

April 22, 2019

***Hamilton Field of Marin Association***  
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Dear Hamilton Homeowners,

We recently met with city staff to discuss the need to repair the privacy walls surrounding homes in Traditions, Newport, Sunny Cove, Bayside, Hideaway and Southgate neighborhoods. Hamilton Park takes care of their own walls and is not included in this discussion. There is no damage to The Landing walls that we know of.

The city just finished a detailed survey of current wall damage locations. The survey is posted on the HOA's web site. The city has determined that wall damage has been caused by different factors. Some damage is from trees that line our streets. Some damage is from homeowner trees and other landscaping planted close to the walls. In addition, settling has caused damage. They have made a list of all locations and what they think is the cause of the damage. If you have a wall on your property please check to see if your address is listed.

The first issue is to determine how to repair the current damages. How should each damage area be repaired and what will it cost? Who is responsible for carrying out the repairs? Who pays for it? How will the money be assessed and collected from owners or the HOA? If tree roots are causing damage the city says the tree should come out first. Should the city plant other landscaping to replace the street trees they plan to remove?

The second issue is who will be responsible for all of these walls going forward? The City of Novato? The HOA? Or will each owner be responsible for their wall portion? And again where will the \$\$ come from? HOA assessments will likely go up if the HOA is responsible for wall inspection and maintenance.

The walls have been a concern for the last 15+ years with no resolution because there is no easy solution. The city and the HOA would like to come to some resolution so that our walls can be repaired soon and our community can look well cared for.

There will be a community meeting on **May 15th at 6:30PM** at the Hamilton Community Center. We encourage all residents to attend--not just those whose homes border the walls. Before the meeting, the city has stated that they will put ribbons on all the city owned trees they plan to remove to protect walls from further damage. **As we move through this process, it is important that homeowners whose homes border a wall become active participants. The city has told us that if nothing is resolved, the walls will be the responsibility of individual owners.** Please notify Nancy Kawata for additional information at [nancykawata@gmail.com](mailto:nancykawata@gmail.com).

Sincerely,

Marie Hoch, HOA President/Nancy Kawata, HOA Secretary

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