

September 11, 2018

To Hamilton Field of Marin Association Owners,

This is a disclosure regarding conversations with the City of Novato about who is legally responsible for the repair and maintenance of our privacy walls. We are sending you this letter because we think you should be informed in writing about this situation. The Hamilton Field of Marin Association represents the Hamilton Homeowners Association (HOA) and is not tasked with representing our owners' interests with the City of Novato. We encourage you to speak directly with the City of Novato regarding your concerns.

Executive Overview: Our neighborhood privacy walls are in need of expensive repairs. Many street and owner trees will need to be removed to protect these walls from further damage. Some owners will be required to pay for and arrange for repairs and landscape removal. The Traditions neighborhood is the most affected because so many homes are adjacent to these walls. The issue is also a larger one in regards to who bears the cost of long term maintenance and replacement of walls, sidewalks and trees. Also, the removal of so many trees will negatively affect the look of our community during this transitional stage.

On September 4, 2018, we met with Regan Candelario, Novato City Manager, and Russ Thompson, Director of Public Works, to discuss the status of our neighborhood perimeter walls. Items of discussion included the following:

- Responsibility of wall repair
 - Is the exterior of the walls the homeowners' responsibility or can Community Facilities Development (CFD) funds be utilized for repairs?
 - What if exterior damage is caused by trees or landscaping planted by the City of Novato?
 - What if exterior damage is caused by homeowners' trees or landscaping?
- Painting of walls
 - Can CFD funds be utilized for painting of walls or should homeowners and/or HOA be responsible? The walls were painted quite a few years ago and CFD funds were utilized.

As a result of our meeting, we have committed to getting together in two weeks to review paperwork in regards to Hamilton CC&Rs and CFD funds. In addition, Public Works will be surveying the neighborhoods to determine damage caused by CFD trees (trees planted by the City of Novato) and will make improvements accordingly. If repairs involve removal of trees, a community meeting will be held prior to this taking place. Tentative dates include survey and

some repairs being completed by the end of October and a community meeting to be held in November.

We reassure everyone that there will be full disclosure in regards to the meetings and the community will be fully informed with opportunities provided for input. For twenty years there has been discussion with the City, the HOA Board, and Hamilton residents concerning the responsibility of our perimeter walls. In the meantime, our walls have deteriorated. We are committed to resolving this issue so that we can move forward in our goal of keeping Hamilton beautiful. We thank Regan Candelario and Russ Thompson for their time and commitment in working with us.

Reminder: If you have a tree causing damage to your wall or sidewalk bordering your wall, the tree may have to be removed and the sidewalk or wall repaired. Take time to survey your own yard and make landscaping adjustments as needed. If painting your wall, remember to complete an Application for Design Review if the paint is a different color and will be seen from the street. It is imperative that the exterior of the walls remain a uniform color. For additional information regarding CFD funds, access this link:

<http://novato.org/about-novato/search?q=hamilton%20CFD>. The Hamilton of Marin Association CC&Rs may be accessed on the hamiltonfield.org website.

Please do not hesitate to contact Nancy or Marie if you have any questions and/or concerns.

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Nancy Kawata, HFMA Treasurer and Traditions Director, nancykawata@gmail.com

UPCOMING BOARD MEETING:

WHEN: September 26, 2018

TIME: 6:30PM

LOCATION: Hamilton Art Center, 2nd Floor Conference Room

Agenda to follow