

June 2020

Dear Homeowners,

I hope you are as pleased as I with the extensive work that has been done in our beautiful neighborhood. All inner walls, wrought iron, signage, and light poles have been painted. The color used for the walls was 200% Navajo White (SW). Many thanks to former resident Tracey Ruiz for spearheading the color selection and gathering community input.

This has been a huge project and I really want to thank Ron McCambridge and his company, Peacock Painting, for working with me. Ron's crew used a superior paint and did extensive prep work prior to painting.

Traditions has so many unique architectural details and it is important to know who is responsible for certain areas.

- Homeowners who have walls and fencing on their property lines are responsible for maintaining those areas, for example, at the end of Hayford, Greenham and the intersection of Laconheath and Woodbridge.
- Homeowners are responsible for their interior walls.
- The Traditions Association will maintain the common areas that are on the neighborhood streets.
- If any walls are damaged by homeowners, homeowners are responsible for repairs.
- If walls are damaged by city trees, homeowners need to contact Novato Public Works.
- All residents should treat our walls with care and not hit them with a car, mower, or weed whacker.

The Traditions Association has also replaced the landscaping in the alleyway between Alconbury and Hangar Ave. The replacement shrubs are Photinia and they will grow to create a stunning, living wall on both sides.

Speaking of landscaping, remember those windy days? Here is a photo of a tree that fell down. I'm not an arborist but I bet this tree is one of those pear trees planted by the developers. Earlier, when I walked the neighborhood with an arborist, he advised the removal of those trees. They have a life span of about 20 years before they start falling apart partially due to our soil and the development of a poor root system. If you have one of these trees, or any large tree, it would be a good idea to have it checked out. Thank goodness no one was injured and a car wasn't damaged.



One last thing, we are working with the city to replace street signs that have the no parking areas indicated with arrows. The replacement signs will say “No Parking This Side of Street.” This will provide much clearer parking communication for residents and nonresidents. As we know, there is no parking on non sidewalk sides of the street or the bump outs. When one parks illegally, a homeowner’s sprinkler system and landscaping can be damaged. In addition, our streets are narrow and we need to leave space for large emergency vehicles. Homeowners and visitors may park in the museum parking lot except between the hours of 2-5 AM. If you have a concern regarding illegal parking, contact the Novato Police. The HOA has no jurisdiction over the city owned streets.

If you have any questions and/or concerns, do not hesitate to contact me. I may not have the answers but I will work on a solution. Thank you all of your support.

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