

Scott Valley Voice

June 2021

*Our neighborhood respects diversity, and
welcomes all who wish to live or visit our community*

Notes from Our HOA President

John Palmer

This is the first issue of the Voice since I was elected President of our HOA Board, so here's a quick note of introduction for those of you who don't know me. I've lived in Mill Valley since 1970, and in Scott Valley since 1994. I have been engaged in civic affairs, have served on the boards of several non-profits and arts organizations, and am still active (at 73-years-old) in a real estate firm I founded in 1984.

First, I'd like to thank Francine Millman for her many years of service as President of our Board. She still does a lot for our neighborhood and is a well-respected representative of our interests.

As we emerge from the cocoon of COVID isolation, probably the most pressing issue before us is the looming fire season. Please see the article from Ken Campbell, who has been working for years to keep our neighborhood as safe as possible. We have included our Firewise Certificate, designating our neighborhood as being as prepared as possible on the issue of fire safety - be sure to give it to your insurance agent come renewal time.

I'd also like to remind you that in order to vote for Board members and on other issues at our annual meeting, which we actually may be able to hold in person this year, you must pay your dues. Please refer to page 2 of this newsletter for information on how to become a paid member.

We recently replaced an outgoing seat on the Scott Valley Swim and Tennis Club board; thank you, Garry Lion, for all you do and have done for our neighborhood; welcome and thanks to Jennie Robin for stepping up. It's important for our neighborhood to be represented at the Swim Club, so we also thank Liz Harrell for her ongoing service there.

Scott Valley Vegetation Management Minimize Fire Risk Around Your Property

Ken Campbell

May 17, 2021 was the official opening day for fire season, and we have already had our first Red Flag alert day! Please visit firesafemarin.org for additional information.

I recently met with Jesse Figoni, our new Vegetation Specialist at Southern Marin Fire and the Mill Valley Fire Dept. Jesse confirmed that we are in a severe drought, having received less than 50 % of our annual rainfall, and that Scott Valley residents need to mitigate some of the potential fire risks in our neighborhood.

Here are six simple steps you or your gardener can take to reduce fire risk:

1. Cut dry grass and brush
2. Trim back branches 10 feet from the ground and 10 feet from the house
3. Clear out dead debris, pine needles from gutters, decks and roofs
4. Remove dead vegetation
5. Limb up trees ten feet from the ground
6. Make your address visible

For more information visit:

www.SMFD.org/preparedness or
www.cityofmillvalley.org/fire/emergency/fire

If you have specific vegetation management questions or concerns, email info@firesafemarin.org.

A flyer titled "**Are You Ready for an Evacuation?**" was recently sent to all Scott Valley residents covering the following topics: Emergency Evacuation Procedures, Sign Up for Alerts, Know Two Ways Out, When Ordered to Evacuate, and Evacuation Ready Checklists. We encourage everyone to make sure you have a plan in the event of an Evacuation Order.

Maintaining Firewise Certification Status - This is a Collaborative Effort - The SVHOA Board will apply to have fire mitigation work done in certain areas of Scott Valley, and will advise residents of the planned work. In order for us to maintain our FireSafe classification we need to account for funds spent on vegetation

management. SVHOA would like you to advise us when you spend money on specific fire vegetation management for your property. Please email info@scottvalleyhoa.org what vegetation services you had performed and the amount you were charged. We provide this information for certification purposes.

We encourage all Scott Valley households to prepare their homes for the summer wildfire season – both for you and for our community. We can also advise you regarding defensible space, chipper days, and fire safety inspection. For further information, please contact Jesse Figoni at (415) 906 4471 or (415) 730-9048.

Marin Drought Advisory New Water Guidelines in Place

Ann Dye

On April 20th the Marin Municipal Water District (MMWD) declared a water shortage emergency. Rainfall over the past year has been the lowest in more than 140 years. The goal is a 40% reduction in water use in the district that covers central and southern Marin County.

Some of new restrictions include:

- Outdoor watering is prohibited between 9am and 7pm
- Drip irrigation is limited to 3 days/week
- Spray irrigation is limited to 2 days/week
- Covers are required for pools and spas
- No washing cars, driveways or sidewalks
- Garden hoses must have a shutoff nozzle

See the marinwater.org website for additional restrictions.

The www.marinwater.org website has a range of resources and rebates listed that includes free low flow showerheads and shutoff nozzles for hoses.

In addition, there may be a moratorium on new water hookups in the district. See the site referencing the discussion that took place on June 1st by the MMWD Board Meeting. The last time hookups were banned was February 1989 to March 1993.

Desalination

In May 2016 plans for a desalination plant were put on hold as Marin County was able to greatly reduce its water usage. According to the MMWD 5-year plan, barring a major drought the district has adequate supply to meet future demand through 2040 in average years and in the first two years of a multiple year drought. This may come up again if we have another year of extremely low rain.

SVHOA Financial Report January 2020–May 2021

Susan Masters, Treasurer



SVHOA 2021 Dues are Now Due

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City, County and State Issues

John Palmer, President

There are a number of issues pending before local and state bodies which affect our neighborhood. The most pressing are:

- i) The proposed development of 25 homes and a small office building at 575 East Blithedale;
- ii) The potential for mountain biking on the Middagh Trail;
- iii) The development of the old Gira Polli site;
- iv) The Alto Tunnel;
- v) New and proposed state housing laws.

I. 575 E. BLITHEDALE (formerly known as Richardson Terrace)

575 E. Blithedale is the empty lot one block northwest of the corner of Camino Alto and E. Blithedale. Developer Phil Richardson has submitted many different plans for this parcel over the last decade; the latest calls for 25 townhomes and a small office building on the 1.2 acre lot. Needless to say, that density would render an already congested intersection, called the worst in Southern Marin by multiple traffic engineers, even more miserable to navigate. The City has deemed the application incomplete, and the developer has not yet re-submitted the materials necessary for completion. My guess is that he's waiting for a few more state laws to pass to smooth his path to approval. *See V, below.*

II. The Middagh Trail

As previously reported, Marin Superior Court ruled in favor of our friend Bob Silvestri and his advocacy group, Community Venture Partners on one of the two issues regarding the Middagh Trail, namely, that the County failed to follow its own and state-mandated guidelines in opening the trail to mountain biking. (For any who may not know, this is the delightful single-track trail in the Alto Bowl Open Space District above Upperhill Rd. and Midhill Dr., linking Camino Alto and the Coach Road Fire Road.) As a result, the County was forced to rescind its approval for biking on the trail.

Current status: Biking is not permitted on the trail though we see bikers using it anyway. This fight to pressure the trail for non-mechanized users is not over, as the County may once again try to open it to mechanized users, including e-bikes. We will monitor this issue and keep you informed as the situation develops.

III. The former Gira Polli site (590 E. Blithedale)

As previously reported, this site was destined to become yet another pizza place, this one with a fast

food component, but COVID intervened, and those plans have been scrapped. Early last year, I met with that plan's architects and city officials and asked for, and received, some concessions on traffic flow and parking, so we will keep an eye on this site as new plans unfold to be sure that whoever submits the next plan is sensitive to traffic and parking issues.

IV. The Alto Tunnel

Currently, the County of Marin, which owns most of the access routes to the Alto Tunnel, plus some of the Tunnel itself, has no plans to re-construct it. As I have pointed out consistently to the County's representatives for this matter, despite their previous incorrect public statements to the contrary, they do not own or control all the parcels necessary to perfect access along both the north and south entrances to the Tunnel. County officials finally admitted the point. Therefore, the probable next step, if officials were again to take up plans to re-construct it, would be discussions with the property owners who own blocking parcels or whose properties contain expired easements. So far, that has not occurred.

Please note that despite the massive costs, neighborhood disruption, access, and other problems with associated this proposal, the Marin County Bicycle Coalition (MCBC) still favors reconstructing the Tunnel at the last known estimated cost of \$60 million dollars. This latest estimate, from early 2017, reaffirms a similar estimate from 2010, and includes all needed improvements to the access routes at both ends; however, in order to arrive at that number, which would surely be much higher today, the County's engineers proposed shrinking the Tunnel's width from 16' to 12', which is very narrow for pedestrians and cyclists to share in both directions. The Biden Administration has proposed a massive amount of spending on infrastructure, and our experience over the decades has shown that the MCBC and its allies may try to secure some of those funds for this project.

V. State Housing Laws

There are currently dozens of new laws, proposed, in committee, or recently passed, aimed at constructing massive amounts of new housing everywhere in California - in the cities, in the suburbs, on lands close to cities and suburbs. The push to pass these laws is funded by wealthy tech companies, real estate developers, and politicians addicted to their contributions, so this push is not going to change. The worst of it is a more or less clear declaration by Sacramento politicians of war on single-family zoning, and an attempt to upzone every single-family lot in the state to 4 units.

If you dislike that idea as much as I do, write to State Assemblyman Marc Levine Team@MarcLevine.org and State Senator Mike Maguire senator.mcguire@senate.ca.gov and tell them how you feel. As a private citizen, and not in my role as President of our HOA, I recently wrote a piece on this subject for the Marin Post. To read it, go to marinpost.org, type "solving housing" in the search bar, and select my article from the results.

Yoda Finds Another Field to Hunt

Bill Buchanan

I first noticed him in the early fall on a Saturday walk across Horse Hill. Oblique sunlight was spilling over Tiburon peninsula. Oat grass still glistened with dew. Joey and Brady were working some scent in a patch of Scotch thistle and didn't see him at first: a coyote lying not fifteen yards downhill from us, paying little attention to our passing. Of medium size, he looked thin and a bit bedraggled. His grayish-tawny coat was dull and disheveled. His ears stuck straight out from his head, so I named him "Yoda," after the Star Wars character. The boys paid him the respectful deference to their wild brethren I had taught them over the years.

Unlike some of his bold colleagues who raised a ruckus ten years ago prompting the execution of an alpha coyote by U.S. Department of Agriculture Animal Services, this was a gentle soul in the twilight of his life.



A month later we spotted him near a patch of wild mint in a swale below the crest of the ridge sitting in the grass watching a flock of ravens, while the westering sun threw long shadows over the shoulder of Mt. Tamalpais. Early fall faded to late fall, then the winter solstice. That was the last time we saw Yoda; Somewhere in the bay laurel grove or perhaps where wild mint grows in the meadow, time caught up with Yoda and carried him off to another hunting field eternally carpeted with soft spring grass, populated by plump gophers, garter snakes, lizards, beetles, and nesting birds: a world where far horizons coaxed him once again to chase the taunting wind.

STAY UP-TO-DATE ON SCOTT VALLEY HAPPENINGS?

If you would like to receive periodic emails about SVHOA interests, send an email to: info@scottvalleyhoa.org. Include your name and street address and we will add you to this confidential email list.

Let Us Keep You Informed – Add Your Email to Our Email List

We would like to add new residents, those who have never provided us with or have updated their email address to our email list, if you would like to receive periodic emails from our HOA email address. Please email info@scottvalleyhoa.org with your name(s), email address(es) and street address.

Please note that we take the responsibility of having your email address very seriously. Your email address is never provided to anyone without your express permission and is only used to communicate information from us, time-to-time, on important, often time-sensitive neighborhood topics.

Scott Valley's Neighborhood Response Group Celebrates Steady Progress

Courtney Gaiman

Scott Valley NRG Steering Committee Lead and co-block Captain

Scott Valley neighbors participated in the biannual Mill Valley Neighborhood Response Group (NRG) Drill on Sunday, March 14th. The NRG program is a grassroots volunteer-driven initiative designed to assist the residents of Mill Valley to prepare for, respond to, and recover from disasters by encouraging a neighbors-helping-neighbors approach and by providing resources, guidance, training, and conducting periodic training drills. These city-wide drills are held twice a year on time-change days so that each of the 13 NRG groups across Mill Valley can practice their unique emergency response plans.

Scott Valley's NRG consists of twelve "Blocks" made up of 10 to 20 neighboring households. These Blocks are organized and guided by volunteer Block Captains, serving as the "heart" of the NRG program and operating as the link between individual Scott Valley residents and the greater Mill Valley NRG program and initiatives. The



Scott Valley NRG boasts 17 active Block Captains covering 87% of households within the Scott Valley HOA. In March, twelve of these Block Captains participated in our drill exercise, rehearsing what it would be like to assess the homes on their designated blocks in the event of a true disaster. *Picture: Block Co-Captain Bianca Sills assesses homes on Underhill Road*

Thanks to a generous donation from the Scott Valley HOA, this spring's drill was enhanced with the use of handheld Midland Emergency radios. This donation equipped Block Captains with radios used to communicate with Scott Valley's Emergency Command Post stationed at the Alto baseball field alongside Edna McGuire Elementary School. Following basic radio training and rehearsal, Block Captains successfully communicated the "status" of the households in their area. These radios will be crucial in the event of a



disaster that interferes with cell phone reception, as they will serve as a link to our Command Post that will be in connection with Mill Valley emergency first responders. We extend a heartfelt "thank you" to the Scott Valley HOA for supporting our NRG program in this endeavor.

Additionally, a total of 88 Scott Valley households participated in the drill

by posting their green "OK" signs in their front windows to alert Block Captains - and first responders - of their safety. A handful of Block Captains were able to practice reporting emergency scenarios in which the red "HELP" signs would be displayed - gas leaks, major injuries, and even reports of a lost pet. This drill saw an impressive increase in neighborhood participation with 47% of Scott Valley households participating, up 30% from our previous drill in November. Our Block Captains learned a great amount from this drill, and we have identified many areas for continued improvement. The next NRG drill is scheduled for Sunday, November 7th.

Additional Block Captains Needed:

The Scott Valley Steering Committee continues its search for Block Captain volunteers in 2 Blocks that are currently unrepresented, and in 3 Blocks that are needing a Block Co-Captain.

You can visit our Scott Valley NRG webpage (<https://nrgmillvalley.org/mv-nrgs/scott-valley-nrg/>) to view a live map of our neighborhood and current Block Captain coverage. If you reside in an area needing additional Block Captains, please consider volunteering. Please contact Underhill neighbor, Courtney Gaiman at courtneygaiman@gmail.com for information on how to get involved.

To learn more about Mill Valley's Neighborhood Response Group program, please visit nrgmillvalley.org.

Scott Valley Swimming & Tennis Club Update

Chris Ventris, General Manager

Scott Valley Swimming and Tennis Club continues to prove a major asset to the neighborhood. The club is private and member-owned and provides a very family friendly and safe environment.

Perhaps surprisingly, there has been an unusually high turnover of memberships since the beginning of 2020, yet despite this the number of new families approaching the club has been overwhelming, and for the first time in more than a decade the club has a Wait List of families looking to join. Any homeowner interested in club membership is welcome to visit and tour the facilities by contacting the general manager, Chris Ventris, at 415 383-3483.

The club is excited to be moving back to normal, with activity in the pool, on the courts and in the gym, and the SV Grill has re-opened after an 18-month hiatus. And, as some of our neighbors have "heard", we have even held a few internal swim meets to allow our young swimmers to experience the excitement of a competitive swim. We anticipate a full re-construction this summer, with Tennis Camp and Camp Funderblast returning, and we already have a team of sixteen lifeguards hired to monitor the pool!!

During 2020, the club took advantage of the quiet time to repaint our upper four tennis courts, and replace the north facing deck of the upper clubhouse. We will have a formal "opening" of the new deck this summer! This year we plan to repaint the lower two courts and undertake the long-awaited renovation of the pool house locker rooms. For fire prevention, we cleared all the brush off our hillside in late 2020, and this year we will continue the clearing all around the perimeter of our property.

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Head Over Meals *Scott Valley Recipe Corner*

Francine Millman

Do you have a tried-and-true food or beverage recipe you'd like to share with our Scott Valley neighbors? If so, email it to info@scottvalleyhoa.org so we can include it in our next Voice issue.

To get things started, here is a summer-time recipe that never disappoints, By the end of the meal, it's always gone, even when the recipe is doubled and tripled! It truly is a big hit whenever it's served.

Heirloom Tomato and Watermelon Salad

Francine Millman

Serves 6, if you're lucky!

Plan to double the recipe!



Ingredients

1 piece	ginger (about 4-5" long)
3/4 C	olive oil or lemon infused olive oil (or half of each)
3 TBS	sherry-wine vinegar
	Sea salt and freshly ground pepper
3 large	heirloom tomatoes, quartered and cut into 2" pieces; not mushy
2 C	seedless watermelon, cut into 1"- 1.5" pieces
2 TBS	fresh basil, chopped, plus some whole leaves for garnish
1/4 C	red onion, thinly sliced
2 TBS	chives
2 TBS	chervil or dill leaves
4 OZ	feta cheese, crumbled into medium pieces (I used tomato basil feta)
1/2 to 1 whole	ripe avocado, thinly sliced for garnish

TIP: You can prepare everything up through and including step 4 the evening before, allowing the flavors to marinate.

TIP: Place the cut up watermelon in a colander for a few hours before adding it to the salad to drain off excess juice so the salad is less watery.

1. Grate ginger on the large holes of a box grater. Wrap ginger in the cheese cloth and squeeze over a medium bowl to extract the ginger juice. It should yield about 2 tablespoons of juice or so.
2. Whisk the ginger juice, the olive oil and vinegar until well combined.
3. Season with salt and pepper.
4. Combine tomatoes, chopped basil and red onion. Gently toss until fully coated. Let stand 30 minutes or overnight in the fridge.
5. Transfer tomato mixture to a large serving bowl. Add the watermelon.
6. Pour dressing over salad and allow to stand for about 30 minutes so flavors marinate.
7. Fold in chives, dill/chervil. Sprinkle with cheese, garnish with whole basil leaves and avocado slices.

Serve and enjoy!

2020-2022 SVHOA Directors

Your Scott Valley Board of Directors works tirelessly representing the interests of our neighborhoods.

President	John Palmer
Vice President	Francine Millman
Treasurer	Susan Masters
Secretary	Ann Dye
Director	Ken Campbell
Director	Bob Mithun

STAY UP-TO-DATE ON SCOTT VALLEY HAPPENINGS?

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2020

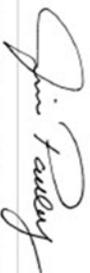
NATIONAL FIREWISE USA® PROGRAM
CERTIFICATE
OF RECOGNITION

The National Fire Protection Association acknowledges that

_____ Scott Valley HOA

located in _____ Mill Valley _____, _____ CA

has successfully completed the Firewise USA® program's annual requirements for 2020 and is a participating site in good standing throughout the 2021 calendar year.



James T. Pauley, President, NFPA



FIREWISE USA®
RESIDENTS REDUCING WILDFIRE RISKS

November 20, 2020

Date Issued

SEE WHAT'S INSIDE THIS ISSUE OF THE SCOTT VALLEY VOICE

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Email your comments about this issue of
the Scott Valley Voice to:

info@scottvalleyhoa.org

SCOTT VALLEY HOMEOWNERS' ASSOCIATION
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