

THE MARINVIEW

The Marinview Community Association Newsletter - Fall 2026

Your Home, Your Community | We Are Stronger Together

Activate Your Membership TODAY

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

Board Members: Elias Olson (President), Fred Stemmier (Treasurer), Greg Tranah (Secretary), Tim Pozar (Newsletter), Jim Burns (Head Goat Coordinator), Leonel Figueroa, Raymond Rosen, Shana Katzman, Steven Ching

The President's Message

TWO BIG ANNOUNCEMENTS!

#1: Neighborhood Celebration! Social Event! Years in Planning!

October 10th from 2 pm to 5 pm at the TCSD Community Center. Details Below.

#2: Marinview Newsletter is going digital!

To make this a success, we need your contact information --names, addresses, and emails. The fastest way to reach you with important safety and other information is digitally.

If you haven't already, please sign up at the Marinview Community Association table at the Neighborhood Block Party on October 10th.

We are a friendly and welcoming community, and if you have a friend or neighbor who is not tech-savvy, or who may need help getting to the event, please reach out to them.

Going digital gives us an opportunity to connect with our neighbors, particularly those we may not have met. It is also cost-effective.

Marinview Neighborhood Block Party!

Date: October 10th

Time: 2 to 5 pm

Where: TCSD Community Center

Come join your Marinview neighbors for an afternoon of food, fun, and drinks. For the kids: snacks/drinks, a bouncy house, AND a special SMFD fire truck visit from our friends at Station #4. For the adults: delicious hors d'oeuvres, beer/wine, and good conversations.

Bring the whole family and enjoy a relaxed afternoon with your neighbors. It's a great opportunity to meet new people, reconnect with old friends, and celebrate our wonderful community.

We hope to see you there!

Treasurer's Report

The Marin View Community Association remains in a healthy financial position as we enter September. The Association currently holds **more than \$30,000 in cash reserves** across its bank accounts, with approximately **\$5,000 in committed payables** related to 2025 fire mitigation work. In addition, we have already spent **over \$8,000 this year** on fire prevention and vegetation management activities.

Fire mitigation continues to represent the largest share of Association expenditures and remains our highest priority. These efforts help reduce wildfire risk throughout the neighborhood and protect our homes, residents, and surrounding open space. Other Association expenses are comparatively modest and include landscaping and water service for the entry island, as well as

bookkeeping services that help keep our finances organized and in good standing.

The entry landscaping remains in generally good condition. Several replanting projects are planned for this fall to refresh select areas and maintain the appearance of our community entrance.

The Association also achieved an important financial milestone this year by opening an investment account with Wells Fargo. Wells Fargo was extremely helpful throughout the process, and the new account is expected to generate a significantly better return on our reserve funds than traditional savings accounts. While our reserves are modest, this change will help the Association earn additional income while maintaining financial flexibility.

As of September, **114 of Marin View's 240 homes have voluntarily contributed dues in 2026**, providing critical support for the Association's ongoing operations and fire mitigation efforts. We sincerely appreciate the homeowners who have contributed and encourage continued participation, as voluntary dues remain the primary source of funding for maintaining community assets and carrying out wildfire risk reduction projects that benefit the entire neighborhood.

Overall, the Association's finances remain stable and well managed. Our reserves are sufficient to meet current obligations while continuing to support essential fire mitigation activities, landscaping improvements, and prudent long-term financial stewardship.

Respectfully submitted,

Fred Stemmler
Treasurer

Does MarinView Have an HOA?

A frequently asked question by realtors representing buyers or sellers.

No. MarinView is not part of an HOA.

Property in MarinView has CC&Rs, but the County required them as part of the original subdivision approval. They were intended to ensure the original developers' compliance with specific building constraints the County established in exchange for setback waivers granted during subdivision development. These requirements are also why MarinView has wide streets and so much open space.

MarinView does have a Community Association (MVCA). Its Board is composed of residential volunteers, and one of its primary purposes, in partnership with the Southern Marin Fire Department, is to oversee and coordinate fire-mitigation efforts on these open lands.

The \$125 annual contribution to MVCA is voluntary. The Board's primary priority is the safety of MarinView residents, and wildfire is one of the greatest threats to our community. Accordingly, a significant portion of the funds collected supports fire-mitigation activities, conducted in coordination with governmental entities that own or maintain the open lands surrounding or within MarinView, including the County, TCSD, and GGNRA.

What MVCA does not do:

MVCA does not have the authority to impose assessments on homeowners.

Homeowners are responsible for improvements or additions to individual residential properties. Most improvements or additions require a permit from the County. When an improvement or addition affects a home's exterior, homeowners are strongly encouraged to review the proposed changes with any neighbor who may be visually affected and obtain that neighbor's physical acknowledgment or sign-off on the plans.

Similarly, fire mitigation on individual properties—including vegetation management and fuel reduction—is the homeowner's or resident's responsibility, not MVCA's.

Questions?

For the benefit of realtors, prospective buyers, and new homeowners, I am happy, in my capacity as Chair of the Architectural Committee, to provide additional guidance or information regarding these matters.

Fire Mitigation Report

So far in 2026, we've completed three significant fire mitigation projects. The first was, of course, the goats. Once again, they did a great job eating the grasses and other vegetation adversely impacting our neighborhood's fire danger. As always, we look forward to our hairy friends returning next May. And many thanks to our public partners in this effort: the County, TCSD, and the Mill Valley School District, all of whom make the goats' annual visits possible.

The goal of the second project was to push back the nearly impenetrable jungle at the west end of the Rhubarb Meadow. This dangerous vegetation sat directly below several Marinview homes. With SMFD's help, a narrow corridor was weed whacked around the area. This let the goat herder place his paddock fencing, which in turn let the goats come in and do their thing. And they did a great job, eating the poison oak, bramble, and other nasty vegetation. Once the goats removed the smaller plants, a human crew could remove the heavier materials the goats don't eat, limb up trees, etc. The result is an aesthetically pleasing, high-canopy, low-underbrush area and improved fire safety in our neighborhood. Many thanks to SMFD!

The third project was more straightforward and involved a small area on lower Durant. An

unsafe collection of brush sat directly below a small eucalyptus grove, which sat directly below a few Durant homes. As you probably know, eucalyptus trees, like juniper and cypress trees, are extremely flammable because of their high oil content. With the County's permission, we hired a crew to remove the brush for \$3,000. Thanks to everyone who pays their dues!

What would you like to see happen in Marinview?

If you've ever thought, "I wish we had that in Marinview". Or "Someone should do something about that". Or "You know what would really be cool", you're in luck. The Marinview board is looking for residents with good ideas or who simply want to become more involved in our community. And you don't need to join the board to do so (unless you really want to). You also don't need to commit much time. You can contribute in many ways, including social events, communication efforts, safety projects, helping neighbors, and more. Our neighborhood is a special place in part because of the people who live here.

Please consider sharing your ideas, time, etc. At our upcoming Marinview Neighborhood Block Party, we'll have an "Ideas/Suggestions" sheet and a "Volunteer" sign-up sheet. Or email the Marinview Board at mvcaboard@marinview.org. Thanks!

Upcoming Events

The next Marinview Board meeting is October 13, 2026, at 7 PM. The Marinview Board meets four times a year, the second Tuesday of the month following the end of the quarter in January, April, July, and October. Meetings are always at 7 PM Pacific via Zoom. All Marinview residents are encouraged to attend our online

meetings. Please contact us at mvcaboard@marinview.org for the Zoom link.

Membership Dues

If you have not paid your 2026 Marinview Community Association dues, please mail your \$125 payment at your earliest convenience to:

Teri Wayne
Teri Wayne & Associates LLC

749 Sun Lane
Novato, CA 94947

You can also pay via **PayPal** at **marinview94941@gmail.com**. Please make checks payable to Marinview Community Association. **If you use PayPal, please include your name and address so we can track members in good standing.** You can check your status by visiting <https://marinview.org/wp/dues-status>

We thank the members listed below for paying their 2026 dues. We may have missed an address or two—if we missed yours, we apologize. Please let us know.

304 Ashton Lane
305 Ashton Lane
308 Ashton Lane
301 Bristol Place
302 Bristol Place
307 Carrera Drive
309 Carrera Drive
311 Carrera Drive
312 Carrera Drive
317 Carrera Drive
324 Carrera Drive
325 Carrera Drive
333 Carrera Drive
335 Carrera Drive
337 Carrera Drive
338 Carrera Drive
339 Carrera Drive
340 Carrera Drive
341 Carrera Drive
343 Carrera Drive
345 Carrera Drive
347 Carrera Drive
349 Carrera Drive
353 Carrera Drive
355 Carrera Drive
362 Carrera Drive

371 Carrera Drive
372 Carrera Drive
376 Carrera Drive
379 Carrera Drive
382 Carrera Drive
384 Carrera Drive
388 Carrera Drive
390 Carrera Drive
325 County View Drive
330 County View Drive
347 County View Drive
351 County View Drive
355 County View Drive
359 County View Drive
373 County View Drive
375 County View Drive
377 County View Drive
379 County View Drive
383 County View Drive
385 County View Drive
404 County View Drive
406 County View Drive
412 County View Drive
427 County View Drive
431 County View Drive
304 Deertrail Lane
307 Deertrail Lane
309 Deertrail Lane
311 Deertrail Lane
314 Deertrail Lane
317 Deertrail Lane
318 Deertrail Lane
322 Deertrail Lane

324 Deertrail Lane
326 Deertrail Lane
327 Deertrail Lane
301 Durant Way
302 Durant Way
304 Durant Way
306 Durant Way
311 Durant Way
312 Durant Way
316 Durant Way
329 Durant Way
333 Durant Way
334 Durant Way
337 Durant Way
339 Durant Way
341 Durant Way
346 Durant Way
357 Durant Way
359 Durant Way
381 Durant Way
383 Durant Way
389 Durant Way
394 Durant Way
398 Durant Way
402 Durant Way
404 Durant Way
406 Durant Way
408 Durant Way
412 Durant Way
414 Durant Way
416 Durant Way
419 Durant Way
420 Durant Way

430 Durant Way
305 Via Recodo
309 Via Recodo
313 Via Recodo
315 Via Recodo
316 Via Recodo
318 Via Recodo
320 Via Recodo
322 Via Recodo
408 Viewpark CT

414 Viewpark CT
415 Viewpark CT
416 Viewpark CT
417 Viewpark CT
419 Viewpark CT
420 Viewpark CT
421 Viewpark CT
422 Viewpark CT
424 Viewpark CT
305 Vista de Valle

307 Vista de Valle
317 Vista de Valle



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2026 Annual Membership Dues – Marinview Community Association
\$125 per Single-Family Residence; PayPal: 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