



December 2019

Dear Traditions and Hideaway Residents,

I hope all of you are enjoying our wonderful weather and fall/winter decorations. A few photos were posted on our hamiltonfield.org website under *Photo Galleries*.

There are several projects in the works for Traditions and Hideaway and we want to take an opportunity to share with all of you.

Perimeter Walls

We are continuing our discussions with city personnel. The City of Novato would like to arrive at a settlement which would enable the association to repair and maintain the walls. This is most likely the best solution as the city doesn't have the personnel to handle a project of this size and it would be wise to have the association oversee the project. With the holidays approaching, we suspect a proposal won't be presented to the City Council until March.

As you know, there are planting spaces next to the Traditions walls that do not contain any plants. To present a finished look, our plan is to fill in areas where there are no plants with matching pavers. The irrigation will also be capped in those spaces so there is no water waste. We are not planning on removing existing ivy or vines from most of the walls prior to repairs and painting. However, if you have creeping fig on your side of the wall, *we request that you keep it on your side*. As this plant matures, it becomes very woody and can damage the walls.

Wall Color

We have finalized the new paint color for our walls. (Thank you Tracey Ruiz and Ron McCambridge!) It will be Kelly Moore 200% Navajo White and there is a patch painted on the walls near the Hamilton Museum (the darker color). If you are painting the inside of your wall, this would be a good color to choose in order to blend wall colors together.

Trees

The Novato Sanitary District is responsible for the redwood trees in front of the pump station on Alconbury and the pear trees in the alleyway. It has been requested that they remove these trees as the redwood trees are lifting the sidewalk and the pear trees are damaging the walls and present a safety hazard. If we remove the trees, it will cost us about \$7,000. We have offered to take on the responsibility, however, of replanting with appropriate plants and trees. Survey your backyards to see if *your* trees are too close to the wall or damaging the wall. If so, the trees will need to be removed. In addition, trees

bordering the perimeter walls should be pruned if they are an obstacle to pedestrians, interfering with street trees, and if they look unkempt. Also be aware that homeowners are responsible for sidewalks that border their homes. This includes sidewalks in front of the house and sidewalks along the perimeters (Hamilton Pkwy. and Hangar Ave.) Remove trees that are causing sidewalk damage. If removing a front or side yard tree, don't forget to complete an application prior to doing so at hamiltonfield.org.

In January/February, we have been informed that city personnel will start removing trees surrounding the Hideaway neighborhood. Funding is provided by using Landscape and Lighting District funds in which Hideaway properties are located. There isn't enough funding at this time to address this entire area but the plan is to start with the removal and replanting of trees along Hangar Ave. The replacement trees will be carefully chosen by a landscaper hired by our association working with the City of Novato and will be appropriate for the available space. The rest of the tree removal and wall repairs will be completed once the city and association have arrived at a financial settlement. This initial project is scheduled to be completed by the end of February of 2020. **A meeting with Hideaway residents is scheduled for Saturday, December 14th at 10:00 AM** in the cul de sac area. At this meeting (rain or shine!), we will share tree species that we are proposing once the sycamore trees are removed. We hope that you can join us! We are confident that you will be happy with the replacement trees and the work that will be done. If you have any questions and/or concerns, do not hesitate to contact Nancy at nancykawata@gmail.com.

Traditions Wrought Iron Signs and Light Poles

Thank you so much for painting your mailboxes! It really freshens up the neighborhood. Traditions is looking at having the wrought iron signs and light poles painted in 2020. The wrought iron arch and iron work throughout the neighborhood will be painted when the walls are painted.

Traditions Parking

Please remember that there is no parking on any street where there are no sidewalks. If you have tenants and/or guests, please inform them. The streets in our neighborhood were intentionally designed to have parking on only one side of the street. If there is parking on both sides, emergency personnel will have a difficult time navigating the streets. A couple of residents met with Novato's traffic engineer and there will eventually be new signs and a couple of poles installed regarding parking so that it is clearer where one can park and not park. In regards to parking enforcement, residents can call the Novato police who will ticket for illegal parking.

Dog Excrement

Thank you so much for cleaning up after your pets! Please remember to continue doing so and disposing of waste in an appropriate container.

Once again, please contact Nancy with any questions and/or concerns. Thank you for making Traditions and Hideaway two of the most unique and beautiful neighborhoods in Novato!

Sincerely,

Nancy Kawata, Traditions Director, nancykawata@gmail.com

Kirsten Fasching, Hideaway Director

