



CITY OF NOVATO
CALIFORNIA

PERIMETER WALL MAINTENANCE & REPAIRS

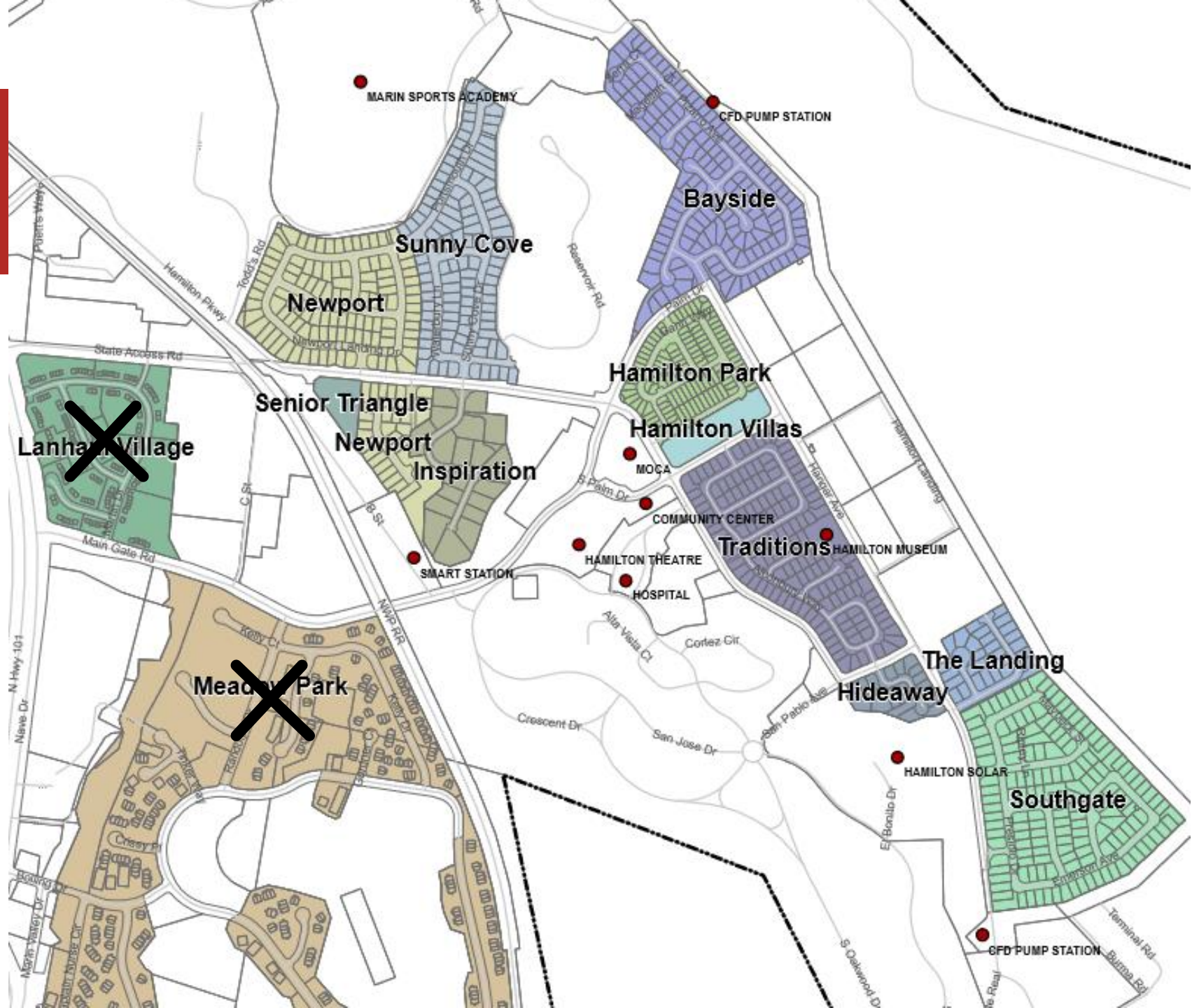
NEIGHBORHOOD UPDATE - HAMILTON COMM. CENTER
MAY 15, 2019 6:30 PM

TONIGHT'S DISCUSSION

- Thank You Ham. Fields HOA Board (*Marie Hoch & Nancy Kawata*)
- Brief Discussion of the CFD, Ham. HOAs, and Private Property
- Facility Maintenance in Hamilton
 - *City of Novato*
 - *Community Facilities District (CFD)*
 - *Homeowner's Associations – Hamilton Fields, Hamilton Park, San Pablo (Hideaway)*
- Findings of Recent Study
- Next Steps



SUBDIVISIONS



CFD / HOA / PRIVATE PROPERTY IN HAMILTON

CFD

- *Formed to finance installation & maintenance of some infrastructure*
- *Mello-Roos District, paid for on property tax bill*

HOA

- *Homeowners control of the maintenance of neighborhoods*
- *Ensure quality*

Private Property

- *Maintenance of private homes & yards*



FACILITY MAINTENANCE IN HAMILTON

CFD

- Perimeter landscape, levee + pumps, Main Gate entry + misc. low walls
- Fees established by Engineer's Report for specific improvements
- Can only be modified by 2/3 vote

HOA

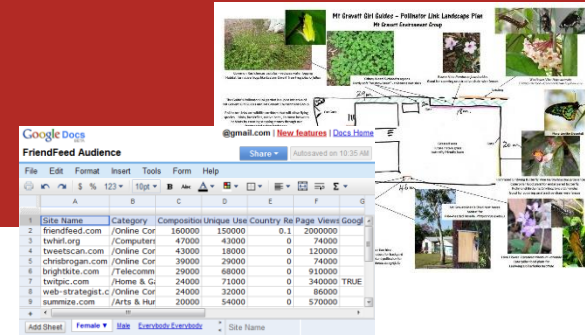
- Internal landscape and entry features
- Controls neighborhood character – ensures quality maintenance
- Fees established by Engineer's Report for specific improvements

PRIVATE PROPERTY

- Private landscaping, homes, and fences



FINDINGS OF RECENT STUDY



- 31** **CFD** maintained street tree
- 28** Combined **CFD** street tree and **Property Owner** tree(s)
- 39** Private **Property Owner** tree
- 6** **HOA** maintained entry areas / signs (*pergolas*)
- 6** Private Property Owner - **ground settlement** (undetermined)

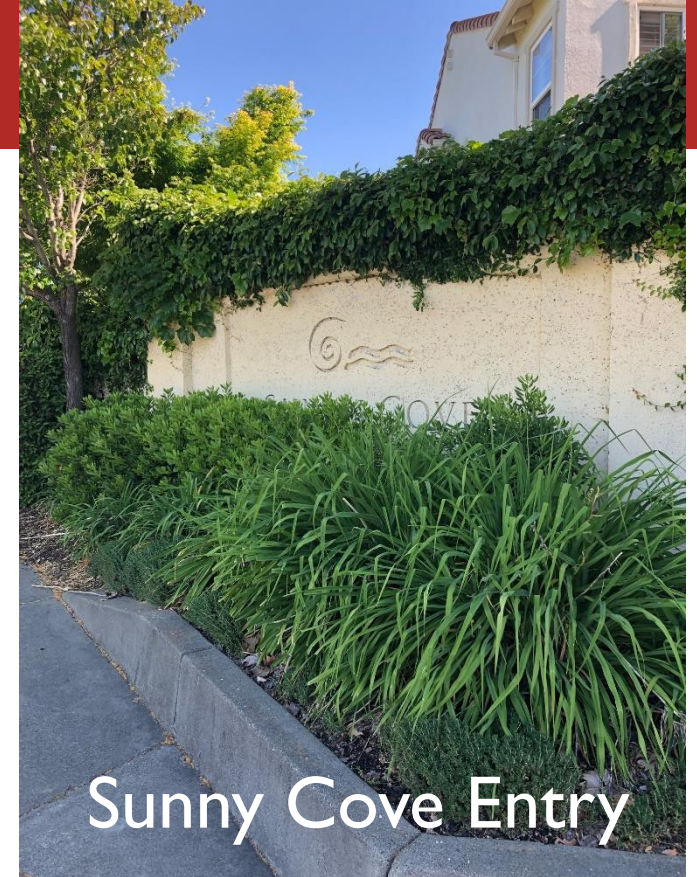
108 Repairs Needed



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VINE REMOVAL

Southgate Entry



Sunny Cove Entry



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SYCAMORES



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SIDEWALK DAMAGE



“PRIVATE” DAMAGE



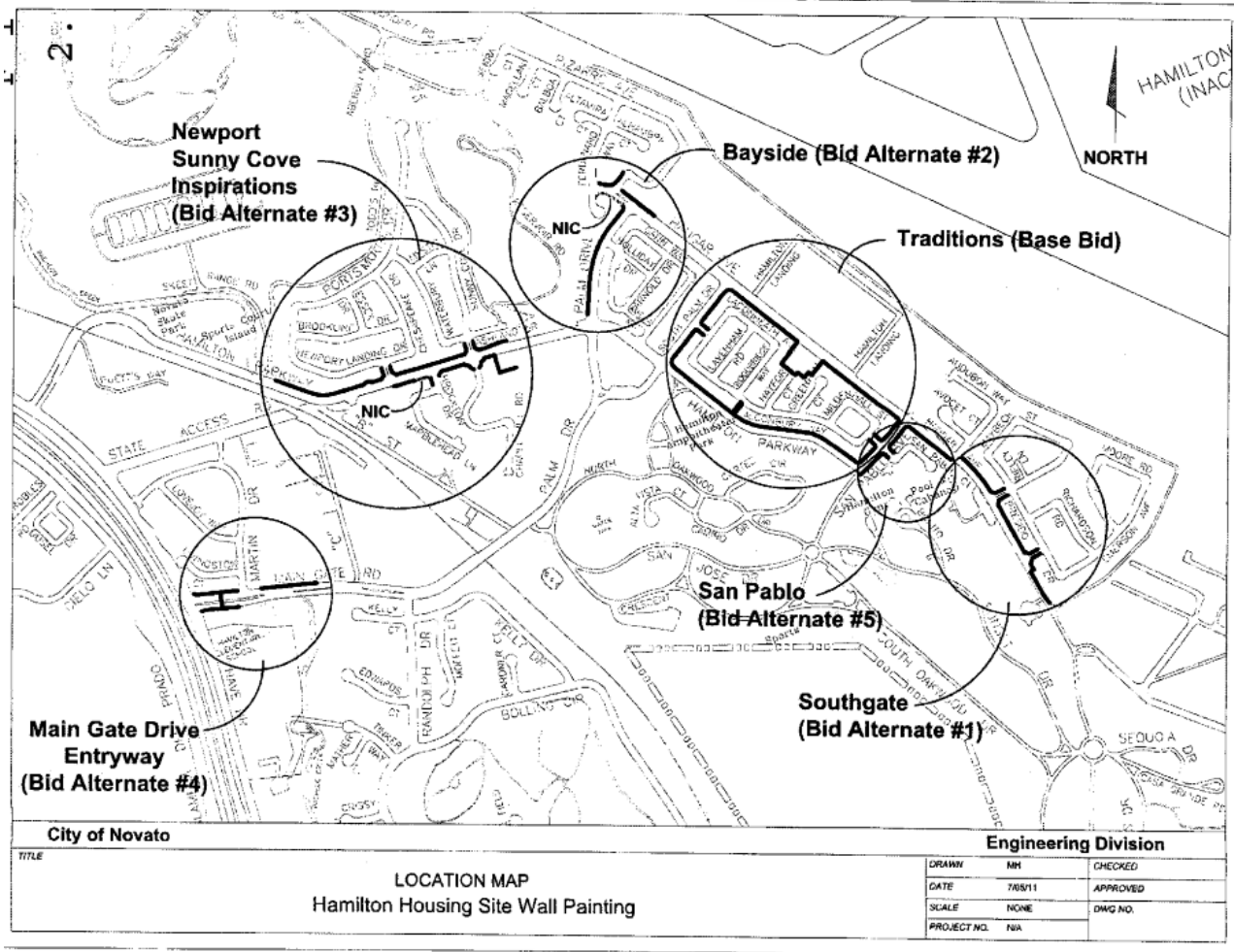
CURRENT UNDERSTANDING

What we know:

- Important to the community – *character defining*
- Walls were to be transferred to the HOA – never done
- Perimeter walls currently belong to the residents
 - *Not the intent, and really doesn't work*
- City, CFD and HOA cannot pay for private damage
- HOA wants to ensure walls are maintained into the future
- CFD is responsible for damage by CFD trees
- Sycamore trees near walls are a problem now, and in the future
- Vines need to be removed



2011-2012 WALL PAINTING PROJECT BY CFD



CFD Expended \$45,000



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ISSUES MOVING FORWARD

1. **City** to finalize plan
2. **CFD** to pay for CFD damage
3. **Private property owners** who've damaged walls will pay to repair their damage
4. **CFD (City)** to agree to solution with **HOA** – agreement, funding, etc.
5. **HOA** to manage and hire contractor to repair & paint walls
6. **HOA** will own and maintaining walls
7. Problem trees in r/w to be removed and replaced **by CFD** over time
8. **Vines** to be removed
9. **Walls** to be repainted
10. **HOA** to address **additional** maintenance **assessment**



SCHEDULE

- 2015 Initial damage assessment by City
- 2018 Legal research
- 2019 Updated field review
Meetings between City and HOA
Tree and vine removals by CFD
Agreement by CFD (City) and HOA, funding plan requires CC & HOA Approval
Engineering plans and specifications
- 2020 Project bid by HOA
Repairs made and walls painted
- 2021 HOA evaluates funding, and impact on assessments





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QUESTIONS??

