



Sleepy Hollow Bulletin



JULY 2021 PRESIDENT'S LETTER

Daily Activities at the Community Center Start!

Thank you to everyone who made the 4th of July celebration an amazing day! I've never seen a crowd for our parade this large. We normally have some gaps of people along Butterfield but it seemed like this year every driveway was full of neighbors cheering on the cars, floats, bikers and walkers! This day was needed by all after many months of being hunkered down because of COVID.

Community Center

Many people have worked tirelessly to get this phase of construction completed and it was very rewarding to hear all the positive comments from neighbors. There's more to do in Phase 2 to finish everything we have planned, but I know the support from our community will get this project completed.

The daily activities at the Community Center have started!

In July we had a soft launch and offered nine free classes: yoga, cardio and strength, cardio dance, mixed martial arts and more. We'll continue to offer free classes through August. So far we are averaging around 10-12 people per class.

HOLD THE DATES FOR THESE UPCOMING EVENTS:

August 6th: First Friday Casual Family Social 4:30 - 8:00 p.m. Bring your own food and drink down to the Community Center and have dinner with friends. The pool will be open for swimming.

August 13th: Kids Movie Night 6:00 - 8:00 p.m. Drop the kids off at the Community Center and have a date night on the SHHA. Pizza and popcorn will be served. Kids 5+. Free for SHHA and Friends Memberships. \$15 for non members if space is available. Please register for this event so we have an accurate headcount.

August 28th: Last Saturday Summer Social 5:30 - 9:00 p.m. We finally get to bring back our summer socials! We'll have live music and will sell beer and wine. The pool will be open.

September 14th: VOTE - The Community Center will once again be a polling location for residents to vote in person from 7:00 a.m. until 8:00 p.m.

More details to come on all of these events. As always, you can find all the events and activities on our calendar <https://shha.org/events>

The Sleepy Hollow merchandise has arrived and if you preordered we will be distributing it at the August 6th and 28th events! We'll also be selling merchandise at these events.

A big shout out to Aya Andrews and the new Sleepy Hollow Social Club for organizing these special events! Interested in joining the Sleepy Hollow Social Club? Contact Aya at mail to: shhaevents@gmail.com.

4TH OF JULY



SHOW UP FOR SLEEPY HOLLOW

Sleepy Hollow volunteers needed.

July 4th: shhajuly4th@gmail.com

President - Spencer Adams,
shhapresident@gmail.com

Vice President - Pete Mayer

Membership - Hayley Mullen

Bulletin Editor - Norma Novy:
normanovy@comcast.net,
415-499-9409



Tennis Club -
Chris Staskus: www.sleepyhollowtennis.org



Swim Team -
Anne-Marie Kostecki
presidentshst@gmail.com



Legend Club -
Ronda Lundbaek
lundbaek@comcast.net

Clubhouse Scheduling Manager -

Marin County Supervisor
Katie Rice: 415-473-7825
krice@marincounty.org

Marin County Sheriff: 415-479-2311
(9-1-1 if crime in progress)

California Highway Patrol:
415-924-1100

CHPMarin@chp.ca.gov

trafficconcern@centralmarinpolice.org

www.shha.org



News & Notes from Supervisor Katie Rice

County of Marin's Restrictive Covenant Project

On July 12, the County launched the Marin Restrictive Covenant Project (RCP), a special project designed to educate, involve, and inform Marin County residents of the history and significance of government policies and programs around housing that were a primary factor in creating segregated communities in Marin throughout the 40's, 50's and 60's, a period of significant housing growth in the county. The use of restrictive covenants – legal until the mid-60's – was used to prohibit the purchase, lease, or occupation of a property to anyone other than people of "white/Caucasian/European descent." While those covenants are illegal today, the language remains in property deeds throughout Marin. In fact, several years back, I found that my deed included the restrictive language and I recorded a Restrictive Covenant Modification document with the Assessor-Recorder's office.

Current and former residents of Marin County are invited to participate in the RCP in several different ways. Through the collaboration of the Community Development Agency, the County's Office of Equity and the Assessor-Recorder's Office, residents of Marin are able to certify and affirm that

illegal and racially restrictive covenants are unconstitutional and violate current laws and County values. Additionally, residents, former residents, and families who currently or formerly lived in Marin are encouraged to share personal stories about the impact of racial covenants in Marin. Lastly, residents can work with the Assessor-Recorder's office to record a modification document. For more information about the Restrictive Covenant Project and how to participate, visit the project website at <https://www.marincounty.org/main/restrictive-covenants-project>.

MARK YOUR CALENDAR



Westinghouse Electric & Manufacturing Company Time Capsule contents, New York World's Fair, 1939

Zamira's 20 years of experience have resulted in sales prices that exceeded her Sleepy Hollow Sellers expectations!



215 Stuyvesant Drive
 List Price: \$1,899,000
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1349 Butterfield Road
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 Sales Price: \$2,955,000
 Results: Sold 129% over list price



109 Van Tassel Court
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 Sales Price: \$2,720,000
 Results: Sold 114% over list price



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COMPASS

SHHA BOARD MEETING

August 5, September 2, 7:00 p.m. via Zoom teleconference

2 CURBSIDE CHIPPER SERVICES

Week of Sept 27, August TBA. Sign up at chipperday.com/marin

POOL SIDE SOCIAL

August 28, 5:00- 8:00 p.m.
 Band, food and beverages to buy. Pool open

Neighbor donating time capsule to commemorate 75th anniversary of the Sleepy Hollow Homes Assn.

"Time Capsule" sounds rather grand – like the one created for the World's Fair in 1939, but ours is more modest - just 6 inches by 24 inches, but still plenty big - to be closed up inside a wall of our newly-renovated community center.

You can be part of history and the future by suggesting or contributing things to put into the time capsule. Artifacts from the past, and symbols of life today in Sleepy Hollow. Old and current maps, photos, documents, materials, video/sound of events, music, something that will be better 25 years from now when we gather again

to celebrate 100 years of Sleepy Hollow community spirit?

So if you have ideas for small items we should include from 1955, 2021 and years in between, please reach out through the main SHHA email address or contact Kai Broms at kbroms@comcast.net. He is working on a list of things donated by members of the community. Once we have enough great material, we will gather the items from the donors, seal them up in our time capsule and then close it up in a wall on a date to be determined before the end of the year.



Are we there yet?

Come see your almost-ready-for-prime-time Sleepy Hollow Community Center.

Preview events including exercise classes for all ages and abilities and kids movie nite are scheduled now, and a full array of opportunities including open hours for just dropping in are coming in September. Scouts will be meeting and we'll once again be the polling place September 14. Residents are gathering to plan and oversee a full range of events and occasions based on input from your survey and ideas from new and long-time neighbors. Volunteer at shhaevents@gmail.com.

An inline gas generator is ready for the next power loss; the building is air conditioned for extreme heat events; and multiple electrical outlets and charging stations are in place.

Most of the new furniture is in place. There is a conversation area, a large screen TV, seating and game table in the Porch Library. Coming in August are conference / study tables and seating and a credenza that will be home to a Kourig self-serve coffee maker. We hope to work out more coffee options and pastries at least one day a week.

We are developing operating hours and poli-

cies, new rental agreements, and zero waste practices.

The rush of bicycles in the parade and in general at the July 4th festivities accelerated our work with the County to develop safe bike parking for everyday and plan for large events. This was not in any budget and we need volunteer help to build it, once designed.

Unexpected problems with some areas of the site hardscape require correction and we are working with Marshall Brothers Enterprises to complete that as soon as possible.

The SHFPD will sponsor the landscaping, planting fire smart demonstration gardens in the fall. Gardens are already laid out and being filled with soil.

Two black gum trees, known as Tupelos, and a native broad leaf maple are making their new home in the courtyard. Planted just before the extreme hot spell, they are recovering with lots of TLC and showing new growth.

Tree shade will be supplemented with umbrellas in the courtyard, potentially with inground stands. A scattering of tables and chairs can take advantage of the shade wherever it is.



Deeper Dives on all aspects of Phase 1 and Phase 2 are on the Community Center page of shha.org.





Where are we going?

Priorities to complete the Community Center master plan in this Phase 2 are renovation of the locker/bath rooms, new outdoor showers, play and fitness areas, emergency supplies storage building and site office, and outdoor fireplace conversation areas

Bath and locker rooms

Bath/locker rooms will have all new fixtures, flooring, tile, paint, ventilation, and heat. Selected finishes are shown in the samples pictured here and are available to see up close in the Community Center. These rooms received in Phase 1 all new windows,



skylights, roof, exterior paneling, janitor's closet with deep sink opening from the boys bathroom, and a water fountain with bottle filling station in the hallway.

Outdoor showers will join the locker rooms with an arbor corridor, and will have a solid floor with drains, a roof, and an additional water fountain and bottle filling station.

Play and fitness area

Watch your little ones amuse themselves in the new play area, complete with shade structure and flexible permeable surface. Designs under review include features suitable for children under 5 with parental supervision as well as more challenging features for ages 5 to 12. A separate area against

the south fence of the pool lawn will have fitness bars, etc. for use by adults and swim team members or others with supervision.

Emergency supplies building and site office

Storage space for SHFPD-sponsored emergency supplies and equipment, plus a small site office. Siding is Hardiepanel with battens. Electrical will be powered by generator in blackouts. This is a "twofer:" funding this frees up the flex room to be a small gym. Initial use of the flex room for SHFPD storage fulfills lease commitment.

Outdoor fireplace and furniture

A fire-centered conversation area has long been a vision for the courtyard. Permitted plans call for a fireplace with chimney and hearth built into the wall of the locker room between the two new light fixtures. Area is plumbed for gas which could

be used for a free standing fire table with surrounding furniture. We would like to include additional and replacement pool furniture if possible, including easily portable umbrellas.

Estimated costs of Phase 2 are \$500,000 to \$700,000, compared to \$1,800,000 spent on Phase 1.

We are seeking sponsors, matching gifts, volunteers, and some private financing and we need strong support from community donors. Gifts now and pledges payable in installments this year and first quarter 2022, will allow us to begin construction in October and be complete by spring 2022. If you are new, please give to help build the best future for your family in Sleepy Hollow. If you have already given, thank you, and please consider additional support now. Our goal is to average new giving of \$4500 per family. Former donors, please consider a new gift of an amount that takes your cumulative giving to \$4500, or make a new gift of at least 1/3 of your prior giving, or simply "round up" as from \$4500 to \$5000. Many gifts will need to be larger than \$4500 to reach that average. In prior giving, more than 35 families have given over \$10,000, including new residents seeing their future here, and long term residents giving back for decades of community.

Visit www.shha.org/about-us/charitable-foundation for details and to give or pledge. Or send questions for shcfdonations@gmail.com or contact a board member.





How did we get here?

SHHA's 1946 charter included a community center to promote communication and goodwill in Sleepy Hollow. Residents built by hand with limited cash the first building, now the Founders Room. The ranch style building and hand dug pool were featured as a model for other communities in Sunset Magazine 1956. After additions and renovations in the '70s and a new pool in the '90s, the grand old home of many memories needed serious attention. Worn out systems, new building codes for safety, accessibility, and energy efficiency, and lack of spaces for people of many generations and interests.

Community surveys and focus group inputs, along with engineering assessments as early as 2011, first produced an all new, 2-story building. From the beginning the SHFPD saw the new community center as an ideal site for its offices and platform for community education and outreach, and a haven in emergencies. The community embraced the project as a dual use facility for Sleepy Hollow and fundraising began, supported by the establishment in 2013 of the SHCF which makes gifts eligible for tax deductibility.

Round 1 fundraising, 2013-2016 raised over \$800,000 in the community. Initial bids for the new facility were over \$2,500,000. A bank mortgage loan was drawn in late 2018 and Round 2 fundraising in 2018 and early 2019 raised \$551,000 in community donations. Commitments from 9 residents to private, interest-only loans to completed the financing. However, by then costs had risen to \$3,500,000 even while omitting some features. Faced with costs continuing to outpace fundraising capacity, in March 2019 the boards of SHHA and SHCF agreed to

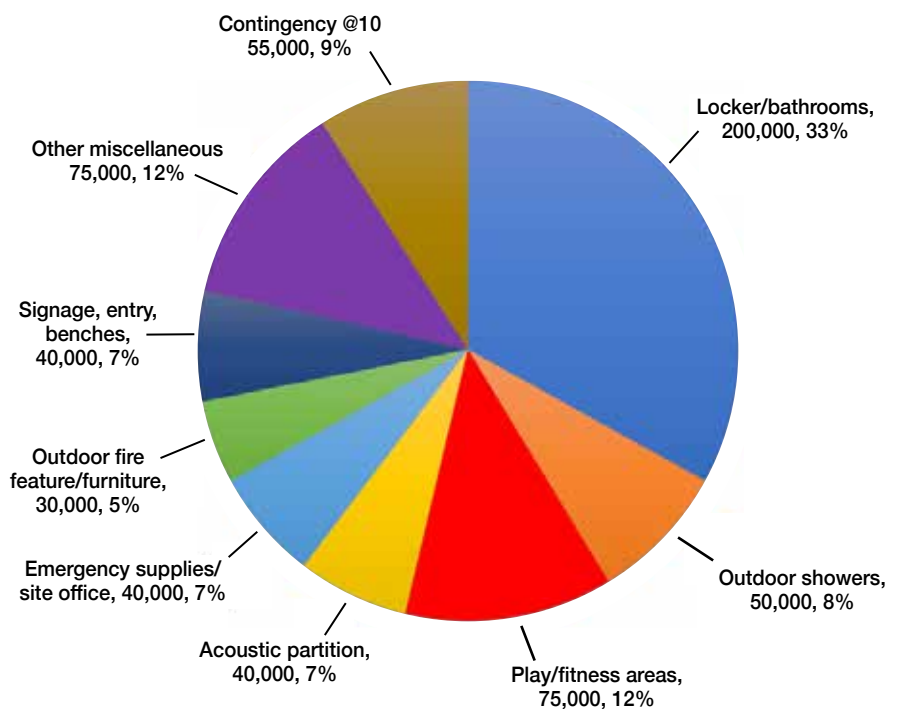
test the feasibility of a renovation design that would take at least \$1,000,000 off the cost of the project. The result, with an independent cost estimate of \$2,500,000 received enthusiastic appreciation at a Town Hall in June and on the website. When actual bids came in higher, we reduced the cost by restoring the roof of the '70s addition (once the Dance Pavilion), now the Legends Room.

COVID 19 changed the economic outlook and delayed final fundraising, so we committed to complete Phase 1 with funds on hand. Building permit was ready September 1, 2020 and the renovation began September

2. We kept all the features of both Phases in the Master Plan, and the permit allowed construction of all features. Now, as we use and enjoy the Sleepy Hollow Community Center, we are ready to raise the money to get the job fully done.

All features except the play area are designed, engineered, permitted and were bid in mid 2020. Bids are being refreshed now. Play area design options are being requested and reviewed. Total costs are estimated now between \$600,000 and \$700,000, and we have a goal to complete the improvements within a \$600,000 cash budget, allocated approximately as you see in the pie chart of components. Pledges and gifts now will allow starting sooner and having more ready in the spring of 2022.

Phase 2 Estimated Costs = \$605,000



SHHA Meeting Minutes June 3rd, 2021

Attendees: Spencer Adams, Jan Blackford, Gina Singleton, Aya Andrews, Lauren Thornhill, David Baker, Hayley Mullen, Pete Mayer

Safety Update: Neighbors on Van Tassel reached out to Spencer Adams regarding issues with cars parked on both sides of a narrow street. This makes it hard for residents to navigate and can be a safety issue if emergency vehicles cannot pass. We are looking into the local ordinances and will communicate those regulations to all residents.

There was a hit and run incident on Van Tassel Ct.

A parked car was hit by a white Jeep. This was caught on a neighbor's doorbell camera. Residents have reported more incidents of packages being stolen and in one instance a man tried to enter a house via the backyard gate in the middle of the day.

Anyone with a doorbell camera can register it with the Sheriff's office. When a crime occurs, the Sheriff can contact registered owners of nearby cameras and ask to see the footage to help the investigation. A private citizen on Butterfield is testing out two cameras, similar to doorbell cameras, that can be used by the Sheriff's department only if they are investigating a crime. The hope is they will be able to record license plate numbers. They are testing to ensure night vision works and the range of the camera.

Satellite phone map is now on the website.

Eyes up safety campaign for Butterfield will start up again. Signs will be posted along Butterfield and other high volume roads in Sleepy Hollow.

Cell Service Update: We are waiting for the San Domenico and Verizon agreement to be completed. We are still in discussions with AT&T. They see San Domenico as the most viable location.

4th of July Planning:

Planning is underway with many board members helping out. Permits have been secured and agenda is posted to the website. Food trucks will be available to sell food instead of our normal BBQ.

Membership: 335 Active SHHA Members out of 833 homes. Our goal is 420 members. We are hosting a new resident coffee at the community center on June 19th. A Johnny Donuts truck will provide free coffee and donuts to new residents but all resident are welcome.

Operations and Activities:

Aya is working on the activity plan for the Community Center. We hope to start offering classes and activities starting the week of July 11th.

Pool Update: Swim is in high demand. No reservations for family swim starting June 14th! We'll keep the lap swim reservations in place for the time being.

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NEWS FROM SAN DOMENICO

Thank you for your collaboration in best protecting our communal health during this historic pandemic. With the latest COVID numbers in the County of Marin and current and expected Public Health directives, the perimeter trails around campus and the walking path and grassy areas near the main campus entrance, off of Butterfield Road, remain open for community use. We appreciate your understanding if anything changes. • When school is in session, we ask that you kindly refrain from entering other areas of campus. Thank you. Questions? Send a note to us at contactus@sandomenico.org. Stay healthy and well!



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GIRL FRIDAY/HANDYWOMAN

Need help working through your to-do list? Girl Friday **Louise Berto**

can organize your papers and files, help clear out your office, closets and/or garage, fix torn screens, sort, sell or ship your stuff, troubleshoot your computer/internet/cable system (and teach you how to use your smart phone/tablet), and program your garage and TV remotes. Licensed and bonded; local references. Energetic, empathetic help for troublesome tasks. Call Louise at 415-810-4704 (cell) or 415-460-1346 (evenings).

SMART, RELIABLE HANDYMAN

Les Ditson specializes in repair, restoration, and/or installation for people who want solutions more than remedies. A Sleepy Hollow resident himself, he has dozens of local clients and outstanding references. *"My house works because of Les' work, and I have come to rely on his intelligence, honesty, problem-solving ability, and expertise as a craftsman. His results are beautiful, nothing slipshod or flimsy, and he has saved me money on more than one occasion, making suggestions that are cheaper, simpler, and ultimately better looking than what I had envisioned. He is a gem."* M.M., Fairfax. Les Ditson 415-497-0523

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Sleepy Hollow Presbyterian Church

Home of the Justice Garden, Butterfield Farm Stand, Feeding the Hungry, and Helping Those in Need

- Music, inspiration, friendship, and prayer for all ages. Sundays at 9:30 a.m. OUTDOORS at the church, and live stream on zoom.
- Children's program: stories, art, and games teaching Respect, Kindness, Sharing, and Planet Care.
- Teens make music for fun at 10:45 a.m. - bring your instrument or find one here. All welcome.
- Contact Pastor Bev if you would like to get to know more about the church, join the garden team, or for a zoom invite: BeverlyBrewster@comcast.net

The Rev. Bev Pastor, 415-453-8221, 415-446-8267 cell
100 Tarry Road, San Anselmo, CA 94960. www.sleepyhollowchurch.org
shpchurch@comcast.net

Right: Jenni Gelman, Frankie Eakes, Jody Brockett, Linda Peltzman, Pastor Bev, Sharon Hamilton, and Merle Ongaro.



Right: Teens make music with Alex Sundays at 10:45 a.m.





SLEEPY HOLLOW

HOMES ASSOCIATION

1317 Butterfield Road
San Anselmo, CA 94960

PRSRT STD
U.S. POSTAGE PAID
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Permit #163



JULY 2021 PRINTED FOR ALL • Info about the Sleepy Hollow Homes Association at www.shha.org

- **New Fire District Website Coming:**
<https://shfpd.specialdistrict.org>
- **Removing “Hazardous Vegetation” Grant Program \$3,000**
- **30 Satellite Phones Placed Throughout Sleepy Hollow**
- **Curbside Chipper Service Week of August 2**
- **Evacuation Drill for All of Sleepy Hollow**

The Sleepy Hollow Fire Protection District

There is a new website that is being created by The Sleepy Hollow Fire Protection District. The address will be <https://shfpd.specialdistrict.org>. When this website goes live in mid-August, if you log into the old website you will automatically be redirected to the new site. The new site is better organized, easier to navigate, and includes new content. The SHFPD block captains will send out notification emails when the site goes live.

The hazardous vegetation grant program is back again this year. Up to \$3000 is available to residents for removal of: Italian cypress, Arborvitae (member of the cypress family), juniper, bamboo, and pampas grass. Application and instructions can be found at [https://shfpd.special-](https://shfpd.specialdistrict.org/grants)

[district.org/grants](https://shfpd.specialdistrict.org/grants). Thirty satellite phones that can be used to contact 911 during power or phone service outages have been strategically placed throughout Sleepy Hollow in the care of SHFPD block captains. A list of addresses where the phones have been placed is available on the Sleepy Hollow Homes Association website and the new SHFPD website. Your local block captain will notify you of the address of the satellite phone nearest to you. Block captains rely on the Sleepy Hollow Directory for contact information. If you are not listed in the directory, please email Sharon Adams at sadams131@comcast.net and she will forward your information to your block captain.

The next curbside chipper service will be available during the week of August 2. This is in addition to

the previously scheduled chipper events. Please register at chipperday.com/marin. This will be followed by another chipper event during the week of September 27. An evacuation drill for all of Sleepy Hollow will be held on the weekend of October 2. This will be a simple exercise to encourage residents to prepare in advance for a possible evacuation. More information will be provided in future communications and through your block captains. Finally, the SHFPD is looking forward to occupying our new office at the SHHA Community Center. We eventually hope to be able to have open offices on Saturday mornings for residents to drop by and get more information about wildfire preparedness. We also expect to host emergency preparedness classes in the training area.