



THE LOOKOUT

A MESSAGE FROM THE BOARD OF DIRECTORS

Fall is upon us, the hills are slowly turning brown, although those of us who live under the canopies of giant trees enjoy captured cool temperatures on these rare hot days.

It's also time to invite members to **join the Board of Directors**, infusing new ideas and energy into our wonderful organization. Proposed Board members are added to a ballot by October 12, 2016; ballots will be mailed out to the membership on November 2. As is our custom, all ballots must be received by November 12 at the annual membership meeting, election and potluck.

We will have three positions available this year, and if you are interested in having your name appear on the ballot, please send your name, phone number and address to lynn.hindley@sbcglobal.net and nancy.gribler@yahoo.com. You will receive a call with information about the responsibilities and meeting dates.

Your MWPCA Board of Directors, along with a steadfast group of volunteers, has been busy this past year with important maintenance, improvements and events at the clubhouse, adding value to members and renters.

- New lighting in the lower parking lot
- Recessed lighting and dimmers in the kitchen
- General maintenance and upkeep
- Production of several neighborhood and community parties and events
- Movie Nights
- Rentals that bring in significant revenue
- Production and distribution of The Lookout publication

Please join us on November 12th, bring something delicious to share; the club will provide drinks for attendees.



Dogs are indeed welcome at MWPCA Board Meetings, and refreshments are usually enjoyed.

The MWPCA Board of Directors – Keith Papulius, Harold Dittmer, Steve Siskin, Susan Johnson, Carol Stern, Lynn Hindley, Peter Hindley, Nancy Gribler, Steve Schkoller, Faybeth Diamond and John Lovell

CALENDAR OF EVENTS



- Oct 9 Annual Jazz Festival - 1pm until dusk**
Great music, BBQ oysters, steak sandwiches, jambalaya, beer, wine and soft drinks.
- Nov 11 Annual Dinner and Election of the 2017 Board**
Happy Hour-6pm, Dinner-7pm, Election Results
This is a Pot Luck, please bring something tasty and nutritious to share. Soft drinks will be provided.
- Dec 11 Adult Holiday Cocktail Party**
Festivities will begin at 6pm
Please bring finger food to share with friends and neighbors. Wine and drinks will be provided by the Club, for a small donation
- Dec 17 Annual Kids Holiday Party – Time TBA**
Santa arrives on the fire truck. Always a hit with the kids, and some of the adults.

FIRE DEPARTMENT UPDATE

Defensible Space is your property's front line defense against wildfire. Creating and maintaining defensible space around your home can dramatically increase your home's chance of surviving a wildfire and improves the safety of firefighters defending your property. **100 feet of defensible space is required by law.**

Two zones make up the required 100 feet.

ZONE 1: 30 feet

- Remove all dead plants, grass and weeds.
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Keep tree branches 10 feet away from your chimney and roof.

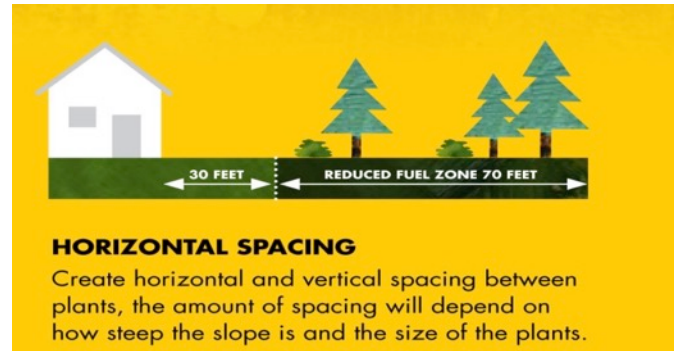
Large trees do not have to be cut and removed as long as all of the plants beneath them are removed. This eliminates a vertical "fire ladder."



ZONE 2: 30–100 feet of reduced fuel.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees
- Create vertical spacing between shrubs and trees

The amount of spacing will depend on how steep the slope is and the size of the plants.



Use Equipment Properly to Keep from Sparking a Wildfire

Mow before 10 a.m., and never on a hot or windy day. String trimmers are a safer option (vs. metal blade mowers) for clearing vegetation.

VACANT LOTS/LAND – 4907.20 of 2013 CA Fire Code – Marin County Ordinance 3550 states in part that owners of land adjacent to structures are required to maintain a fuel break 30-150 feet from structures, depending on topographic and condition of vegetation.

1. Remove all shrubs with branches less than 4 inches in diameter within 10 feet grade, 30 feet from the property line shared with the adjacent structure.
2. Mow seasonal grasses to a height of less than 3 inches within 30 feet from the property line shared with the adjacent structure.
3. Remove all dead branches and vegetation, as well as the grass and branches resulting from the above activities, within 50 feet of the property line shared with the adjacent structure.

If you have questions, or need assistance developing a defensible space plan for your property, please contact the MCFD Defensible Space Program at 415-473-2207 or email: <mailto:defensiblespace@marincounty.org>

For alternatives to manage vegetation visit

<http://www.marincountyfire.org/pesticide-alternatives> *

For more information on creating defensible space and legal requirements visit <http://www.readyforwildfire.org>



New Faces at Throckmorton Ridge Fire Station

By Faybeth Diamond

Throckmorton Ridge Fire Station is in full readiness mode for Fall — traditionally the worst month in the fire season. After various deployments during the year to fire locations throughout the state, the entire vehicle fleet is back on site, fully serviced, and ready to go. The garage is fully stocked with the auxiliary equipment — hoses, buckets, axes, boots, jackets, helmets, etc. and has been overhauled and reorganized. It’s an impressive sight!

There have been some personnel changes. The new Senior Captain is Jake Rosebrock. (He replaces Ben Ghisletta, who has been reposted to Pt. Reyes). Jake may be a new face to many of you, but he has a long history with Throckmorton Ridge, having served there in different capacities for various lengths of time over the years. He explained that the station’s operation is divided into three shifts, each having a designated captain in charge. Jake mans the “B” shift. Joe Galardo is “A” shift Captain; Keith Wallace is the “C” shift Captain.

Jake looks forward to meeting many of you, hopefully NOT on a fire call, and is happy to answer any questions you may have.



each having a designated

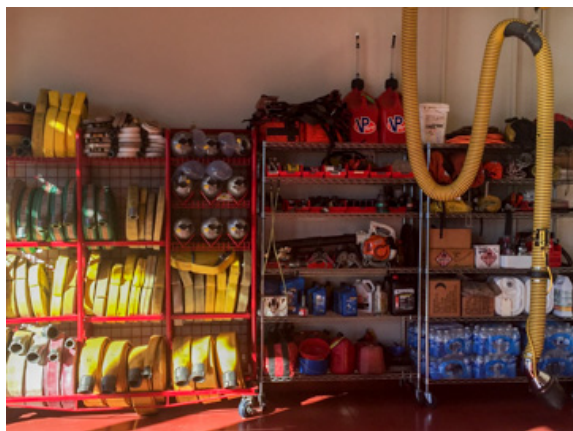


Photo by Faybeth Diamond

JAZZ ON THE MOUNTAIN

Sunday, October 9

1pm to Dark!

MWPCA Clubhouse – 40 Ridge Avenue

The **8th Annual Jazzfest** is this Sunday. Join us for one of the best easy, breezy ways to spend a Sunday afternoon on the lawn with fantastic music.

BBQ begins at 1 pm.

Admission is free.



Featuring:

Jacques Ibula

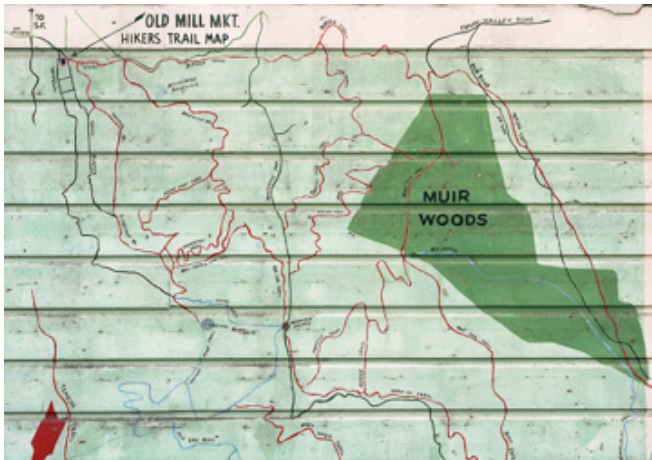
Josh Jones Latin Jazz Band
and DJ Mundi on the sound system

Tomales Bay BBQ Oysters • Pappy’s Tri-tip Sandwiches
Jambalaya • Sausages and Hot Dogs
Lagunitas Beer on Tap & Wine



A BIT OF MILL VALLEY HISTORY...

This historic trail map of Mt. Tam, historians believe was originally painted in the late 1920's, was found on the side of a grocery store that once stood across the street from Old Mill Park, at the corner of Throckmorton Avenue and Old Mill Street. The store, which changed



names several times over the years, is long gone, and replaced by condos, yet the story of the map's creation and the map itself remain thanks to the efforts of many members of the Mill Valley Historical Society.

Mt. Tam and our neighborhood have been a mecca for outdoor enthusiasts since well before 1900. The local population would swell on weekends as visitors from all over the San Francisco Bay Area arrived by train at the Depot downtown and set out on foot or the Mount Tamalpais & Muir Woods Railway to experience the hiking trails we are all familiar with.

It is said that after years of answering questions and drawing crude directions for the many hikers who used Throckmorton Avenue to approach the mountain, proprietor Norman D. Clark, of Clark's Grocery at 332 Throckmorton Avenue, hired Walter Finn, Custodian of Muir Woods National Monument, and Melville Whittaker, Chief Ranger of Mt. Tamalpais State Park, to help design a 10' x 10' scale map of the hiking trails on Mt. Tamalpais.

Mr. Clark had the map painted on the west side of the two-story grocery store building, where it was visible until it was covered by shingles in the 1950's.

For many years this map signaled the recreational gateway for hikers as they began their hikes to Mt. Tam, Muir Woods, and Stinson Beach. During this period it was also a ready visual reminder of the richness of Mill Valley's location for all of the students at Old Mill School who viewed the map daily.

This is a historical representation of local hiking trails in 1920's – and no longer an accurate reflection of today's trails.



In 2004, while the building was being prepared for demolition, the map was uncovered and salvaged, piece-by-piece by local residents CJ Carrillo and Jim Stephenson.

After being carefully stored for 10 years, the Mill Valley Historical Society is looking for a new home for this piece of history – and wishes to hang it once again in a public place in Mill Valley where it would be available for our community to view and appreciate.

It is a rare opportunity for our community to recover a "lost" artifact which has been preserved in a manner making it suitable for such a display. Increasing its value is the fact that this map not only showcases our local history, but it also provides a direct connection to the community's ongoing affinity for Mt. Tam, our neighborhood and our affinity for moving around by foot.

By Bob Wright

Photos by Tim Amyx, courtesy of the Lucretia Little History Room, Mill Valley Public Library

LIBRARY LOVE

By Diane Curtis

Mt. Tam talent is very much a presence in the beloved Mill Valley Library.

Walk into the children's section, turn slightly right and look up: Suspended from the ceiling hangs **Roy Forest's Pencil**, a 10-foot wood, steel and PVC pipe showstopper sculpture.

In almost any room touch, sit on, or place your laptop on the beautiful woodwork of **Tripp Carpenter**, who is keeping alive the legacy of his father by continuing to maintain and produce artwork desks, bookcases, tables and other furniture.

Head outdoors, take a right and enjoy the SmartGarden of native plants designed by **Apryl Uncapher** that harvests rainwater, attracts bees, butterflies and birds and tolerates drought.

Roy, Tripp and Apryl all live on the mountain.

Roy and Tripp are members of **Artists of Mount Tamalpais** and regularly participate in the group's Open Studios and Art Fest.



Roy is a painter and sculptor (and former chiropractor) who has exhibited throughout the Bay Area and beyond and won awards for his work. The Pencil, part of a 1995 series called Forest Tool Company that has been seen at exhibitions, galleries and art festivals throughout California, is one of his favorite sculptures. "I feel better about this than maybe any other artistic achievement," he said. "... It was such a treat – with extended effort and persistence -- to give this to the children and the



City of Mill Valley . . . Hopefully, art is about inspiration, opening a door into other ways of thinking and expanding one's imagination. Knowing that countless children and adults will see and be influenced by this delights me to no end!"

Tripp (for Triplet because he is Arthur Espenet Carpenter III) learned his craft from his father, whose work was known throughout the country and who built more than 100 pieces of furniture for the library, starting with when it first opened 50 years ago.

Tripp, who will be honored in October with a Milley Award for Achievement in the Visual Arts, started by mending the furniture that his father built and then began contributing his own. The pieces include a favorite-of-many loveseat with butterflies on the back that looks straight into the redwoods, gracefully curving bookcases with benches in the Fiction Room, a book drop, a 30-foot magazine rack canopy, a reference desk bookcase with drawers and three 8-foot tables for computer and study use – all art



that cries out to be admired and touched. “For me this was a huge project,” Tripp wrote on his website. “What was so fantastic was that my father left me with some stacks or fitches of black claro walnut that matched his previous work. The library could not have asked for a better match.”



Apryl is an ecological designer dedicated to rainwater harvesting modeled on nature's examples. She is co-author of the *San Francisco Rainwater Harvesting Guide* and *Creating Rain Gardens*. On its website, the library thanks Apryl “for being the spark for the idea, for helping with the grant and donating planning and design time.” “That's such a nice acknowledgement,” Apryl said. “I feel honored to be a part of the Mill Valley Library's magic it offers to our community.” She also teaches many of the SmartGarden classes offered by the library. For the SmartGarden, a rain catchment system is used in which rain from the roof is harvested and diverted into the



garden, which consists of native plants, edibles, medicinals and other beneficial plants.



Apryl shared a fun fact about library Smart Garden. She said, “It has been up and running for one full rain season, and in that rain season we have diverted over 90,000 gallons of water from the main library roof away from our streams (often carrying pollutants) and instead have directed it into the soil through rain gardens, filtering and cleaning the water before it makes its way underground to the nearest water source. Imagine if 10 other buildings did something similar - we could be filtering over ONE MILLION GALLONS OF WATER each year that usually runs straight towards the Richardson Bay creating erosion and carrying pollution. I am hoping this project becomes the headwater of a pollinator pathway through Mill Valley, currently called *Pollination*.”

MOVIE NIGHT IS BACK!!



Our second season of Monthly Movie Night is back. See these films on our big screen with HD projection. We have beer and wine and water available for a donation to those +21. We've got some chairs but if you'd prefer your own, feel free, and feel free to bring snacks that you pack out. **Films begin at 7pm. Admission IS FREE!**



Friday, October 28th

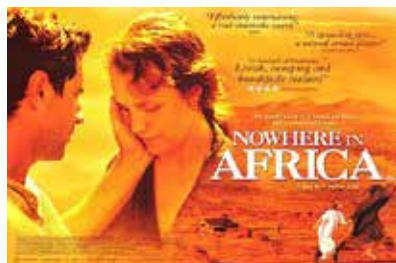
YOUNG FRANKENSTEIN

A tribute to Halloween and the beloved Gene Wilder who recently passed on. Double entendres abound, so your choice on age appropriateness. Directed by Mel Brooks with amazing comic turns by Wilder, Madeline Kahn, Marty Feldman and Peter Boyle.

Friday, November 18th

NOWHERE IN AFRICA

Winner of the Best Foreign Film Oscar, this film is about a German Jewish refugee family who moves to and adjusts to a farm life in 1930s Kenya, leaving their parents behind in those turbulent times.



ARTISTS OF MOUNT TAMALPAIS



Saturday, August 13th, was a spectacularly beautiful day at the Clubhouse. The weather was perfect for viewing our local artists' latest creations and enjoying the fabulous musical lineup. The artists had set up the art works, display walls and all, the night before. The

work for sale included photography, painting, ceramics, drawing, paper art, sculpture and furniture.

The artists arrived in the morning to deliver delicious homemade dishes shared freely throughout the day with visitors.

At 11:00 a.m. visitors started arriving, and by noon the event was in full swing with all-day music provided by the Kani'olu Hawaiian Band, Creatures of the Mountain, the Windshield Cowboys, and the Machiavelvets,

The Artists of Mount Tamalpais, sponsored by the Muir Woods Park Community Association, is a group of 21 artists who live and work on Mount Tam. This friendly group of artists, with a wide range of ages and experience, includes painters, mixed media artists, paper artists, photographers, sculptors, textile artists, ceramicists, and woodworkers—all inspired by the quiet and majestic beauty of Mount Tamalpais

Artists of Mount Tamalpais exhibits as a group (as well as individuals) in Mill Valley and surrounding areas. Be sure to visit their current exhibition at Mill Valley City Hall during the month of October. More information can be found at mounttamartists.org.

Any visual artists who live on the mountain are encouraged to join this fun and innovative group. They meet monthly to critique and discuss their latest pieces, plan events, and support each other in their artistic work. To join, please call Linda Sawtelle at 415-806-9936 or Teresa Harrison at 941-374-3432 or email harrisonteresah@gmail.com

MUIRLY MUSINGS

Autumn on the slopes of Mt. Tam is glorious with warm weather, the crunch of russet and golden maples leaves underfoot and the dramatic red of poison oak leaves. Draw in the fragrant air and look at the horizon to catch a glimpse of the Farallon Islands out on the Pacific Plate, or catch sight of a raptor hovering as it wings its way southward. Smaller winged creatures may catch our eyes as well, as fall is also marked by the return of monarch butterflies to the California coastal region, the varied thrush scratching for their meals on the forest floor, and ladybug clusters growing in preparation for the winter chill.



Downslope, in Muir Woods, work continues on planning for the reservation system, salmon enhancement work (check out the park website to learn more about this), trail projects and weed removal.



Visitation is slowing down, a good time to walk in the park and enjoy the special peace of a redwood forest. Other local treats include camping at Bootjack – this historic campsite is open again,, an evening stroll through Muir Woods, open until dusk, a campfire at Muir Beach, or a full moon viewing from one of the nearby ridges. It is also a great time to learn more about Tam at the Science Symposium (onetam.org) at the end of October. Maybe you prefer poetry (Oct. 9 at Mountain Theater) or art (Mt. Tam As We See It, with BayWood artists at the Mill Valley Community Center, Oct 1-2).

Thinking of the year ahead, follow Rachel Carson's suggestion to share the wonder of nature with a child and suggest a fourth grader get a special, free national park pass for 2016-17 at www.everykidinapark.gov



Happy trails!

MARIN REAL ESTATE NEWS

From Kathleen Delehanty

By August of 2016 sales volume for the year in Marin was nearly identical to 2011, which was the weakest of the recovery years, with the exception of 2010 when the recession officially ended. Disappointing sales in August dropped us even further below 2011 numbers.

The fact that the market is slowing may come as a surprise to the buyers who are struggling to get an offer accepted on a home, or sellers who are still fortunate enough to have multiple offers and a purchase price higher than expected - a surprise because prices continue to rise. In this case, however, rising prices are not the result of a hot market, but rather a symptom of the continued supply/demand imbalance.

Prices have increased since 2013 despite diminishing sales volumes. At the end of August, 2016, sales volume was off 25% from 2013 levels while median price is up 25%. The best short-term predictor of price movement is the Absorption Rate. This is the rate at which listings are sold at a given point in time. The rate is obtained by dividing the number of closed sales by the number of listings available for sale. A low rate of 20% or less, like we had during the recession, indicates a strong buyers' market resulting in lower prices. The higher rates of 40-70% since 2012 indicate a strong sellers' market with resulting price increases.

For August 2016:

\$0-\$1,000,000	Slight seller's market
\$1,000,000-\$2,000,000	Balanced
\$2,000,000-\$3,000,000	Slight seller's market
\$3,000,000-\$5,000,000	Strong buyer's market
\$5,000,000+	Extreme buyer's market

Help wanted! Looking for editors for the 2017 Lookout. If you love to write, edit, design and want to be more involved in our mountain community please contact nancy.gribler@yahoo.com

The Hootenanny Is Now A Tradition!

On Sunday July 24th, the MWPCA Clubhouse and grounds became the site of our second Hootenanny, with a mountain full of “Hillbillies” enjoying the DRIED UP BONES Bluegrass Band, BBQ Burgers, dogs, fixins’ and drinks. Just like in days of old, neighbors dressed for dancing, and a Cookie Baking Contest brought in platters and platters of baked goods hoping for that first place Blue Ribbon prize. Susan Johnson kept the



contest clean and unsullied (keeping the kids from eating the cookies before the contest began). Our Boys in Blue from Throckmorton Ridge Fire Station were slated to be judges, but a last minute emergency caused them to take care of business. Luckily it was easy to convince MWPCA members judges to step in and agree to take on the difficult task of biting into the chewy baked goods. Derrick Chan’s cookies were the clear winner, with a ribbon and movie tickets as his prize.



ACTIVE LISTINGS JULY 2016		
24 Marin View Ave.	3BR/2BA	\$1,075,000
30 Saint Jude Rd.	2BR/2BA	\$1,025,000
500 Edgewood Ave.	3BR/4BA	\$1,699,000
326 Panoramic Hwy	4BR/4BA	\$2,595,000
740 Edgewood Ave	4BR/4.5BA	\$2,795,000
750 Edgewood Avenue	4BR/3BA	\$2,799,900
LOTS - ACTIVE		
900 Edgewood	24,829 sq. ft.	\$500,000
63 Monte Cimas Ave.	5,502 sq. ft.	\$335,000
SOLD		
510 Edgewood Ave.	2BR/1BA	\$550,000
760 Sequoia Valley Rd	3BR/2BA	\$1,345,000

KATHLEEN DELEHANTY
QUARTERLY REAL ESTATE UPDATE

If you are interested in seeing the 3rd Quarter Single Family Home Market Statistics, send me an email. The numbers should be compiled within the first week of October and I will happily get you the information along with an interpretation.



If you are thinking of buying or selling I am also available to give you a free evaluation of your property.

I hope to hear from you or see you at one of the Club functions soon. I am grateful to once again be part of the Mt Tam community. Happy 2016!



Alain Pinel Realtors,
 DRE#00897634
 415/755-8300
 kdelehanty@apr.com

**Have Something to Advertise
 in the Lookout?**

Rates:

Biz Card Size	\$50/year	(3-4 issues)
¼ Page	\$100/year	(3-4 issues)
½ Page	\$100/year	(3-4 issues)

Important Phone Numbers

Throckmorton Ridge Fire Station
 Non-emergency: 415-388-5414

Sheriff Department
 Non-emergency: 415-332-5422

Cell Phone call to 911 within Marin County
 Local dispatch: 415 -472-0911



KEITH PAPULIAS
 Broker/Owner

"Lending Millions Since 1982"

TEL: 415.383.0269 FAX: 415.383.4126
 90 THROCKMORTON AVE. SUITE 22 MILL VALLEY, CA 94941
 RESIDENTIAL CONSTRUCTION APARTMENTS COMMERCIAL

FOO HAUL Call Foo Kennedy
388-3939

Available for light hauling, moving and
 dump runs.
 3/4 ton PU truck

2016 MWPCA BOARD OFFICERS

President	Keith Papulias	383-0269
VP	Harold Dittmer	hdittmer@sbcglobal.net
Treasurer	Carol Stern	huckleberrycas@yahoo.com
Rec. Sec.	Peter Hindley	pdhindley44@gmail.com
Corrresp. Secretary	Lynn Hindley	lynnhindley@sbcglobal.net 388-7252
Director	Faybeth Diamond	fbdlive@comcast.net 388-9255
Director	Nancy Gribler	nancy.gribler@yahoo.com
Director	Susan Johnson	susancj@comcast.net
Director	John Lovell	golfodulce@yahoo.com
Director	Steven Siskin	steve.siskin@ucsf.edu
Director	Steve Shkoller	steveshkoller@gmail.com
Committees		
Marketing and Communications	Nancy Gribler	nancy.gribler@yahoo.com
Clubhouse Rentals	Lynn Hindley	
Safety/Emergency	Susan Johnson/Faybeth Diamond	
Lookout Newsletter	Rhonda Dubin:	rrdubin@gmail.com
	Teresa Harrison:	harrisonteresah@gmail.com
Tech Consultant	Peter Spear:	383-1842
Webmaster	Diane Curtis	dianecurtis@mail.com
Parenting	John Lovell	

Community Calendar			
www.mounttam.org			
OCTOBER			
9	Sun	Jazz Fest	1pm-dusk
NOVEMBER			
11	Fri	Board Election and Potluck	6pm
DECEMBER			
11	Sun	Adult Holiday Party	6pm
17	Sat	Kids Holiday Party	TBA

Clubhouse Available for Rent

Rates, rules, forms, calendar and all information about what is included are on the website: <http://www.mounttam.org>

Special member discounts

THANK YOU TO OUR LOOKOUT CONTRIBUTORS THIS ISSUE: Tripp Carpenter, Diane Curtis, Kathleen Delehanty, Faybeth Diamond, Roy Forest, Nancy Gribler, John Lovell, Mia Monroe, Linda Sawtelle, Throckmorton Fire Department, Apryl Uncapher, Bob Wright

A Note From the Editors

Have any comments for us? Do you have a story you would like to share or news about our neighborhood? Photos? We welcome your feedback and contributions.

Rhonda Dubin
415-497-4069 / rrdubin@gmail.com