

# GREENBRAE

## NOTICE OF ANNUAL MEETING

Tuesday, April 11, 2017 • Central Marin Police Authority Community Meeting Room • 7-9 p.m.

PUBLISHED BY THE GREENBRAE PROPERTY OWNERS ASSOCIATION (GPOA)  
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Hello Greenbrae Residents!

I am writing on behalf of the members of the GPOA's Board of Directors, who, along with me, are Scott Sherman, David Sternberg, and John Holzwarth. As volunteers, your Board members donate significant time to our community. With your approval at the upcoming GPOA Annual Meeting, new and long-term residents Eric Palm and Noreen Kimelman will join the Board. The Board is always looking for volunteers. Please contact the Board if you are interested in doing so.

We hope your New Year is off to a great start and expect you may be looking forward to an end to the incredible rainy season and the beautiful progression of spring. The Board invites you to the GPOA's Annual Meeting, which will be held on Tuesday, April 11, 2017, from 7:00 p.m. to 9:00 p.m. in the Central Marin Police Authority Community Meeting Room, located at 250 Doherty Drive in Larkspur. Below is a brief update on the Board's efforts in the past year, followed by an agenda for the meeting. Please be sure to review the enclosed 2017 Landscaping Report that Scott prepared. It contains a summary of the recent landscaping improvements and developments in our community.

The top issue facing our community is the upcoming ballot proposal to raise from \$150 to \$300 the annual County Service Area #16 parcel tax each homeowner pays for landscaping maintenance and improvements. The Board worked with the community, the CSA 16 Advisory Board, and the County of Marin carefully analyzing historical, current, and projected revenues and expenses. The Board determined that the \$150 increase was necessary to continue to pay increasing maintenance costs, which used approximately 85% of available revenue in 2016, and to make needed capital improvements. The ballot, which is known as Measure A, will be mailed on April 3, 2017. Votes are due by May 2, 2017. The Board urges you to **VOTE YES ON MEASURE A.**

The GPOA's website ([www.greenbrae.org](http://www.greenbrae.org)) contains very helpful information relating to Measure A, which requires a two-thirds majority of those voting to pass. The website has the handouts from the meeting the GPOA hosted on March 14, 2017, which include financial spreadsheets of the historical and projected revenue and expenses, a list of the numerous improvements made since 1995, and a list of budgeted improvements, including the following: the first island at Corte Cayuga, the second island on La Cuesta, and the medians on Via Navarro, Via Barranca, Via Cheparro, and Via La Paz. Future improvements include the Eliseo and La Cuesta entrances and, provided there are available resources, the first island on Los Cerros, the long island on Eliseo, the Sir Francis Drake frontage between La Cuesta and El Portal, the north and south islands on Via La Cumbre, and the islands on North Almenar, Corte Morada, Corte Anita, Corte Elena, Vista Grande, Corte Ramon, and Corte Lodato.

Historically, the annual CSA 16 parcel tax was \$75 when it began in 1971 and increased to \$150 in 1993 where it has remained for 24 years. With maintenance costs rising and using an increasing part of the available revenue, there are relatively few funds left for necessary improvements. The Board is convinced that the beautification of our community over the past 30 years has greatly contributed to the increasing value of our homes and provides benefits and enjoyment



to all residents. The Board supports raising additional funds to continue to further improve and beautify our community's vast common landscaping. We urge you to attend the Annual Meeting on April 11, 2017 to ask questions and learn more about Measure A before casting your vote.

The Board always can use help from the outstanding citizens who live in Greenbrae. In particular, we are looking for someone who wants to take on the task of organizing the Community Picnic. Please contact us by sending an email to [info@greenbrae.org](mailto:info@greenbrae.org) if you are interested in organizing the Picnic. We also urge residents to sign up for the GPOA's email list by visiting our website, [www.greenbrae.org](http://www.greenbrae.org), so we can readily share news and important community information.

The Board encourages residents to complete and return the 2017 Dues Coupon enclosed with this newsletter. Unlike the mandatory CSA 16 parcel tax all homeowners pay, our GPOA dues are voluntary. The Board urges you to contribute to the best of your ability and to save postage by bringing your voluntary annual dues with you to the Annual Meeting in the enclosed envelope with the remittance card. Your contributions are our only source of revenue and are much needed to cover the costs of the Community Picnic, accounting and bookkeeping services, insurance, the cleanup day coupon, printing and distribution of newsletters, website maintenance, and some landscaping improvements.

The GPOA Board looks forward to seeing you at the Annual Meeting on Tuesday, April 11, 2017 at the Central Marin Police Authority Community Meeting Room, located at 250 Doherty Drive in Larkspur.

*Jack Valinoti*

GPOA President

#### **GPOA ANNUAL MEETING**

**PLACE: Central Marin Police Authority Community Meeting Room**

**250 Doherty Drive**

**Larkspur, CA 94939**

**DATE: Tuesday, April 11, 2017**

**TIME: 7:00 P.M. TO 9:00 P.M.**

#### **AGENDA**

1. Nomination/election of 2017 GPOA Board of Directors
2. Report by County of Marin Supervisor Katie Rice
3. Report by City of Larkspur Elected Officials
4. Reports by Central Marin Police Authority and Marin County Sheriff's Department
5. County Service Area 16 Report and Update on Measure A
6. Landscaping Maintenance Update
7. Architectural Design and Review Committee Report
8. GPOA Board Comment on Various Greenbrae Issues
9. Floor Open to Homeowners for Questions and Comments

