiting the website at <https://www.marincounty.org/main/restrictive-covenants-project> and reading the article in this bulletin. Thank you!

<https://us02web.zoom.us/j/87344014966?pwd=bjFObHlaenZlV2JNakhqSFRIOTJxQT09> (Meeting ID: 873 4401 4966; Passcode: 744566; One tap mobile+16699006833,,87344014966#,,,*,744566# US (San Jose)

The Sleepy Hollow Swim Team is getting ready for the 2022 swim season!



While we all hope to run a normal season, please know that SHST will follow the County of Marin's guidelines and protocols as they relate to covid. We

ask for your flexibility and patience when/if changes arise.

Registration for RETURNING SWIMMERS and their siblings will run from January 24 – February 7. Registration for NEW SWIMMERS will run from January 31 – February 7.

For more information and to sign up for the Sea Lions, please go to www.SleepyHollowSeaLions.com.

Butterfield Safety

When children and other walkers or bikers are forced into the traffic lanes by obstacles in the bike lanes, bad things can happen. Please, do not park, or allow your guests or workers to park, or put garbage/recycle bins in the right of way. Do your part to save lives.

MARK YOUR CALENDAR

SHHA BOARD MEETINGS
February 3, and March 3, 7:00pm.
Standard is first Thursday.

ANNUAL MEETING
January 20, 2022

Membership Value for Sleepy Hollow *Continued from page 1*

For 2022, we will have not only the resources and activities of the renovated Community Center that many of you have begun to enjoy since September 2021, but also fully renovated locker rooms and bathrooms and all new outdoor showers. We are working to complete the play area and the emergency supplies storage building (which frees up the space for a small gym) by the end of 2022 or spring 2023.

At the same time, we do have increased expenses, including higher property tax, insurance, cleaning and maintenance, telecom, security, and most utilities.

Our solar panels, expected to supply about 80% of our annual electrical needs, save some money, which is partly offset by higher usage and we still have gas heat in the main building and for the pool. We are recruiting for lifeguards at a higher wage rate than in past years and also looking for guards who can be available in the shoulder seasons of spring and fall, to support lap swim and other options. We will need to incur some expense to maintain and expand the level of activity at the Community Center, which thus far is all managed by volunteers.

Ultimately the dollar amount of dues depends not only on volunteerism, wise spending and expense management, but also on the number of members.

Even with some added expenses to serve each member, more members mean lower dues. Based on our estimates of membership, activity level, and expenses, we expect another moderate increase in dues for 2023, then stabilizing if memberships are strong.

	2022	2023
	<u>Actual</u>	<u>Expected</u>
Friends of Sleepy Hollow	\$700	\$725
SHHA Members	\$340	\$365
SHHA Pool	\$280	\$295
Senior SHHA	\$310	\$335
Senior Pool	\$230	\$255

In addition to preparing for annual operations, we are always planning ahead and have in September completed an updated 5 year projection of debt service capacity. Banks rely on the combined performance of the SHCF and SHHA, as is reflected in the projection.

MMWD: Why Not Expand Our Reservoirs?

Jack Gibson, MMWD Board Member
January 12, 2022

Marin has gone through droughts with amazing regularity – 1924, 1931, 1939, 1976-77, 1989-90, 2014-15, and our most obstinate dry spell stretching over a 21-month period until the storm we experienced in October last year. Those 21 months were the driest on record in 143 years, and consequently our reservoirs were at historic low levels.

What have we done to relieve this situation, and what more can we do?

Over the past 20 years we have positioned ourselves to import an allotted amount of Russian River water, now about 25% of our supply. In partnership with Las Gallinas Valley Sanitary District we are able to make recycled water available to sections of our district. We have built out our system of dams and reservoirs to a total of 7 reservoirs. And we are now moving forward as fast as legally possible to increase our supply by alternatively either: the intertie connection across the Richmond San Rafael Bridge and making water available to Marin from the vast water markets of Central California; or alternatively a greater involvement with Sonoma County and greater participation with Russian River water and Sonoma ground water.

But the district is repeatedly asked: Why are we ignoring the obvious – why not build our dams higher, or increase the size of our reservoirs, or build more dams and reservoirs?

The Tamalpais watershed and its Lagunitas Creek provide the backbone of the Marin water supply. The creek originates on the north slope of the mountain and flows northwesterly for about 25 miles before its

confluence with Tomales Bay and the Pacific Ocean. The creek watershed covers approximately 103 square miles and includes four tributaries, San Geronimo Creek, Devils Gulch, Nicasio Creek, and Olema Creek. It is one of the most important streams for several endangered species: coho salmon, California freshwater shrimp, and steelhead.

It is also the site of the water district's major reservoirs: Alpine, Kent, Lagunitas, Bon Tempe and Nicasio.

Approval from the State of California through the California Water Resources Control Board (State Water Board) was required, with the building of each dam, to allow the diversion of creek water for storage in each reservoir. That process was required to get the water rights to take creek water. In each case a specific amount of water was approved for diversion to each reservoir with a specific time period (the "season of diversion") each year when diversion is allowed. Without that approval taking the creek water would be illegal and not allowed. These water rights, varying with each dam, and were set by approval of the State Water Board.

In 1995 the State Water Board created a further obstacle to our use of Lagunitas Creek water for domestic use. In that year the State Water Board and the district came to agreement with Order 95-17. It is designed to protect the creek as a natural habitat for the endangered species and other resident wildlife. Under that Order our District is required to closely monitor the continuing health of the creek and make periodic releases of captured water from our reservoirs. The limitations on our water rights and the required additional stream releases leave little room for further development of the creek for greater domestic water use. It is not a solution to look to new or expanded reservoirs or additional water from the Lagunitas Creek System.

This projection is now available under Charitable Foundation on shha.org for those who want more detail. These most likely case projections demonstrate continued ability to meet payments on all debt, and the accumulation of cash beyond those requirements to allow prepayments or funds to meet other needs. Our mortgage loan has a 25 year amortization and, drawn in September 2018, balloons in 2028. Current balance is \$902,000. Our private lending is interest only with full payment due in 2031 and 2032. We are always looking for

refinance opportunities and expect to refinance all debt into a longer term mortgage well before the balloons, depending on the combination of attractive interest rates, bank underwriting guidelines, real estate appraisal, and our cash flow.

We have a Finance Committee chaired by Bradley Johnson. Permanent members are the Treasurers of both the SHHA and SHCF and our independent accountant.

Why It's Time to Update Your Home Insurance

By the Sleepy Hollow Fire Protection District

It is not always possible to avoid the devastation of a wildfire, so it is important to protect yourself financially by having adequate insurance.

Here is some important information from United Policy Holders.

Thanks to the red-hot real estate market, your house is likely worth more than ever. Many homeowners are also planning to renovate or add on. But renovating invokes risks that may or may not be covered by your home insurance. Here's how to make sure your home insurance is up to speed—especially if you're renovating.

Do an annual home insurance review.

Consumer advocates and insurance companies agree on one thing: It's important to start your annual home insurance review from scratch. As tempting as it is to just update your existing policy, risk factors are changing faster than ever.

Yes, your house is worth more. But don't confuse the current market value of the house with the replacement value, which is what insurance covers. In other words: Don't rely on the latest Zillow estimate of the market value of your house to dictate the amount of coverage you need. You can't just add the cost of a renovation to the prior value of your house and figure that's the amount you should insure for.

Here's why: Insurance covers the cost of replacing or repairing the house on the same spot... not the cost of buying a new house on its own plot.

Even if your house burned down, the land would still be there. That's why market values are less relevant than you might think. The key factor is how much it

would cost to replace or rebuild your house right where it is. On that point, you are in luck. To estimate how much it would cost, per square foot, to rebuild your house right where it is, research current, local construction costs; the National Association of Homebuilders tracks these and is a good place to start your research.

As you review the entire situation, be sure to review any improvements and additions you have recently made to the home. Be sure to think about other structures on your property—if you added a shed, pool or detached garage. And don't forget to include the cost of new furniture, rugs, or art that are now in your refreshed or expanded space.

Update your home insurance when renovating.

If you store construction materials in your garage, they could be stolen. Materials stored in your basement might be affected by mold or water damage. Ask your insurance agent in advance about a temporary addition to your policy that covers the theft or loss of materials.

Ask your contractor about their own coverage for fire, chemical, and water damage, especially if the project calls for high-risk processes such as stripping paint with a heat gun. Confer with your insurance agent about whether or not these procedures invoke the need for a temporary boost in coverage. And confirm that your existing policy covers injuries to workers or visitors—for instance, what happens if a delivery person steps on a nail on your sidewalk?

Finally, when the project is done, review how to update your policy to protect your now-more-valuable house.

Once you've crunched numbers, ask more questions—and keep records.

Now that you have a good idea of how much your policy should

cover, review your policy directly with the insurance company, not with the agent, advises Amy Bach, an attorney who started United Policyholders, a consumer advocate nonprofit, 30 years ago.

"Don't rely on the company's definition of 'full coverage,'" she urges.

Find out exactly what is covered and the company's current norm for homeowner's insurance deductibles. Many insurers have been raising deductibles and often coach customers to choose a deductible that is "affordable," said Bach. "Make sure the deductible is truly affordable, such as \$5,000—not 20 percent of the value of the house," she says.

And, she emphasizes, document every aspect of your communications with your insurer. At the very least, you can use the evidence to work with your insurance agent to find a policy that best suits your needs. At worst, you can use the documentation to push back if you make a claim only to find that the policy covers less than you thought it did.

Make sure your home insurance covers emergencies.

Finally, update your understanding of the risks that might damage or destroy your house. Run-away wildfires, floods, and wind damage are nightmare events that can wipe out your house and everything in it. Climate change is driving ever-changing guidelines for risk management, which means that you need the latest information for both the risks facing your house and how to craft the best coverage. Water damage is far from limited to floodplains. Drain and sewer backups, roof leaks, and plumbing breaks can all inflict water damage.

90 percent of weather disasters involve some aspect of flooding.

You can get a quick overview of the climate, flood and wind risks to your house at FreeHomeRisk. A custom report shows the types of disasters most likely to affect your address, from drought to flood to earthquakes caused by fracking. The risk calculator is offered by the Insurance Information Institute.

Butterfield Corridor Community Survey

We need your input! The Butterfield Safety Committee is working to improve the safety of the corridor for everyone, in particular vulnerable users (young people and older adults) and those traveling by active modes (walking, scooting, biking, etc.). To assist in this effort, please take a few moments to complete the survey, which will ask how you and your family use Butterfield Road and about your experience with the corridor. We hope to hear from everyone that uses the corridor, whether you live in the area, work in the area, bike in the area, hike in the area, etc. Please complete only one survey per household.

<https://www.surveymonkey.com/r/ButterfieldRoad>. Complete the survey by Monday, February 7th for a chance to win an Ortlieb Bike Bag!

The survey was developed by the Sleepy Hollow Homes Association, in partnership with the office of Supervisor Katie Rice, the Marin County Department of Public Works, and Marin County Bicycle Coalition.

Now Hiring Pool Guards, Manager

Sleepy Hollow Community Pool is now hiring lifeguards and a part time guard manager for the 2022 swim season. Please refer interested candidates to sleepyhollowpool@gmail.com. Diane Fiddymment and Jan Blackford will be in touch promptly.

We are glad to have some guards returning, but enough are now on to jobs or other things that we need to build a staff that may be able to develop over several years while in high school or college. All guards must have current Red Cross Certificate in life saving and first aid. Certification classes are available at the Marin JCC and at the College of Marin, including weekend classes. Sleepy Hollow offers a friendly environment and the opportunity to take on more responsibilities as you gain experience.

We are also seeking:

- Guards who can work during school hours, so that we can offer lap swim in the spring and fall. Students with flexible schedules, adults seeking part time work.
- Guard manager, replacing Sophie Waldron who is busy with her growing family and dual careers in coaching and business. Guard manager responsibilities include scheduling, payroll, snack bar purchasing and record keeping, staff in service training and supervision, and other pool related duties. Hours are flexible and can include time guarding if desired.
- Younger teens to handle member check in, snack bar, and logo merchandise sales. We have relied on guards to handle this the past 2 years, but may need to reinstate separate staffing this year. In years past, this has been a path to lifeguarding for some, and for all a chance to take responsibility and meet members.

Our wage scale this year:

First time, inexperienced guards	\$15/hour*
Returning or experienced guards	\$16/hour**
Head guards (with shift responsibility)	\$18/hour
Guard Manager	\$20/hour+ (depending on experience and job scope)
Snack Bar Staff	\$10/hour

*Advance to \$16/hr after 60 hrs satisfactory performance and certain additional in service training.

**Advance to \$17/hr at age 18.

Experience guards and head guards may also earn extra money by assisting the Guard Manager in certain responsibilities.

Help make summer in Sleepy Hollow a wonderful memory this year.

Strong Year-End Giving Boosts Phase 2

Strong giving at year-end (a good kind of surge) brought total 2021 donations to \$196,277. Of that amount, \$157,831 was donated after August 1 and is available and earmarked for Phase 2 of the Community Center Renovation. Additional pledges of \$80,583 plus our private lending program mean we have \$478,396 in capital funds now available for Phase 2 work. Adding new giving and strong pledge payments in January / February, we will cover the in-process bath / locker room /outdoor shower construction and be within reach of also completing both the new play area and the emergency supplies /site office space. This latter will free up the flex room to become our onsite gym. With continued strong giving, we can have all of these elements completed by year-end and have the outdoor fire feature and new outdoor furniture in our sights. We are also trying to schedule earliest possible completion of some smaller but very important features for best enjoyment of the Community Center, including bike parking and the acoustic partition to be able to separate the Founders and Legends room spaces.

Construction is challenging, especially in these Covid / inflation times. As a result of the escalation of materials and labor costs, the locker/showers project will exceed our \$250,000 estimate. Cost indications for the play area and other improvements in Phase 2 are also running at or above their estimates. If we could accomplish Phase 2 within the

\$605,000 budget estimate, additional fundraising of \$126,000 would put us across the finish line. With more confirmed pricing on remaining features, now under review, we will be able to provide a more accurate revised fundraising goal.

Please give or pledge now, consider \$4500, or adding to earlier gifts to bring you to that cumulative giving amount. If you are interested in a larger gift, contact any one of us or any SHHA or SHCF Board member about a matching gift challenge or sponsorship. All gifts of any size are welcome and will be permanently recognized on the Donor Wall, in levels of cumulative giving, shown below with the number of families donating in each level to date.

Please go SHHA.org to donate once or in installments with credit card, obtain a flexible pledge form, stock gift instructions, and more. Or simply mail your check payable to Sleepy Hollow Charitable Foundation. Thank you, from Luke Argilla, Spencer Adams, Jan Blackford, Ryan Nail.

GIFT LEVELS

Legacy (3) \$50,000+
 Heritage (10) \$20,000 to \$49,999
 Foundation (16) \$10,000 to \$19,999
 Cornerstone (53) \$4,500 to \$9,999
 Loma Alta (36) \$2,000 to \$4,499
 Butterfield (161) \$500 to \$1,999
 Oak (55) up to \$499

NEWS FROM SAN DOMENICO

CAMPUS STATUS Thank you for your collaboration in best protecting our communal health during this historic pandemic. With the latest COVID numbers in the County of Marin and current and expected Public Health directives, the perimeter trails and paths around campus are open for community use. When school is in session, and because we are a boarding school with kids and resident faculty on campus 24/7 from late August through early June, we we ask that you kindly refrain from entering the instructional zones in the middle of campus during these times. We appreciate your understanding and cooperation.

Questions? Send a note to us at contactus@sandomenico.org. Stay healthy and well!

Sleepy Hollow Sitters Holiday Drop-In Event

Prior to the holidays, the Sleepy Hollow Sitters hosted 2 afternoons to allow families extra time to complete their holiday errands and even get their booster shots! We watched movies, did many crafts and played games. Thank you to the Sleepy Hollow Sitters: Evangeline Arnold, Heidi Blechen, Cooper Blechen, Eden Cisneros, Sadie Smith and Emme Williams.

We have over 50 families looking for sitters, so if you know anyone that wants to be a sitter, please have them reach out to sandracmurtagh@gmail.com. Stay tuned for more events like this in 2022!

Happy Shelby Roosevelt at right showing off her crafts!



Restrictive Covenant Project – Learn more on February 16th!

Our Sleepy Hollow community has the opportunity to address historic racism in housing that has plagued our nation for decades and be a model for neighborhoods in Marin and beyond to move forward in an inclusive and welcoming state. **Please read below for more information and mark your calendars for an online community meeting on February 16th at 6pm!**

In 2107, Supervisor Katie Rice wrote an article in the SHHA bulletin about her discovery of the discriminatory CC&R language in her property deed and the actions she took to file and record a Restrictive Covenant Modification with the County of Marin Assessor Recorders office, officially striking out the discriminatory language in perpetuity. While a symbolic act, for her it represented a more thorough understanding and recognition of the many opportunities afforded people like herself, that were not afforded so many others, and about the forces that influenced how our community evolved.

Flash forward almost five years later, the County of Marin has developed the Restrictive Covenant Project that aims to inform and educate Marin County residents of the history and significance of government policies and programs that were intentionally discriminatory and helped create segregated communities in Marin. The use of racially

restrictive covenants prohibited the purchase, lease, or occupation of a piece of property to a particular group of people, primarily Black and African Americans. And while those covenants are illegal today due to the Fair Housing Act in 1968, many continue to remain in property deeds throughout Marin, especially in subdivisions built during the post war development of the 30's, 40's and suburban expansion of the 50's. We believe that the majority of Sleepy Hollow residents have these restrictive covenants in their property deeds.

Through the collaboration of the Community Development Agency, the County's Office of Equity and the Assessor-Recorder's Office, residents of Marin can certify and affirm that illegal and racially restrictive covenants are unconstitutional and violate current laws and County values. Residents, former residents, and families who currently or formerly lived in Marin are also encouraged to share personal stories about their lived experiences beginning with the Marinship years, to help create a narrative history of our County.

There are many ways to participate with the Restrictive Covenant Project:

Visit the Project website at marincounty.org/main/restrictive-covenants-project

Modify your deed with the County's Recorder office. The first step is to locate your deed (if you don't have a copy already you can visit the County Recorder's office at the Marin Civic Center in person with your block or parcel number or contact the title company)

Submit illegal and unlawful language to the

County's Community Development Agency for review to certify such covenants cannot be enforced, are illegal, and are inconsistent with Marin County laws and values

Share stories, photos, or experiences about the impact of racial covenants in Marin and how it has affected your life and the lives of those you know and love

Learn more about racially restrictive covenants and their impacts nationally and locally by checking out the Restrictive Covenants Project Library page at <https://marinlibrary.org/restrictive-covenant-resources/>

Importantly, the Sleepy Hollow community has been selected to pilot an educational outreach campaign that will then be rolled out throughout the County. The SHHA Board has endorsed the project and volunteer Alex Thomas will be working with new Board member Caroline Vance Bruister to form a committee to develop an outreach plan to reach Sleepy Hollow residents. If you're interested in joining this important effort, please reach out to Alex at athomas01@mindspring.com.

Learn more about the project and ask any questions that you have at our online meeting on February 16th at 6pm. Zoom info below. We hope to see you there!

<https://us02web.zoom.us/j/87344014966?pwd=bjFObHlaenZlV2JNakhqSFRIOTJxQT09>
Meeting ID: 873 4401 4966; Passcode: 744566; One tap mobile +16699006833,,873 44014966#,,,*744566# US (San Jose)

SHHA Board Meeting Minutes December 2, 2021

Attendees: Spencer Adams, Jan Blackford, Pete Mayer, Annie Winship, David Baker, Hayley Mullen, Eric Ruud, Aya Andrews,

Guests: Nancy Vernon, Paul Deuter, Alex Thomas, Caroline Brewster, Bryant Bedwell

Restrictive Covenant Project: Local resident Alex Thomas is leading the Marin County Restrictive Covenant Project for Supervisor Rice's office. The goal of this project is to educate the Marin County communities about the history and presence of intentional and discriminatory language in some of our deeds - many deeds prior to 1970's contain race-restrictive language. Although such covenants have been unenforceable since 1974 (?), the history and consequences are important to understand. The project will also give current property owners whose deeds have the old restrictive language the opportunity to register a disagreement with the language or take action to have the restrictive language removed. Since many of our deeds in Sleepy Hollow are quite old, Alex would like to pilot the program right here in Sleepy Hollow, beginning with a grass-roots committee to engage with the community. He is also considering reaching out to realtors and title companies to inform new buyers of any racially restrictive covenants in their deed. Alex is looking for homeowners who find this language in their deed to share their story of this process for the project's website. After discussion with Alex and Nancy Vernon, Supervisor Rice's administrative assistant, the SHHA board agreed to approve and help launch this project for Sleepy Hollow, seeking homeowners who are interested to help on the committee or simply learn and share their own stories.

New Board Nominations:

The Board accepted the slate of the Nominating Committee, to stand for election at the January 20, 2022 annual meeting of SHHA members: Bryant Bedwell, Caroline Brewster and Dianne Fiddymont.

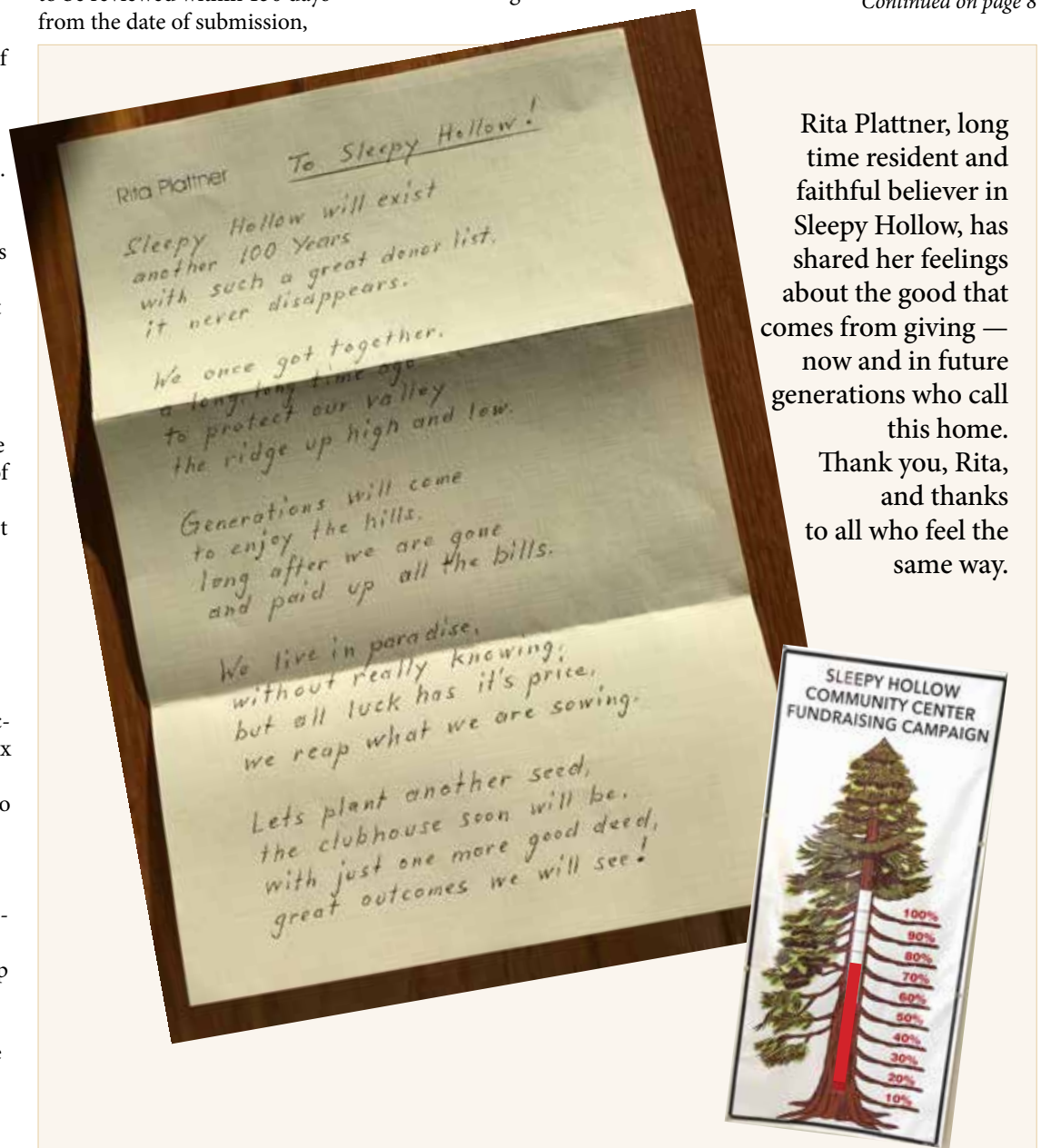
Cell Tower Update: The San Domenico and Verizon contract has been signed. The next step is for Verizon to get the completed application to the County. The application for the cell tower has to be reviewed within 150 days from the date of submission,

after which there will be a time for public comment. Pete Mayer will connect with Nancy Vernon to learn how the SHHA can best work to speed the process up. We as a community need to rally and show community support to have this move as quickly as possible.

Construction Update: Phase 1 of the construction project is wrapping up! Phase 2 is now underway! Starting December 3rd, the demolition of the locker rooms will begin. SHHA has

authorized Schalich Brothers to start the demo which also will include new plumbing. They are also looking to finalize the bid for the renovation of the locker rooms. The board is looking at potential for reducing the price on the renovation bid, confirming amounts that are subcontractor bids are firm, any estimates are adequate, etc. Current bid is already over budget on this biggest cost of the Phase 2 construction.

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Rita Plattner, long time resident and faithful believer in Sleepy Hollow, has shared her feelings about the good that comes from giving — now and in future generations who call this home. Thank you, Rita, and thanks to all who feel the same way.

#1 in Sleepy Hollow Sales in 2021
for the 7th year in a row

Zamira's Sleepy Hollow listings sold
19% on average over the list price

vs

All other Sleepy Hollow listings sold
8% on average over the list price

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SHHA Board Meeting Minutes December 2, 2021

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tion plan. The goal is to finish the locker rooms and outdoor showers before swim team season begins! Lead times on some materials and even covid work outages are challenging.

Fundraising: We have raised \$343,00 so far. \$80K in pledges. Two families outside of Sleepy Hollow (Friends of Sleepy Hollow) have donated!

Events & Activities: Aya said that the Middle School game night was a success! The event sold out and had a waitlist! The Evening with Stonefish event was also a success! The event raised \$2,400!

The following events are in line for the month of December: the President's Party, a Coat Drive and kids art classes!


Preparation for January 2022 meeting. Jan presented a prelim-

inary budget and asked for more input on operating and membership projections for 2022. Jan brought up the fact that the pool dues have not been raised in five years and now is the time to look at an increase given the new renovations. The budget is driven mainly on membership. If we hit our membership revenue numbers we will be in good standing for our operating costs but if we miss it, it will not be good. Expenses are up and we need to cover utilities, property taxes, etc. Spencer Adams and Hayley Mullen need to review the membership numbers and dues for 2022 this month so that a final budget can be presented at the annual meeting.

Check authorization and signer on behalf of the Sleepy Hollow Center: Eric McAusland who is our site facilities manager needs to have authorization to sign checks for the Sleepy Hollow Clubhouse account. The Board made a motion and authorized/ approved Eric McAusland, facility manager to sign on the Clubhouse Account at Bank of the West.


The meeting adjourned at 8:30 p.m. until January 20, 2022, at 7:00 p.m.





SAN DOMENICO SCHOOL

Exceptional Education with a Sense of Purpose



**Grades 4-5
Preview Day
January 29**

**Kindergarten
Playdate
February 12**

*For details and
registration, email
admissions@
sandomenicoschool.org*

DO YOU HAVE A SENIOR DOG?

I am a veterinarian that specializes in acupuncture for dogs. I do house calls in the Sleepy Hollow neighborhood. Send me an email at LisaBaneDVM@gmail.com or call Dr. Lisa Bane at 415-448-6040. <https://lisabanedvm.wixsite.com/acupuncture>

SLEEPY HOLLOW HOME FOR RENT

4 Bed/3 Bath home for rent with pool Available mid-June to August 2022 \$8000/month For more info please call or text (415)250-8024

XTRACYCLE ELECTRIC CARGO BIKE \$4,000

Lightly used. 2016 with \$2,000 extras on it, totaling \$7,000 when new. Great Christmas present for the Holidays. Come and try it out. Call or text and I will send a picture. 415-299-1962.

FALL IS IN THE AIR!

Don't miss the fall market to sell your home before the holidays are upon us. Call for your complimentary home consultation.

Darlene Hanley, "Your Sleepy Hollow Specialist for over 30 years". Coldwell Banker Realty Luxury Property Specialist Darlene.Hanley@cbnocal.com (415) 717-7531 CalRE #00945576

EASIEST WAY TO SAVE MONEY!

Growing up in Sleepy Hollow and swimming on the Sea Lions for 13 years, I'm excited to be back working in my hometown. The past year I've gained a ton of knowledge assisting mortgage loan officers at Searchlight Lending while eventually earning my license. Headquartered in San Rafael, I'm eager to help friends and families in my hometown save money. Whether you want to lower your rate, pull cash out, or purchase a home, I'm one call away to discuss your options and make the process as clear and efficient as possible. Let's make monthly payments way less stressful! **Marcus Anderson** 415-686-2790 or marcus@searchlightlending.com

MLO CA #2011741
DRE#02130672

ART STUDIO SPACE

I am looking for a small art space to rent in the neighborhood. Does anyone have studio space they are not using? I currently live in Sleepy Hollow but don't have the space to set up an easel and paints (my media is mainly pastels). Call **Lisa** at 410-933-2997.

FOR RENT: 3 BEDROOM, 1 BATHROOM UNIT...

in a duplex in the heart of San Anselmo. Great location, front and

rear patios, parking for 2 cars, 1100 square feet, no smoking, no pets. \$3000/month. Available 10/1/2021 Call Cindy 406-599-5432

WEST COAST MORTGAGE CO, INC.

Competitive program and rates. Outstanding service and quick processing. Call me for all your real estate financing needs – refinance or purchase. **Brad Schauer** 415-459-2458 or brad@westcoastmortgageco.com CA DRE REB #00599802 NMLS #359765. Many Ross Valley references.

GIRL FRIDAY/ HANDYWOMAN

Need help working through your to-do list? **Girl Friday Louise Berto** can organize your papers and files, help clear out your office, closets and/or garage, fix torn screens, sort, sell or ship your stuff, troubleshoot your computer/internet/cable system (and teach you how to use your smart phone/tablet), and program your garage and TV remotes. Licensed and bonded; local references. Energetic, empathetic help for troublesome tasks. Call Louise at 415-810-4704 (cell) or 415-460-1346 (evenings).

SMART, RELIABLE HANDYMAN

Les Ditson specializes in repair, restoration, and/or installation for people who want solutions more

than remedies. A Sleepy Hollow resident himself, he has dozens of local clients and outstanding references. "My house works because of Les' work, and I have come to rely on his intelligence, honesty, problem-solving ability, and expertise as a craftsman. His results are beautiful, nothing slipshod or flimsy, and he has saved me money on more than one occasion, making suggestions that are cheaper, simpler, and ultimately better looking than what I had envisioned. He is a gem." M.M., Fairfax. **Les Ditson** 415-497-0523

NARODNY TEAM SLEEPY HOLLOW REAL ESTATE:

The Narodny Team, longtime residents of Sleepy Hollow with specialized knowledge of the area. Call for advice, a detailed evaluation of your property, or discuss current market expectations. Donations made to the school of your choice in the area when we close! 415-265-7488 DRE#00550056

WINDOWS, MAC, WIFI - SETUP, REPAIR, TUTORING

Dennis Crumbly, Sleepy Hollow native with 20+ years of experience in Apple & Microsoft software (as well as routers and printers) will help you:

- Repair unresponsive computers or programs

Classified Ads continued on back

Sleepy Hollow Presbyterian Church

Home of the Justice Garden, Feeding the Hungry, and Helping Those in Need

Inspiration and Energy for the New Year! All are welcome Sundays at 9:30 a.m. in our renovated indoor-outdoor sanctuary, with masks, or you can watch our live stream on zoom.

- January Justice series: Honor Dr. King's legacy with awareness and action. Let's renew our commitment to RESPECT!
- Tomato Growing Tutorial Saturday, January 29 at 10 a.m. with our Green Thumb for the SHHA-SHPC April 2 Sale Benefitting Hunger Relief!
- Expanded music program: join the band or hand chimes choir and make music with Alex and Pam following worship.
- Children's program: stories, art, and games teaching Respect, Kindness, Sharing, and Planet Care.

Youth Game Night first Friday of the month 6-8 p.m. with our new Youth Director Ryan, a thought partner for teens

Contact Pastor Bev if you would like to get to know more about the church, or for a zoom invite: beverlybrewster@comcast.net

The Rev. Bev Pastor, 415-453-8221, 415-446-8267 cell • shpchurch@comcast.net 100 Tarry Road, San Anselmo, CA 94960. www.sleepyhollowchurch.org



Above: Cookie Bakers at Sleepy Hollow Presbyterian Church





SLEEPY HOLLOW

HOMES ASSOCIATION

1317 Butterfield Road
San Anselmo, CA 94960

PRSRT STD
U.S. POSTAGE PAID
San Rafael, CA
Permit #163



JANUARY 2022 PRINT DIGITAL ISSUE • Info about the Sleepy Hollow Homes Association at www.shha.org

Classified Ads from page 7

- Speed up computers slowed by bloatware
- Fix wifi dead spots and poor Internet speed
- Move your files to a new computer
- Remove malware & viruses
- Set up protective backups
- Solve problems caused by “updates”
- Advise on purchasing new devices
- Fix or connect printers and scanners
- Sync your mail, contacts & photos across tablets, phones & computers
- Answer all “How To” questions & teach new procedures

I'm especially good with older folks who need patient instruction! And my rate's very fair – only \$45/ hour! Contact **Dennis Crumley** at 415-706-7396 or befixed@gmail.com

FOR SALE: \$17,000 OR BEST OFFER

2007 Mercedes-Benz SL 550 (excellent condition)
Only driven 86,377 miles
Black 2 wheel drive-rear 8 cylinder, regularly maintained

Sleepy Hollow Owner, call
415-459-4443

FAST AND FRIENDLY MAC HELP

I'll help you get your Mac, iPad, and iPhone to play well together. 24 years solving Sleepy Hollow's Mac Problems

Help with Mac, iPhone and iPad

- Mac OS installs & Upgrades
 - Mac repairs
 - Installs of Ram, Hard drives and backup systems
 - Printers and wi-fi Setup
 - New Mac shopping (I will guide you to the right Mac for you, and help you find the best price on it, I have great resources for new and used Macs.
 - I can move data from old Mac to your new Mac or iPad or iPhone.
 - Show you the best way to use iPhotos and Photos app
 - I can show you how to get the best out of your iPhone and iPad
- Favorite of Families & Seniors
Call 7 days/week. 10 am-8 pm
After-dinner house calls available.
Mac Attack? Call Zack!
415-721-2127.

COMING SOON

Sleepy Hollow Ranch Style Home

Price TBD

Under 2700 sq. ft. on more than 1/3 acre with views of Loma Alta and Open Space. The house is original and owned by the original owner.

- 4 Bedrooms/3 Baths
- Living Room with Fireplace | Dining Room
- Family Room with access to yard
- Sunny, level yard with pool, lawn and deck
- 2-Car Garage

Please call for more details.



Darlene Hanley

Global Luxury Property Specialist

415.454.7600

Darlene.Hanley@cbtnorcal.com

darhanley.cbintouch.com | CalRE #00945576

