



Princeton By-The-Sea Subdivisions Improvement Association

P.O. BOX 73

EL GRANADA, CALIFORNIA 94018

November 20, 2024

Dear neighbors,

We live in a wonderful neighborhood with folks who have lived here for decades alongside new neighbors who have just started to call Princeton by-the-Sea home.

Due to the increased costs encountered this year, the board has made the tough decision to increase annual dues to \$150 for 2025. Assessments are used primarily for maintaining the park/entrance and playground, and for liability insurance. As always you can review meeting agendas, minutes & budget information on our website - <https://princetonbytheseahoa.com/>.

As your board, we wanted to take a moment to remind everyone about a few things that will help keep this a great neighborhood. It's all about being a good neighbor...

Dog waste

We are a neighborhood of dog lovers. We all need to be considerate dog owners. This means picking up after your pet. In our park, we have dog waste bags available if you forgot one and a garbage bin to dispose of the bag. If your dog leaves waste somewhere else and you do not have a bag with you, please go back and clean it up as soon as you arrive home.

Off leash dogs

We also need to remind you that, in San Mateo County, "All dogs are required to be on leash at all times and the leash must be continuously held by a competent person capable of controlling the dog whenever the dog is not in a fully enclosed area, including all public and private property, including the dog's own front yard if it is not fully enclosed to prevent the dog's escape." There is no exception in the county leash law for voice control or command except for a few locations like a dog park. Note the Golden Gate National Recreation Area land behind our development has its own set of rules regarding dogs.

Parking

Common courtesy can go a long way. Please ask your guests to park in front of your house and not your neighbors. If the space in front of your house is full, if possible, have them try to park in places that are not in front of a neighbor's house but at a corner where the street is on the side of a house, like the first part of Bridgeport, the very beginning of Coral Reef, the south side of Sea Ranch, the highway side of Sonora and so on. When you or your guests must park in front of a neighbor's house, please take only one parking space, leaving room for another car.

Long term parking of vehicles and trailers

Parking on the street more than 72 hours in a row is not allowed in San Mateo County. If you have a car or trailer on the street for more than 72 hours, it is subject to being towed as an abandoned vehicle by the County Sheriff. Note also that sleeping in a vehicle or trailer, per county ordinance, is not allowed between the hours of 10PM and 6AM, which means if you have a visitor with an RV or travel trailer that they intend to use as an accommodation, they must go to one of the nearby campgrounds.

Car repairs

The CC&Rs that govern all of us prohibit performing major auto repairs on your property. The CC&Rs

state: "The Property shall be used for residential purposes only. It shall not be used for major repairs or modification of boats, automobiles, motorcycles, trailers, trucks or other axel type vehicles, nor storage of inoperable vehicles, or other commercial enterprise."

Commercial activities

The CC&Rs state "the Owner or Occupants of a Lot may use a room or rooms in the Dwelling House as an office (i.e. working from home) provided that the primary use of the Dwelling House is as a residence, no advertising or sign is used in any manner in connection with the office use, no customers, suppliers, clients, or patients enter the Lot on any regular basis, no vehicles are parked, laid over or dispatched from the Property and such use does not interfere with the quiet enjoyment of other Lots."

Landscaping.

We don't expect every yard to look like it came from the pages of Sunset Magazine. Some of you do have yards that could win a landscaping contest, and we all admire them as we walk by. For the rest of us who may not have a green thumb, we still need to do some basic landscaping maintenance, so our yards look good. Ensuring your sidewalk is passable and weeds are kept from growing in the cracks is considerate and keeps it safe for all. Note the CC&Rs prohibit parking vehicles in your front yard.

A friendly reminder that our board and entire association are led by neighborhood volunteers, all of whom squeeze the board's responsibilities into their everyday lives. All homeowners are invited to our regularly occurring Board meetings, which are announced via email. If you have concerns or ideas, joining a board meeting is the very best way to share your thoughts.

'Tis the season to announce that we are seeking board members for the upcoming year. If you are interested or have ideas that might improve our neighborhood, please let us know and/or join us at a meeting. We urge everyone to get involved!

If you have any questions or comments about any of these items, please email the board at admin@princetonbytheseahoa.com . We welcome your input.

Together we can keep Princeton By-The-Sea the wonderful neighborhood that it is by being a good neighbor.

Have a great holiday season!

Your PTBS Board