

# THE MARINVIEW

The Marinview Community Association Newsletter - Fall 2021

**Your Home, Your Community | We Are Stronger Together**

**Activate Your Membership TODAY**

**Fire Mitigation, Heavy Brush Clearing, Fire Safety & Evacuation Planning, & Social Outreach**

*Board Members: Fred Stemmler (President), Jim Burns (Treasurer), Beth Waldman Keenan (Secretary), Alicia Asensio, Bernard Catalinotto, Leonel Figueroa, Elias Olson, Tim Požar, and Raymond Rosen*

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## President's Message

Dear Neighbors,

I hope this finds you all enjoying the beginnings of our beautiful Indian Summer. For those new to our community, this newsletter is a biannual update from the voluntary Marinview Community Association. Please enjoy the contents and if you haven't joined or renewed your membership, please consider doing so now. The modest \$125 annual fee is entirely reinvested back into our community and is instrumental in keeping this place the unique and special home that we all share and enjoy.

Amid another tough statewide fire season, I take immense pleasure in looking around our community and seeing the extensive, thorough, and proactive fuel management/removal efforts focused on our fire safety and readiness. Our membership dues are a large driver of this progress as well as the volunteer efforts of our board and fire committee members---THANK YOU! Your efforts and those of TCSD, Southern Marin Fire, and Marin County have been incredible and are deeply appreciated.

Our 100% volunteer nine-member Board continues to invest significant time and energy focusing on fire safety and risk mitigation, wilderness trail and path improvements, common area landscaping and upkeep, promoting positive social community engagement, providing current and timely digital and written communications, and more, relative to our governing CC&Rs: <https://marinview.org/wp/blog/2020/04/18/ccandrs/>. Look deeper into this newsletter to see some project details or join our next digital Board meeting on November 9th to hear and be a part of our discussions.

Don't be a stranger out there, neighbors, and Go Giants!

Fred Stemmler (President)

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## Treasurer's Report

Marinview is in good financial shape. As of September 14, 2021, we have a little over \$12,000 in our Wells Fargo account. Year-to-date, we have spent close to \$10,000 on such things as heavy brush clearing, goats, maintenance of the Countyview Island, etc., as well as another \$1,500 on clearing brush and juniper along Countyview Dr. So far only 55% of the homes in Marinview have paid their annual dues. Please go to Marinview's website ([www.marinview.org](http://www.marinview.org)) and click on the "Dues Pymt Status" to see if you've paid your 2021 dues. It also provides information on how to pay your dues.

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## How We Put Your Membership Dues to Work!!

Marinview Homeowners and Renters!

Your Marinview Board is a group of nine of your fellow neighbors volunteering to make Marinview a fantastic and safe neighborhood. We love Marinview, and we all want to keep it as beautiful and fire safe as possible. Each year, we ask you to contribute by paying your membership dues of \$125 to keep our neighborhood in the best shape possible.

How do we put your membership dues to work? We wanted to be sure you knew! A priority effort in the past three years has been fire safety. Each spring we bring in the goats and goat herders to clear out a tremendous amount of brush to start, and then we

follow up by hiring people to finish the job in the spring and throughout the year. We work with Fire Safe Marin to ensure those funds are spent as needed in Marinview. We partner with TCSD on various projects such as chipper days and fire pile burning in the spring. We also work with the SMFD on walk-throughs of different areas of Marinview to give our residents the chance to find out what each resident can do to fire-safe your own home! (And here are some tips

<https://firesafemarin.org/harden-your-home>.)

We also scout the neighborhood and hire contractors to spread gravel over paths, rebuild the stairs on the trails you likely enjoy, and consider long-term projects that may serve our neighborhood 5--10 or even 20 years down the line. We work to maintain the beauty of Marinview by contracting with a landscape gardener to tend and treat our gorgeous island of trees. Additionally, we acknowledge the contributions of past Board members and the amazing Tia of Tam Valley Elementary School through partnership trees and plaques. We have even partnered with residents and government organizations to fund the removal of dead trees and bushes and to clean up debris from squatters on private and public grounds in the vicinity of our neighborhood.

Join us by paying your dues and volunteering to use a shovel for volunteer projects to keep our Marinview the terrific neighborhood it is! If you haven't paid your 2021 membership dues, you still can! You can either send a check in the amount of \$125 to Jim Burns at 349 Carrera Drive, Mill Valley, CA 94941 using the enclosed envelope included with your mailed hardcopy newsletter OR via PayPal at [Marinview94941@gmail.com](mailto:Marinview94941@gmail.com). Checks should be made to Marinview Community Association. If you use PayPal, it's VERY important to include your name and address to track members in good standing.

To get involved, email Beth Waldman Keenan at [bdwaldman@gmail.com](mailto:bdwaldman@gmail.com) with your contact information to get on the volunteer list. Hey, if you like, volunteer your spouse and kids! If you haven't already, check out our website <https://marinview.org>.

Thank you so much for being a part of our amazing community. Welcome to all new residents!

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## Recent/Upcoming Marinview Projects

A number of residents traversing Countyview complained that the amount of brush/juniper on the north side of the street impeded line-of-sight to oncoming traffic. As noted in the Treasurer's Report, we spent \$1,500 to have the brush/ juniper removed. Some of this money was also spent on cleaning the "science trail" above Tam Valley Elementary School. Upcoming projects include treating the trees on our entrance island ---the trees are infected with a disease called "fire blight." And we continue to communicate with Marin County to have the serious root damage on Carrera repaired---they promise we're still on the list.

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## Fire Season Strategies

Two ways to materially reduce the chance of your home catching fire are to:

- Replace your home old vents (1/4" mesh) with new vents (1/8" mesh)---this is a cheap, fast way to greatly reduce the chance of embers entering your home; and
- Remove highly flammable vegetation, such as juniper, from your property, particularly if it's below your home or near a door.

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## Is My House Losing or Gaining Value?

How valuable a real estate asset is my Marinview home? Whenever we see a "For Sale" sign in our neighborhood, we can't help wondering how much that house is listing for. Some among us might even wonder, for a moment, how much we could expect to be offered for our own home. Who hasn't asked themselves this hypothetical question?

Speaking generally, average home values in Marin County are fast approaching \$1.5M, and have appreciated almost 18% over the past year---a very substantial appreciation---despite the risk of fire and earthquake, and general economic upheaval since the start of COVID. This is remarkable appreciation, considering that five years ago, the median price for a

detached home was under \$1 million. The median price currently--the point at which half the homes sold for more and half for less--was \$1.8 million in July, according to the latest county data. That marked a 17% increase over the prior July.

In July, there were 267 detached homes sold, as inventory remained tight in Marin. In June, 352 detached homes sold at a median of \$1.755 million. In July of last year, 332 detached homes sold for a median price of nearly \$1.55 million (source: *Marin Independent Journal*, Aug 30, 2021). The trend is similar in Marinview, with the median sale price currently of \$1.725 million. According to Redfin, the average time on the market is five days or less, and Marinview houses have been selling for 5% or more above the asking price. Will these trends continue?

We asked a local real estate agent and Marinview resident, Cathy Youngling, for her perspective on the housing market generally and Marinview property values in particular. According to Cathy, "Properties that are in the highest demand, both in Marinview and throughout the Bay Area, are those that offer the indoor/outdoor lifestyle people from the City feel they have lacked. Of the homes I have listed, the homes with the least 'to do' sell at a premium. The one caveat would be detached homes in solid but original condition. These are sought after as well."

If you are selling your home or thinking of selling, the staging can make a big difference, according to Cathy. "It's rare for any of us to have a home designed and decorated to appeal to today's buyer. A good staging job does that. It appeals to the largest pool of potential buyers, thereby helping a home sell for more, in less time than a 'spruced up' home

furnished with the sellers' things or a vacant home with 'God help you' virtual staging."

When we asked her about the cooling trend in the past month, Cathy explains that "Buyers are still there, but multiple bids have moderated. Some homes that may not have every box checked for the buyers are taking longer to sell. Could this be a downturn? I doubt it. This feels like a swing to a more 'normal' or 'balanced' market. Pricing, therefore, is the key, now more than ever."

Cathy Youngling -- "Real Marin Group"  
[Cathy.Youngling@Compass.com](mailto:Cathy.Youngling@Compass.com)

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## Upcoming Events

The next Marinview Board meeting is November 9<sup>th</sup>, 2021 at 7 PM. The public is welcome. A Zoom link will be provided on the [Marinview.org](http://Marinview.org) website.

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## Membership Dues

If you have not paid your 2021 Marinview Community Association dues, please send your \$125 payment at your earliest convenience using the enclosed envelope OR via **PayPal at [marinview94941@gmail.com](mailto:marinview94941@gmail.com)**. Checks should be made to Marinview Community Association. **If you use PayPal, it's VERY important to include name and address information to track members in good standing.** You can check for your status by visiting <https://marinview.org/wp/dues-status>

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We thank the members listed below who have paid their 2021 dues. We may have missed an address or two--if we missed yours, we apologize, and please let Treasurer Jim Burns know.

303 Ashton Lane  
308 Ashton Lane  
301 Bristol Place  
304 Bristol Place  
305 Bristol Place

311 Bristol Place  
303 Carrera Drive  
305 Carrera Drive  
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**2021 Annual Membership Dues – Marinview Community Association**  
**\$125 per Single-Family Residence; PayPal: [Marinview94941@gmail.com](mailto:Marinview94941@gmail.com)**

Name(s) \_\_\_\_\_ Amt. enclosed: \$ \_\_\_\_\_

Address \_\_\_\_\_

Email 1 \_\_\_\_\_ Email 2 \_\_\_\_\_

Phone 1 \_\_\_\_\_ Phone 2 \_\_\_\_\_

**Preferred Method of Contact in Emergency** (circle all that apply): Text/Email/Phone/Nextdoor  
Suggestions for the Marinview Board meetings/comments email: [marinview94941@gmail.com](mailto:marinview94941@gmail.com)