



November 2020

Dear Residents of Traditions,

Happy holidays to you and your family! Our HOA has been extremely busy with landscaping, painting, and promoting holiday spirit. I hope this letter will provide you with some updates as well as suggestions.

Lawns

Now that we are in the winter season, it is time to look at our lawns and secure advice on the best time for fertilizing and reseeding. In addition, our Architectural Committee is very open to homeowners removing grass and replanting with water wise native plants or possibly synthetic grass. It is good to plant now and take advantage of the cooler weather and rains. There are many options and one can secure information from the Marin Master Gardeners at this website: http://marinmg.ucanr.edu/Choose_Plants/. If you are planning a major landscaping project, remember to complete the application which can be found on our website at hamiltonfield.org. Homeowners can get a rebate from the North Marin Water District for replacing grass with water wise landscaping.

Pollinator Garden

We planted the first part of our pollinator garden which is located on Palm Drive across from the northern entrance of Hamilton Park. Special thanks to Sloat Nursery for their gift card. They are a wonderful resource for buying native plants!

Painting

Our CFD contributions paid for the painting of the main gate arch, bridge, etc. as well as the median landscaping. Our HOA has completed painting projects not only in our neighborhood but the walls surrounding the museum and the Bayside sign. Our next project will be addressing the Traditions perimeter walls where we will do cosmetic repairs and painting. We will work around the ivy that is on the walls as this gives our neighborhood traditional character.

I suggest that we take the painting responsibility of our mailboxes off of homeowners' shoulders. We can fund the painting of our mailboxes out of our assessment fees and they should last longer than if we do it. I will have more information concerning this at a later date. Homeowners are still responsible for replacing numbers and ensuring that their mailboxes latch. For more information on how to maintain your mailbox, access hamiltonfield.org under "Resources and Traditions".



Holiday Lights

Our HOA paid for the beautiful lights on the main gate arch and the lights and wreaths at each of our entrances. I also love seeing the lights at the Hamilton Hangars. Many thanks to the volunteers who worked to decorate our neighborhoods.

Trees

As I walk the neighborhood, I believe this is the prettiest fall we have ever had. Credit goes to our homeowners who have beautiful trees in their yards. I have also observed some homeowner trees are starting to lift up sidewalks. Most of this damage is being caused by original pear trees. Please check the front of your house as homeowners are responsible for repairing sidewalks if they are damaged. In addition a buckled or uneven sidewalk can be a liability for the homeowner if somebody trips. Wakefield Sharp will be sending advice letters where there are areas of concern to inform homeowners.

Just a reminder that if a backyard tree damages the perimeter wall, the homeowner is responsible for the repair of the wall. Trees look great when they are young but some trees grow too large and can cause significant damage. Our perimeter walls cannot handle invasive roots and branches. Want to know the best tree for your area? Here is a Novato website for reference:

<https://www.novato.org/home/showdocument?id=418>

Trash Cans

All trash and recycling cans must be out of sight 24 hours after garbage pickup. This is noted in our CC&Rs and is a Novato municipal code.

Architectural Committee Members

We are in need of two architectural committee members for our neighborhood. This is not a time consuming job but an important one. Landscaping, solar, and painting applications require approval by the AC prior to work starting. While Traditions tries to turn around these applications very quickly, please remember that our CC&Rs give us 60 days for painting and landscape approval and 45 days for solar panel approval. The landscaping application does not need to be professionally drawn. Please contact me if you are interested and I will tell you more about it.

Lastly, don't forget to join our Traditions group on Nextdoor. All of our communications are stored in this group and on the hamiltonfield.org website.

Enjoy the winter season. I hope that we can have a neighborhood get together this summer and meet our new residents.

Nancy Kawata (Traditions Director; nancykawata@gmail.com)

