



BELVERON EAST NEIGHBORHOOD ASSOCIATION
WINTER 2017 NEWSLETTER

Please sign up for future updates at BelveronEast.com ~ “The Little Gem off Trestle Glen”

MESSAGE FROM THE PRESIDENT OF THE BELFAST BOARD

It is hard to believe that this year is coming to an end. On behalf of the Board, I wanted to give our appreciation to all BelEast HOA members in selecting us to be your representatives. Time and time again, when talking to Tiburon realtors, town representatives, Southern Marin residents and friends in the area, I continue to get positive feedback on how our neighborhood is one of the most desirable places to live in Tiburon. This fact continues to be reinforced by the record activity that we are seeing in home sales and remodeling projects in our neighborhood. We, on the Board, continue to strive to make our BelEast community an even a better place.

After the holidays, a **detailed survey** will be sent out to all BelEast residents to get your feedback on what you care about and which areas you think the Board should work to improve. This is your chance to provide real feedback, and we would greatly appreciate your participation. If you aren't sure that we have your email, please email Anne at annemoffet@yahoo.com with your information.

The BelEast HOA is a voluntary home owners association, so while membership is not required, less than 20% of households donate every year. This limits our resources and what we can achieve. Thus we encourage everybody to become a member for a nominal fee (see back page for details). As we strive to be active in bringing the community together, here are some highlights of our activities in 2017: First, we had multiple continuing education events at neighbors' homes with a focus on fire emergency and neighborhood safety. Second, we hosted socials including a holiday party and summer block party to further tighten our community. Third, we provided advice to neighbors (when requested) on matters of safety, town ordinances and other community-related matters. Finally, we worked behind the scenes with the town, police department and other constituents on issues of personal safety, transportation, road pavement and Town projects that impact our neighborhood both directly and indirectly.

We are always looking for neighbors to get more involved in our community, and feedback is always welcome.

Happy Holidays!

Daniel, Board President, and the rest of the board – Frances, Karen, Kristina and Anne

A NOTE ON NEIGHBORHOOD SAFETY PREPAREDNESS



In November, the BelEast Neighborhood Association hosted an informational session at the Ripenburg-Keye house, where the Tiburon Police Department came to teach about best practices in case of an earthquake or fire. More information can be found on the Ready Marin website at <https://readymarin.org>. The bottom line is that neighbors should work together, have a family plan in place, and be prepared to shelter in place for a week. And in case of emergency, tune into **840AM** on your radio.

BIKE SAFETY

Did you know that the Safe Routes to Schools Team Leader for Bel Aire Elementary School, Angela McInerney, spent a year with a task force to create a fabulous “Suggested Routes Guide/Map” for all modes of transportation to share?

How to find it online:

[Reedschools.org](https://reedschools.org) → [Parents tab](#) → [Safety & Transportation](#) →
on left sidebar, go to the [Routes to School tab](#) → [Suggested Routes to Bel Aire School](#)

BELFAST FINANCIALS

| | | |
|----------------------------|-----------------|--|
| Beginning Balance (5/1/17) | \$ 1,280.97 | BelEast dues help fund all our Belveron events, as well as website maintenance fees, printing costs, bank fees, and special neighborhood projects and/or educational events. |
| Dues Received: | 648.72 | |
| <u>Expenses:</u> | | Thank you for supporting our community association! Please contact us anytime with suggestions, ideas, or if you want to get more involved! |
| - 2017 Block Party | (405.87) | |
| - Educational Meetings | (43.56) | |
| - Website | (26.00) | |
| Total Expenses | <u>(475.43)</u> | |
| Ending Balance (12/12/17) | \$ 1,454.26 | - Kristina Wollan, Treasurer |

REAL ESTATE NEWS

The pace of sales in Belveron East has remained robust, with several off market deals closing and no deals currently in the queue. Several homes are in the midst of major overhauls, while several others are in the planning and approvals stage. Thank you home owners who are investing in our neighborhood! Also, please be mindful and keep an eye out for your neighbors. With so much activity, numerous empty homes, and vacation season approaching, our neighborhood will be an easy target for crime.

RELEVANT NEIGHBORHOOD HOME SALES: Last 6 Months

| Address | Listing / Sale Date | Asking Price | Sale Price | % of List Price | Bed | Bath | SF | Lot Size | Price PSF |
|-----------------------|---------------------|--------------|-------------|-----------------|-----|------|-------|----------|----------------|
| <u>Listed/Pending</u> | | | | | | | | | |
| None | | | | | | | | | |
| <u>Closed</u> | | | | | | | | | |
| 1 Trestle Glen Circle | 12/6/2017 | \$2,795,000 | \$1,300,000 | 47% | - | - | Land | 4.79 ac. | \$6 |
| 23 Juno Road | 11/20/2017 | Off Mkt | \$2,275,000 | NR | 4 | 2.5 | 2,104 | 8,907 | \$1,081 |
| 492 Irving Court | 10/20/2017 | \$1,295,000 | \$1,305,000 | 101% | 3 | 1 | 1,012 | 7,745 | \$1,290 |
| 120 Jefferson Dr | 10/10/2017 | \$1,175,000 | \$1,300,000 | 111% | 4 | 2 | 1,433 | 7,800 | \$907 |
| 18 Apollo Road | 8/22/2017 | \$1,795,000 | \$2,075,000 | 116% | 4 | 3 | 1,914 | 7,315 | \$1,084 |
| 37 Mercury Ave | 8/3/2017 | \$2,395,000 | \$2,245,000 | 94% | 4 | 3 | 2,096 | 8,398 | \$1,071 |
| 32 Mercury Ave | 7/11/2017 | NR | \$562,500 | NR | 3 | 2 | 1,776 | 7,400 | \$317 |
| 31 Apollo Rd | 6/30/2017 | Off Mkt | \$2,450,000 | NR | 4 | 3 | 2,422 | 7,031 | \$1,012 |
| 493 Washington Ct | 6/29/2017 | \$2,495,000 | \$2,495,000 | 100% | 4 | 3.5 | 2,856 | 8,398 | \$874 |
| 4 Venus Court | 6/26/2017 | \$1,795,000 | \$1,900,000 | 106% | 4 | 3 | 2,158 | 7,501 | \$880 |
| 17 Juno Road | 6/9/2017 | \$2,250,000 | \$2,200,000 | 98% | 3 | 3 | 2,155 | 10,094 | \$1,021 |

THE 2016-17 BELEAST BOARD

| | | | |
|---------------------|---------------------|------------|--------------------------------------|
| Daniel Amir | President | 22 Juno | daniel_amir@yahoo.com 889-5567 |
| Kristina Wollan | Treasurer / Website | 12 Apollo | kwollan@gmail.com 937-5979 |
| Karen Ripenburg | External Affairs | 65 Mercury | kripenburg@yahoo.com 323.356.2023 |
| Anne Moffet Ciranni | Membership | 68 Mercury | annemoffet@yahoo.com 889-5335 |
| Frances Barbour | Events | 27 Mercury | febarbour@gmail.com 577-4601 |



2017/2018 Membership Dues

Thank you to those who contributed membership dues in 2016/2017, and thank you to everyone who came to the BelEast Block Party this summer! Big thanks especially to the Ripenburg-Keyes who went above and beyond to create atmosphere with their beautiful lounging furniture and fruit tree street barriers.

We are officially collecting fiscal year 2017/18 dues, which are currently **\$30 for families**, and **\$15 for individuals and/or seniors**.

Your contribution makes a big difference in our small community and goes toward funding neighborhood social events, website maintenance and newsletter production, and this year, efforts to refresh the Belveron East neighborhood entrance sign at Mercury and Trestle Glen! Contributions are voluntary, but go a long way toward helping us make BelEast the best little jewelbox neighborhood in Tiburon.

You can **pay your dues online via SQUARE** here: <https://belveroneast.com/about-2/>

Alternatively, we will still accept checks at 12 Apollo Road. Checks should be made out to the Belveron East Neighborhood Association.

Thank You & Happy Holidays!

Your BelEast Board

Daniel, Kristina, Karen, Anne & Frances