

San Pedro Road Updates



Residents have likely noticed increased activity along Point San Pedro Road as Marin County advances several safety and infrastructure projects designed to improve travel throughout the corridor. These projects are part of a broader effort to enhance pedestrian safety, improve traffic operations, address aging infrastructure, and increase roadway resilience for the communities along the peninsula.

A public open house held in April highlighted planned improvements are intended to improve safety and mobility for drivers, cyclists, and pedestrians while addressing long-term infrastructure needs along this critical corridor.

Of particular interest to Peacock Gap residents are planned pedestrian crossing improvements near Peacock Drive, Knight Drive, and Riviera Drive. These enhancements are expected to include upgraded crossings and Pedestrian Hybrid Beacons (HAWK signals) designed to improve visibility and pedestrian safety.

Residents should expect periodic construction activity, traffic control measures, and temporary delays as projects move forward. The Point San

Pedro Road Coalition continues to monitor issues affecting peninsula residents, including transportation, disaster preparedness, environmental stewardship, wetlands protection, and community planning. PGHOA encourages residents to stay informed through Marin County Public Works and the Point San Pedro Road Coalition.

What Is Being Improved?
Several projects are moving forward during 2026, including:

- Retaining wall replacement and stabilization
- Roadway safety enhancements
- Pedestrian crossing improvements
- Traffic operations upgrades
- Drainage and infrastructure improvements

Construction Impacts
Residents should expect periodic traffic delays, lane reductions, and construction activity through much of 2026. Certain projects may require temporary weekday closures or one-lane traffic control operations during construction. County officials anticipate work continuing into the fall.

Stay Informed
For project updates and information:

- Marin County Public Works
- Point San Pedro Road Coalition

San Rafael Library Survey



The City of San Rafael is inviting residents to help shape the future of a new Library and Community Center planned for Albert Park.

Following voter approval of Measure P in November 2024, the City has begun the planning and design process for a modern facility that will serve residents for generations to come.

The proposed Albert Park Library & Community Center is envisioned as a welcoming destination for residents of

all ages. Plans call for a state-of-the-art public library integrated with flexible community spaces that can support educational programs, cultural events, meetings, technology access, study areas, and recreational activities. The goal is to create a vibrant community hub that reflects the needs of San Rafael today while serving future generations.

Throughout 2026, the City and project team will be gathering input from residents, community organizations, library users, and neighborhood groups to better understand what services, amenities, and programming are most important. Community feedback will help guide decisions regarding building design, indoor and outdoor gathering spaces, sustainability features, technology resources, and opportunities for lifelong learning and community connection.

Whether you are a regular library visitor, participate in community programs, have school-aged children, or simply want to help shape an important civic investment, the City encourages your participation. The project represents a significant investment in San Rafael's future and offers residents an opportunity to help define what a modern library and community center should provide. Residents can provide feedback by completing a brief community survey, which takes approximately 5–7 minutes to complete.

Take the survey:
surveymonkey.com/r/JH3N3TT

The PGHOA Board encourages Peacock Gap residents to participate and help ensure our neighborhood's voice is represented as planning for this exciting community project moves forward.



ASSESSMENT DELINQUENCIES
We are fortunate that the vast majority of the 427 Peacock Gap Homeowners remain current on their annual assessment obligations.

At just \$130 per year, PGHOA assessments remain among the lowest in Marin County, and we appreciate the many homeowners who consistently fulfill their responsibilities under the Association's governing documents.

Unfortunately, approximately 30 properties currently have unpaid assessments exceeding three years. This places an unfair burden on those homeowners who have remained current on their obligations and have met their responsibilities under the Association's CC&Rs.

The Board will continue pursuing collection efforts authorized under the CC&Rs to address long-standing delinquencies. These efforts may include the recording of liens and recovery of unpaid assessments through escrow when properties are sold. Our goal is to ensure that all homeowners are treated fairly and that every property owner fulfills the obligations shared by members of our community.

We appreciate the cooperation of our residents as we work to maintain a financially healthy and well-managed neighborhood association.

Not sure if you're up to date?
Contact EB community managers at (707) 806-5400



The PGHOA Board would like to remind residents that exterior modifications to homes—including paint colors, roofing, fencing, significant landscaping changes, and other visible exterior improvements—require review and approval under the Association's CC&Rs before work begins.

Recently, the Board has become aware of several exterior projects completed without prior approval. While homeowners may not realize approval is required for certain projects, these situations frequently come to the Board's attention because neighboring residents notice the changes and contact us with questions or concerns. In many cases, the Board first learns of a project only after work has already been completed.

The Architectural Review process exists to help preserve the character of the neighborhood, protect property values, and ensure that improvements are compatible with surrounding homes. It also helps avoid situations where homeowners may later be asked to seek approval or even revise the work after a project is underway or complete.

Obtaining approval before work begins is typically a straightforward process and helps prevent unnecessary follow-up, neighbor concerns, and potential compliance issues. The Board encourages homeowners to contact us early in the planning process so that questions can be addressed before construction or exterior work starts. **Before beginning any exterior project, please review the governing documents and Architectural Review requirements available at: pghoa.org/hoa_docs**



Chipper Days & Wildfire Preparedness

Summer is an excellent time to reduce wildfire risk around your home. Marin's Chipper Day program provides residents with a convenient way to dispose of woody vegetation and materials removed while creating defensible space. Simple steps such as removing dead vegetation, trimming ladder fuels, and maintaining defensible space around structures can significantly improve your home's wildfire resilience.

Upcoming Chipper Days for Zone 1:

- Week of July 20 – Zone 1 (M–W)
- Week of September 7 – Zone 1 (M–W)
- Week of October 12 – Zone 1 (M–W)

To register and for scheduling and preparation requirements, visit chipperday.com/marin.

Ice Cream Social Recap, June 7, 2026

More than 150 residents joined us for this year's Ice Cream Social, enjoying delicious treats from local favorite Fiorello's Artisan Gelato. It was a wonderful afternoon of reconnecting with neighbors, meeting new residents, and strengthening the sense of community that makes Peacock Gap so special.

We were also pleased to welcome members of the local fire department, who stopped by to meet residents and share information about community safety. Thank you to everyone who attended and helped make the event such a success.



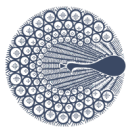
Save the Date

**PGHOA FALL
GET TOGETHER
OCT 10, 2-5PM**

+ Annual Meeting (Zoom) 12/12/26 10am

Join your neighbors for an afternoon of community, conversation, great food, and refreshments as we celebrate another season in Peacock Gap. Whether you're new to the neighborhood or have lived here for decades, this is a wonderful opportunity to connect with friends and neighbors.

Peacock Gap Homeowners Association
WWW.PGHOA.ORG



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Views from the Gap



Summer morning with local coastal bird submitted by PGHOA member, Miriam Mills

To submit your View from the Gap, please visit www.pghoa.org/vftg

Stay up to date

Keep your contact information current by updating our www.pghoa.org/home/contact-us/



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