



THE LOOKOUT

Summer Barbeque and Hootenanny

Sunday July 24th 1-5 pm
MWPCA Clubhouse - 40 Ridge Ave.

- Picnic on the clubhouse lawn with family, friends & neighbors
- Enjoy delicious grilled hamburgers, hot dogs, chicken-apple sausage, salad, chips & salsa, potato chips and more - all for reasonable prices
- Beer, wine, healthy sodas and bottled water available

BYO Desserts
ENTER THE COOKIE BAKING CONTEST

Back by popular demand
"THE DRIED UP BONES" Bluegrass Band



Share your talent — bring an instrument and make your own music!

Y'all Come!



Got Cookies?

Summer at the Clubhouse is packed with fun! Join us for our big barbeque party **Sunday, July 24**. We're having a **cookie baking contest** this year so bring your best and fire up the taste buds of our judges, the formidable Throckmorton Ridge Firefighters (shown above.)

Saturday, August 13, Artists of Mount Tamalpais will be celebrating their 5th year with an artful day at the Clubhouse – artists, music, refreshments and kids' activities, followed by Open Studios on Sunday, August 14. Please join us.

Then usher in the fall with the renowned Jazz Festival!
Save the date – **October 9**

CALENDAR OF

July 24	Summer Hootenanny
August 13-14	Artists of Mount Tamalpais
October 9	Jazz Festival
November 11	Election of Board of Directors and potluck dinner
December 11	Adult Holiday Party
December 17	Kids Holiday Party

A Message From The MWPCA Board of Directors

WANTED

Dear Members,

After more than a year of stellar Lookout publications, our amazing co-Editors, Rhonda Dubin and Teresa Harrison are climbing off the saddle and resigning their volunteer positions.

Rhonda and Teresa took over this historic publication and published a quarterly paper that is worthy of most big city newspapers.



The Board and the residents of MWPCA owe these ladies a round at the Mountain Home Inn (or buy them a drink at this Sunday's Hootenanny) – at the very least.

But this leaves us in quite a pickle. The venerable Lookout has been published on a regular basis since the 1940's...we must not let this important publication cease.

So...we need your help.

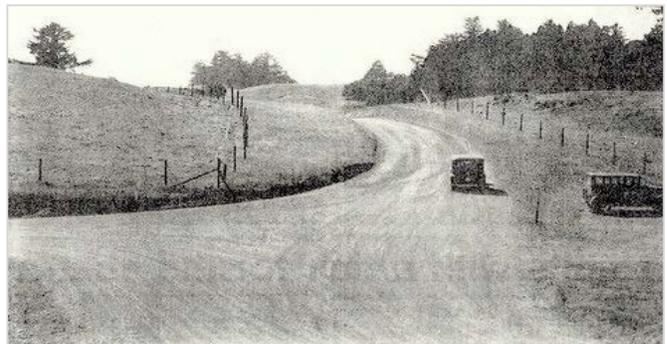
What does that entail? Four times a year the editor(s) decide upon a number of stories that will make up the publication. There are some regular contributors, but often there are new stories that affect the residents and the environment that need to be communicated via the Lookout and the stories are assigned among the residents. It's also the vehicle for announcing club events and parties.

Good skills to have: Graphics, writing, layout, tenacity and a sense of humor. That's all.

WE NEED YOU – Please give Nancy Gribler, MWPCA Communications Committee head a call or an email as soon as possible to nancy.gribler@yahoo.com or 415.519.5645.

Thank you,

The MWPCA Board



MWPCA Hosts District Four Meet The Candidates Night

By Nancy Klasky Gribler

For the first time in recent memory, there was such an abundance of candidates running for the Supervisorial seat vacated by Steve Kinsey, the MWPCA felt it would be helpful to host a Meet The Candidates Night at the Clubhouse. Upwards of 50 residents were in attendance.

Seven of the eight candidates were able to make the meeting, which was moderated by Marin IJ political and government columnist Dick Spotswood.

It was a friendly and lively forum, with MWPCA board members gathering questions from the audience as they entered. The format was organized so that District Four residents would have the opportunity to get to know where the candidates stood on a variety of issues, rather than in a debate.

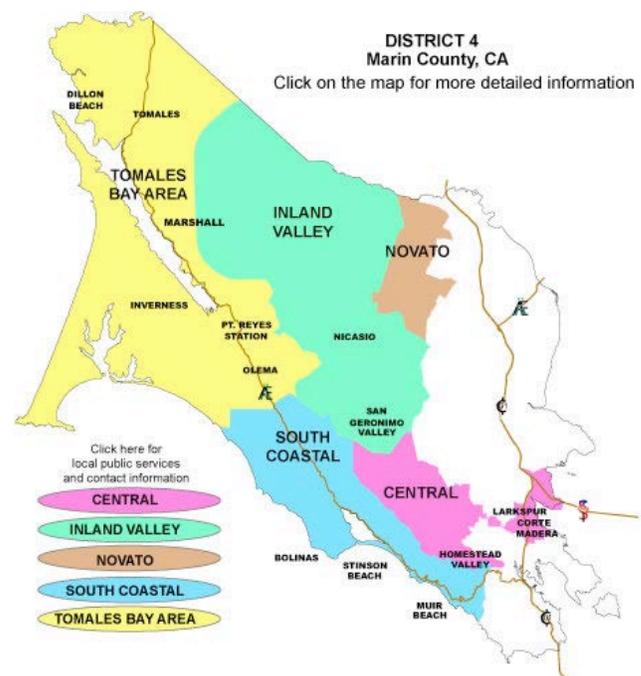
The seven candidates started out with an overview statement about themselves, their qualifications and some of the issues they intended to focus on should they become Supervisor.

Afterwards, Mr. Spotswood began to ask questions culled from the audience cards, giving each candidate a chance to respond.

After the event, as guests stood around, it was heard that this was a great opportunity for the residents to try to weed through the wealth of candidates willing to represent us in the county, and many were heard to say that they had chosen their candidate that evening.

The election results were that Dennis Rodoni, North Marin Water District Director, and Dominic Grossi, a rancher and business owner, were the top two finishers with less than 50 percent of the vote and will have to face each other in a November runoff. Rodoni received 30.6 percent and Grossi had 26.0 percent of the votes.

Our District is geographically unusual, starting in Sausalito, to Muir Beach all the way up to parts of Novato and with Mill Valley virtually bisected along with District 3. That was a hotly contested race as well, and incumbent Kate Sears, of Sausalito, received 56.9 percent of the votes in District 3. Challenger Susan Kirsch got 42.8 percent.



ARTISTS OF MOUNT TAMALPAIS 5TH ANNUAL ART FEST & OPEN STUDIOS

Please join the Artists of Mount Tamalpais in celebrating their fifth annual Art Fest and Open Studios Tour. The group exhibit and festival is Saturday, August 13th at the MWPCA clubhouse from 11:00 AM to 5:00 PM, and the Open Studios tour is Sunday, August 14th, also 11:00 – 5:00.

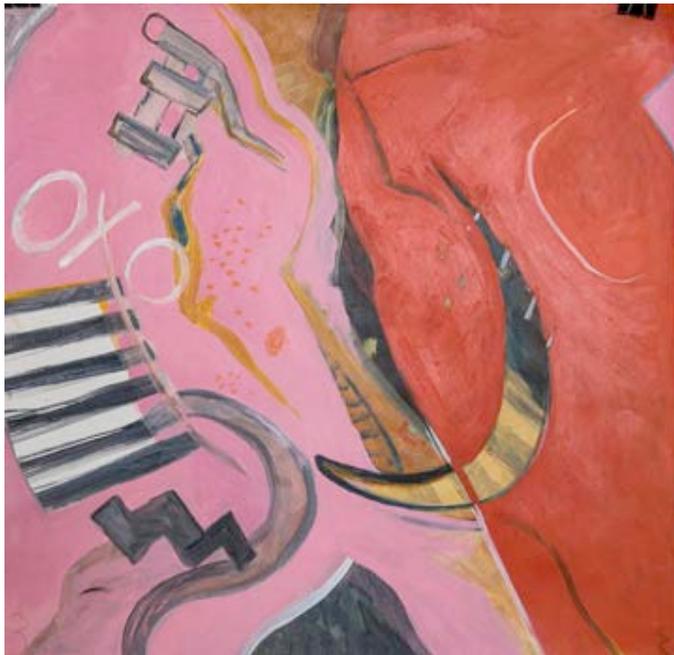


On Saturday, come to the clubhouse to enjoy beautiful art, scrumptious refreshments, beer, wine and soft drinks, fabulous local music, fun children's art activities, and socializing.

Sunday's event is a self-guided tour of some of the Mt. Tam artists' studios. Meet the artists where they work. You can park at the clubhouse and walk to the artists' studios, using the map provided on their website.

www.mounttamartists.org

There will not be an event at the clubhouse on Sunday.



Etta Deikman

MUSICAL LINE-UP – SATURDAY AUGUST 13

There will be chairs on the lawn and an awning to sit under so you can enjoy the scenery while listening!

11:45 to 12:45 - **The Kani'olu Hawaiian Band** performs traditional Hawaiian music and other songs in the Hawaiian style. Kani'olu translates as sounds that are cool, refreshing, soft, pleasant, and graceful. The band includes Na Maka Harris (vocals & ukulele), Matt Harris (percussion), Lorrin Ngum (vocals & guitar), and Wayne Creekmore (bass).

www.kaniolumusic.drupalgardens.com/content/kaniolu

1:10 -2:10 - **Creatures of the Mountain** is a Bluegrass string band based out of Mill Valley, California. Their primary influence is The Devil Makes Three from Santa Cruz. The three members Alden Richardson (bass), Harley Berman (vocals and guitar), and Ethan Daniel (fiddle) started playing together in high school where they formed a band in their music class. They have continued to work together winning over audiences wherever they play.

2:30 -3:45 **The Windshield Cowboys** are a great local band that plays original songs influenced by rock, blues, folk, Americana and jam-band music. Known for excellent original songs with great lyrics, the band delivers onstage with killer guitar and mandolin jams. Those who enjoy fresh, creative, original music backed by stellar musicians who tear it up live will certainly enjoy this band. Band members include Jeff Trump on vocals and guitar, Jennifer Snarr on vocals and harmonica and Phil Lawrence on mandolin. www.windshieldcowboys.com

4-5:30 **The Machiavelvets** This enigmatically original instrumental quartet, childhood friends from Mill Valley and their faithful Australian bassist, chart new and alternative musical territory. Performing their musical vision of reckless futuristic space jazz, the MachiaVelvets' taut arrangements display an endless array of sophisticated grooves, while effortlessly balancing superlative melodies with inspired improvisation. Inspired by music from Weather Report, The Allman Brothers, and Miles Davis, The MachiaVelvets is a favorite of both jam band and jazz fans and not to be missed. <http://www.machiavelvets.com>.

Muir Woods Park Community Association
ARTISTS OF MOUNT TAMALPAIS
5TH ANNUAL

ART FEST
SATURDAY AUGUST 13

11am-6pm

MWPCA CLUBHOUSE
40 RIDGE AVENUE, MILL VALLEY

OPEN STUDIOS
SUNDAY AUGUST 14

11am-6pm

VISIT ARTISTS
IN THEIR STUDIOS

AND

PAINTING • MIXED MEDIA
PHOTOGRAPHY
CERAMICS • SCULPTURE
TEXTILES & MORE!



CLUBHOUSE FEST - Saturday

Jane Allen
Beverly Anderson
Etta Deikman
Rhonda Dubin
Roy Forest
Ellen Franz
Glenda Gentry

Elly Graham
Teresa Harrison
Bonnie Himberg
Andy Lillestol
Woodward Payne
Linda Sawtelle
Marie-Helene Yalom

OPEN STUDIOS - Sunday

Beverly Anderson
Etta Deikman
Rhonda Dubin
Bonnie Neumann
Woodward Payne
Linda Sawtelle
Marie-Helene Yalom

For more information visit www.MountTamArtists.org

Muirly Musings

Muir Woods has a fresh look this time of year - what a treat! Check out the verdant diversity of the forest floor. Celebrate the return of the fox, otter, spotted owl, band-tail pigeon, pileated woodpecker, merganser and Wilson's warbler, not to mention the coyote and bobcat, bunny and chipmunk. Nurse logs are common, young redwood saplings are beyond count, plants that once had only one specimen are now easy to find (look for the five finger fern, leopard lily, western azalea, and bottlebrush grass).

The human footprint is far less apparent than even a decade ago thanks to the reduction in trail surface, the elimination of parking at the edge of the redwood forest, the removal of a number of structures, the increasingly successful efforts to respect the natural soundscape, a complete ban on picnicking and smoking among the redwoods, and nary a promotional sign or any additional square footage in commercial space. The good news continues: a vegetation crew will be based in the Redwood Creek Watershed to initially focus on the weed crisis and later support re-vegetation and restoration work. A trail crew is will focus on the watershed's trail system. The public had a sneak preview of the work proposed at the Park's entrance to reshape the current welcoming area in order to improve the parking lot configuration, designed to be out of all the area's significant resource zones (salmon habitat, wetlands, stream migration channel) This will also correct long-standing dysfunctions (water drainage, Dipsea crossing, poor trails, way-finding confusion) and remove all parking from the road shoulders (including the small bank of parking allowed in the MOU).

There continues to be a troubling decline in the local silver salmon population (not doing too well anywhere, actually). My next article will feature an update on Coho Jumpstart, the success of interim measures like the protective coho cabanas now in the creek to give hiding spots to this year's young. The work is proposed to improve habitat in the Muir Woods Reach of Redwood Creek and to provide special programs for the public to learn more.

Mia Monroe -NPS

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



Aging on the Mountain

In reality while we live in an idyllic place, our location places certain limitations on our mobility no matter what our ages. When a person reaches age 65+ sometimes it limits one's ability to drive, and general mobility decreases.

Although many in our populace have not reached full retirement age, it does eventually arrive and all residents will face some portions of this situation. Many individuals hope to remain on the mountain and in their home as long as possible.

Therefore, as a village, it would behoove us to create a system by which seniors can live safely and be emotionally secure on the mountain in their own home.

If you are interested in participating in a dialogue about creating a Senior Network for Muir Woods Residents please call 415-388-6176, leave a phone number for a call back when a meeting time can be arranged.

~Jim Bramell

Mountain Kids Celebrate Easter 2016!
Photos and Event by John Lovell

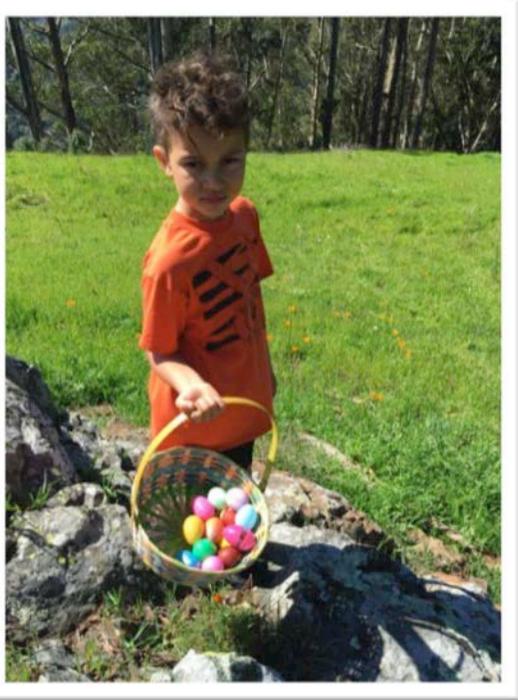




Photo by Nancy Gribler

ADVERTISEMENT

Mountain Home Inn Summer Events

Dry Creek Vineyards Wine Dinner

Thursday, August 25

We will be hosting Dry Creek Vineyards for a special 5 course wine dinner. Chef Edgar will be teaming up with the sommeliers of Dry Creek Vineyards to bring you a unique blend of food and wine pairings. Join us for this magical evening of food and wine!

Seating will be limited, please call for reservations.

Neighbor Farmer's Market Menu

The fun continues! Join us every Friday from 5:30-8:30pm as we carry on with our farmer's market menu through summer! We will be serving up a discounted three course dinner (\$35; regularly \$45) made primarily from the fresh fruits and vegetables chef Edgar chooses from our local farmers market here in Mill Valley. We will showcase this fresh produce, making it the star of every dish. Come see the creativity of our chefs, while tasting the wonderful goodness our local farmers can produce! Walk-ins and reservations welcomed.



MARIN REAL ESTATE NEWS

From Kathleen Delehanty

Interest rates are at historic lows (3.57% for a 30 year fixed mortgage this week). This, combined with strong demand continues to drive up home prices, although at a slower rate than in the past.

The average price of a Marin County single family dwelling has increased 51% since 2011, the high being in 2014 when prices increased nearly 21% year-over-year. From 2014 to 2015 the average sales price increased by a modest 5.01%, and in the first half of 2016 prices are only up 2.10%.

Nevertheless, the persistent pent-up demand continues to cause prices to increase as we enter the seventh year of recovery. Marin has been locked into a 1.7 months of housing supply since April of this year. This figure represents the amount of time it would take to sell all of the available housing inventory given the current level of demand. A healthy such period of time is considered to be 4.5 to 8 months.-



ACTIVE LISTINGS JULY 2016		
24 Marin View Ave.	3BR/2BA	\$1,149,000
86 Washington Park	2BR/2BA	\$1,300,000
760 Sequoia Valley Rd	3BR/2BA	\$1,345,000
602 Panoramic Hwy	4BR/2BA	\$1,350,000
25 Sunnycrest Ave	4BR/3.5BA	\$2,195,000
740 Edgewood Ave	4BR/4.5BA	\$2,950,000
2 Cypress Ave	4BR/4.5BA	\$5,300,000
LOTS - ACTIVE		
63 Monte Cimas Ave	LOT	\$335,000
900 Edgewood	LOT	\$500,000
SOLD		
13 Ridge Lane	1BR/1BA	\$800,000
23 Mono Way	2BR/2BA	\$815,000
671 Sequoia Valley Rd	2BR/2.5BA	\$872,000
652 Amaranth Blvd	3BR/2BA	\$1,132,000
1020 Edgewood Ave	3BR/2BA	\$1,160,000
2 Saint Jude Rd	4BD/2BA	\$1,390,000

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



METROPOLE Mortgage Service

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

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)

Contact Faybeth Diamond: fbdiver@comcast.net

2015 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	388-9255 fbdlive@comcast.net
Director	Nancy Gribler	nancy.gribler@yahoo.com
Director	Susan Johnson	susancaj@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			
JULY			
24	Sun	Hootenanny Barbeque	7:00 PM
AUGUST			
13-14	Sat Sun	Artists of Mount Tamalpais Fest & Open Studios	11-6
OCTOBER			
9	Sun	Jazz Festival	
NOVEMBER			
11	Fri	Board Elections and Potluck	
DECEMBER			
11	Sun	Adult Holiday Party	
17	Sat	Kids Holiday Party	

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: Jim Bramell, Kathleen Delehanty, Faybeth Diamond, Nancy Gribler, John Lovell, Mia Monroe, Linda Sawtelle, Throckmorton Fire Department

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