



*Peacock Gap Homeowners Association*

**Board of Directors Meeting  
March 4, 2026  
David Israel's home and Zoom**

Present Mike Wolpert, Larry Andow, Hiro Dodd, Kerr Fellows, Denise Herman, David Israel, Remy Schuler, Rosalie Weigle

Absent Kimberly Arnold, Daryoush Davidi, Jessy Hanley, Ken Olshansky

1. Call to Order

The meeting was called to order at 6:40pm

2. Approval of Minutes

Rosalie Weigle moved to approve the draft minutes from February 4<sup>th</sup>; the motion was seconded by Larry Andow and unanimously approved.

3. Discussion

i. Updates

- a. 2026 Ice Cream Social: June 7<sup>th</sup> will be the date for the annual PGHOA-hosted Ice Cream Social, to be held at the Riviera Cul-de-sac from 2-4pm. Mike Wolpert will purchase two more tents, confirm with Fiorella's to provide ice cream and serving ware, and he will set up rental of tables, chairs and tablecloths and procure a water dispenser and cups. Kerr Fellows will design and order three banners to wrap around concrete neighborhood signs at Peacock Road, Riviera Drive and San Marino Drive. Jessy Hanley will add an Ice Cream Social "RSVP" form on the website.
- b. Newsletter: Kerr Fellows requested content ideas and content volunteers for Spring newsletter. Ideas included: China Camp volunteer information; local fire prevention and safety events; reminder to residents from the Architecture Committee on CC&R regulations regarding home front exteriors; delinquent dues reminder; notice of Firewise Information session (4/18) and opportunities to create a Firewise group within PGHOA, and Ice Cream Social event notice/request for RSVPs.

- c. Budget/Financials: Larry Andow reviewed the January 31st Financial Summary. PGHOA received \$14,500 from the first wave of 2026 dues, increasing the Association's cash position from \$24,791 end of December to \$36,272 at the end of January. Dues collected to date from approximately 115/427 homeowners. The major expenses were \$2,000 in expense reimbursements from 2025, plus \$550 expense reimbursement for holiday gifts for Fire Station 55.
- d. CC&R Response 177 San Marino/AirBnB: The PGHOA board received a letter from owner Alfonso Cordon in response to the Notice of Violation letter sent February 12<sup>th</sup>, and a letter was sent back in response March 3<sup>rd</sup>.

#### 4. Good of the Order

- a. Rosalie Weigle to create a one-page cover letter insert for EB Communities to give to Realtors representing Buyers outlining CC&R requirements.
- b. David Israel to create a draft post for residents about sidewalks law, risk and responsibilities for newsletter and website.

#### 5. Next Meeting(s)

- a. The next regular meeting is scheduled to be held on Wednesday, April 1<sup>st</sup>, 2026 and will held at Larry Andow's home.
- b. The May regular meeting will be held at Rosalie Weigle's home and the June regular meeting will be held at Mike Wolpert's home.

#### 6. Adjourn

The meeting was adjourned at 8:10pm.