

Community Update



This December, five homes were recognized for outstanding decorations—see all the winners on our website!

San Rafael City Update

There have been increased discussion around homelessness measures in the City of San Rafael. PGHOA board officers have been in regular contact with elected officials and city hall staff on this matter. This is the response from the city:

[There are no encampments sited on any other City Parks at this time. The City continues to evaluate Ordinance 2040, which regulates camping on city-owned, public property. Staff are planning to present an update to the City Council regarding this Ordinance at a public City Council meeting later this Spring.](#)

<https://www.cityofsanrafael.org/homelessness-solutions-work-group/>

<https://www.cityofsanrafael.org/ordinance-regulating-camping/>

HOA Covenants, Conditions, and Restrictions (CC&Rs)

Our CC&Rs are from the 1963 and it's time to vote to update them. This is a project that the board has been working on for a few years with the goal to:

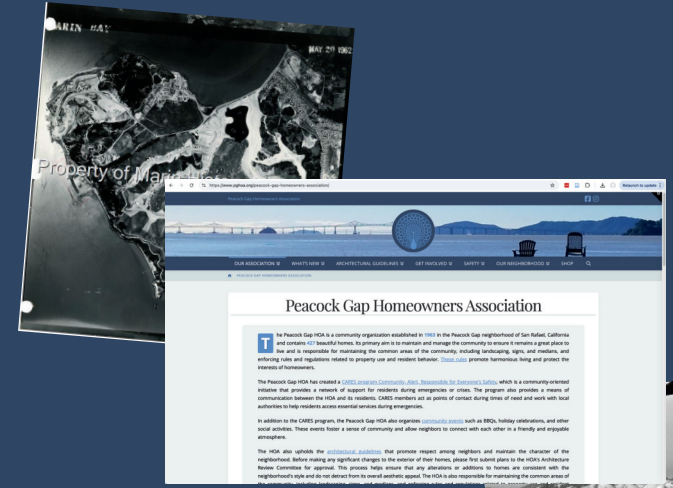
- **Keep Them Current:** Update rules to reflect today's needs while preserving our community's charm.
- **Protect Home Values:** Focus on policies that support property values and neighborhood appeal.
- **Be Fair & Clear:** Make guidelines simple, inclusive and easy to understand.
- **Listen & Collaborate:** Involve homeowners to ensure updates work for everyone.
- **Follow the Law:** Ensure everything aligns with current legal requirements.

CC&R information sessions:

- 3/9 3:00pm (Zoom)
- 3/12 6:00pm (Zoom)



The CC&R documents are available for review anytime on www.pghoa.org/2025CCRS



eBallot

When do I get my ballot?

Ballots will be mailed **March 31, 2025**. You can return your ballot either through the mail or vote electronically, details will be in the mailer. Please vote by **April 30, 2025**.

What is eBallot?

PGHOA has retained eBallot to securely manage the CC&R vote. eBallot is a verified third-party service provider specializing in secure and trusted voting solutions.

Views from the Gap



Submitted by Lagoon Place residents, "Misty morning vibes over Peacock Gap Lagoon—caught this dreamy view of the island right from our deck, with an iPhone, no filter needed."

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

Stay up to date

Keep your contact information up to date by updating our www.pghoa.org/home/contact-us/



NEXTDOOR: www.pghoa.org/Nextdoor

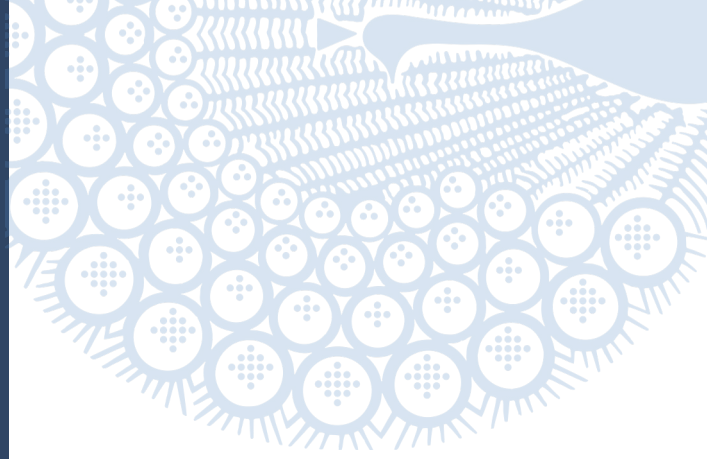
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Peacock Gap Homeowners Association
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