

***Emerald Hills Homeowners Association, Inc.***  
***PO Box 620449***  
***Woodside, CA 94062***  
[\*\*\*www.emerald hills.org\*\*\*](http://www.emerald hills.org)

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Redwood City, CA  
Permit No. 81

# Emerald Hills Review

*Emerald Hills Homeowners Association Newsletter*

*August 11, 2008*



«FullName»  
«StreetNumber» «StreetName»  
«City», «ST» «Zip»

## Let the Good Times Roll!

Come One, Come All to an Association Sponsored, Emerald Hills Community Picnic!



Mark your calendars and plan to join us for some **great food** and **good old-fashioned family fun!**

***Saturday, September 13, 2008***

***1:30 pm to 5:30 pm***

***Emerald Hills Lodge & Golf Course***  
***138 Wilmington Way, Emerald Hills***

Come out to enjoy an afternoon of summertime fun and with the friends, neighbors, and families who make up our extraordinary community. We'll have horse shoe contests, volleyball, and golf to entertain the kids of all ages, along with a fantastic BBQ, gourmet side dishes, and a chance to just kick back and relax.

Please let us know if you can come to the picnic by returning the RSVP card on the back of this newsletter. If you'd like to lend a hand and can spare an hour or two to volunteer, please send us an email at [picnic@emerald hills.org](mailto:picnic@emerald hills.org) or call our Event Chair, Marline Underwood, at (650) 224-1214 to leave a message and we'll contact you. It's going to be a GREAT TIME so let's PLAN TO PARTY!

*The EHHA Board would like to thank the Emerald Hills Lodge & Golf Course for supporting our event and our community by offering their wonderful facilities for this event, including use of the picnic area, horse shoe pit & equipment, volleyball court & equipment, and for allowing Emerald Hills residents to play golf at the discounted Elk's member rate during the picnic. (Please contact the Pro Shop right away to reserve your tee time at (650) 368-7820.)*

*We would also like to thank the Emerald Market for contributing ALL THE FOOD for this event, including the old-fashioned BBQ, gourmet side dishes, soft drinks, water, and juice – AND for underwriting the costs of this newsletter, volunteering their time, and supporting our community.*

## **EHHA Directors Participate in Successful Board Retreat**

On May 28, 2008, the Board of Directors of the EHHA participated in an organization building retreat to help define the mission and direction of the Association going forward.

After reviewing comments made by Association Members at the Special Meeting held last year, both the returning and the newly elected members of the Board felt the Association could benefit from a professionally facilitated meeting to address community concerns and refocus the efforts of the Association on bringing the community together.

Because the treasury was at an all-time low, Board members paid for the costs of the meeting and the facilitator themselves.

Ms. Regina Neu, a well-known expert and consultant in area of non-profit governance, was selected to lead the discussion and assist the Board in developing a mission statement that will form the basis for future Board actions. After revisiting the reasons why the EHHA came into existence in the first place and taking into consideration recent community events, the Board crafted the following statement:

*"The mission of the Emerald Hills Homeowners Association is to develop a sense of community by sponsoring events of common interest and providing a collective voice for communication among Emerald Hills residents with government and other organizations."*

Going forward, with this mission statement in mind, the Board has identified a number of achievable goals for organizational improvement and community development in the months and years ahead, including sponsorship of a community picnic (see "Let the Good Times Roll!" page 1).

Ms. Neu concluded the retreat with a thorough orientation on the duties and responsibilities of a non-profit Board, which the Association adopted as part of a new Policy Book.

Board members actively contributed to the successful outcome of the retreat, feeling it was a worthwhile investment of time and personal resources that would help bring the EHHA back into the forefront of healthy community involvement and representation.

--Michael Mangini, President, EHHA

## **The 2008-2009 EHHA Board of Directors**

Adriana Botto <sup>1</sup>  
Tom Brouchoud <sup>2</sup>  
Tim Farrar <sup>1</sup>  
Joe Foraker <sup>2</sup>  
Frank Fraone <sup>1</sup>  
Michael Mangini <sup>1</sup>  
Carla Rayacich <sup>1</sup>  
Mike Sherman <sup>2</sup>  
Marline Underwood <sup>2</sup>

## **When Does the EHHA Board Meet?**



The EHHA Board typically holds its monthly meetings on the second Wednesday of each month in the conference room (lower level) of the new Woodside Fire Station 19 at Jefferson Avenue and Wilmington Way. Meetings are open to the community, and we invite you to attend. The meeting schedule is available on our web site [www.emerald hills.org](http://www.emerald hills.org). Thanks again to Fire Chief Muela and the fire station staff for their support and use of their wonderful facility!

## **Come Join Us!**

### **Participate on an EHHA Committee**

The 2008-2009 Board of Directors is currently seeking volunteers who are interested in serving on various committees of the Board. If you have an interest in making Emerald Hills an even better place to live, then we need you! Please contact Association President Michael Mangini via email at [michael.mangini@emerald hills.org](mailto:michael.mangini@emerald hills.org) for additional information.

## **Emerald Hills Community Survey on Zoning and Design Review An Update**

Steve Monowitz, Long Range Planning Services Manager, San Mateo County Planning and Building Department, has stated that the long awaited results for the Zoning and Design Review Survey should be ready for release during the first week in August (or just as this newsletter goes to print). Once they are available, the Association will post the results on our website and will provide an additional update in our next newsletter. In the interim, you may contact Steve Monowitz at (650) 363-1855 or via email at [smonowitz@co.sanmateo.ca.us](mailto:smonowitz@co.sanmateo.ca.us).

<sup>1</sup> Term expires at the 2009 Annual Meeting of Members

<sup>2</sup> Term expires at the 2010 Annual Meeting of Members

## No "No Left Turn" Edgewood Road onto Cordilleras Road? The Results



In the previous "Emerald Hills Review", the Association conducted an informal poll to determine if there was **some indication** of resident interest in the lifting of the "No Left Turn" restriction during non-rush or off-peak traffic hours from the westbound lane of Edgewood Road onto Cordilleras Road (near the junction of Lakeview). The poll questions and responses are listed below:

	Number of Responses
I support lifting the "No Left Turn" restriction at Edgewood and Cordilleras Roads during non-rush/off-peak hours.	71
I support keeping the "No Left Turn" restriction at Edgewood and Cordilleras Roads the way it currently is.	4
I have no opinion regarding this issue.	2

As promised, the Association (i) has collected and tallied the results of the poll (both in hard copy and via the web) through June 30, 2008, (ii) has forwarded the results to Prime Sterling of the County's Department of Public Works, and (iii) has posted the results on the EHHA website. The Association will also continue to provide any updates from the County as they become available.

The Department of Public Works has indicated that it will consider the poll results in its evaluation on whether or not to research the possibility of modifying the "No Left Turn" restriction.

### 2008-09 Sewer Service Charges Report July 22, 2008 Public Hearing An Update

Pursuant to Resolution No. 069605 approved at the July 22, 2008 meeting of the San Mateo County Board of Supervisors, the following rates (previously set by Ordinance No. 04382 on August 7, 2007) were declared as the sewer service charges for FY 2008-09 and will be imposed on the following sewer/sanitation districts:

<u>District</u>	<u>FY 08-09</u>	<u>Increase</u>
Emerald Lake SMD (Zone 1)	\$900	\$150
Emerald Lake SMD (Zone 2)	\$670	\$120
Oak Knoll SMD	\$600	\$100

## Watershed July 22, 2008 Public Hearing An Update

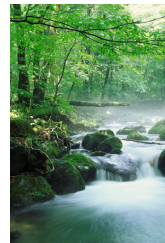
EHHA Board members Michael Mangini and Mike Sherman attended the July 22, 2008 public hearing during which County Staff presented a report on the results of the community outreach meetings held in incorporated San Mateo County on the proposed watershed protection ordinance, along with recommendations for regulatory actions to Supervisors Richard Gordon and Jerry Hill.

Residents from Emerald Hills and other unincorporated areas of the County crowded the meeting room to hear the report and voice opinions about the recommendations.

Consensus was reached, and the Supervisors approved recommendations for County Staff to (i) inventory and improve enforcement of the current regulations covering watershed protection, and (ii) work with regional authorities such as the City and County Association of Governments (CCAG) and the Bay Area Water Quality District to identify and fill gaps in the data about the current conditions of San Mateo County watersheds.

Responding to overwhelming opposition to the remaining recommendations expressed by speakers in the room, the Supervisors directed Staff to rewrite the statement of purpose for the ordinance to include the intention to treat each of the 34 county watersheds individually and not craft a "cookie cutter" approach to regulatory policies. The Supervisors also withheld approval of two recommendations that would have given Staff unlimited authority to impose restrictions on a trial basis and to craft policy language that would codify the restrictions at a future date. This is a great example of how the active civic involvement of Emerald Hills residents can affect the outcome of issues that affect us all.

Hopefully, with continued input from an informed



community, County Staff will develop a watershed protection plan that is tailored to address any demonstrated problems in individual watersheds, AND supports a level of fairness and equity that results in ALL property owners in San Mateo County sharing responsibility for this regional issue (not just those who live in Emerald Hills and other unincorporated areas). The EHHA Board is committed to making sure this happens by keeping you informed.



## Emerald Market Ready to Serve

For nearly 20 years, the grocery store at the entrance to Emerald Hills stood vacant, waiting for someone to revitalize the business center that could be an anchor for the growing community in unincorporated San Mateo County. Then, in 2005, a local

resident and businessman, Issa Aho, decided it was time to awaken the old Community Market and began the long process of rehabilitating the retail space that housed it. Two years later, the Emerald Market and several new small businesses opened their doors to serve the community in Emerald Hills once again.



Today, the Emerald Plaza is the retail and cultural center of Emerald Hills, offering residents a relaxing and inviting setting to gather, refresh, and restock for their busy lifestyles.

So when you come in to shop at the Emerald Market, take a few minutes to say "hello" to Owner Issa Aho, who has invested so much in our community, to General Manager John Marinos, who is working hard to make Emerald Market a "destination grocery store" featuring quality with value, and Community Outreach Manager Liza Bouska, who is partnering with area families and parent groups to support our local schools.

### Meet Members of the Emerald Market Team:



**Issa Aho** started his first neighborhood grocery store 20 years ago near Union Street in San Francisco. Some years later, he and his family opened the successful Superior Auto Body Shop in San Carlos. With his return to the grocery business in Emerald Hills, Issa envisions a renewed opportunity to invest in a community with that "neighborhood feel." If successful with the Emerald Market, Issa plans to work with the SF PUC to build a park-like picnic and play area on the vacant lot across from the Plaza.



**John Marinos**, a Peninsula native who attended Capuchino High School and graduated from San Francisco State, has spent his entire career managing local markets, starting with QFI in Redwood City and most recently Bell Market in San Carlos. As the father of a 4-year old daughter and a 2-year old son, John is well aware of the needs of new parents and working families and believes that the Emerald Market can become the "heart" of this community, where "our great customers are treated like family."



**Liza Bouska**, a long-time Peninsula resident and working mother of three school-aged daughters, looks forward to working with area families to meet their needs for the highest quality organic foods, supporting our school-based Scrip programs, coordinating educational field trips, and providing job opportunities for area residents. Liza believes that by coming out with their families to eat at the outdoor dining area and tour the Market, children can see how local businesses operate and how they can become a vital part of an active, growing community.

Store Hours: 7 am to 9 pm Daily  
3215 Oak Knoll Drive, Redwood City, CA 94062

# EMERALD

## MARKET

*Ready to Serve*

### **....Advertised Specials....**

(Expires 8/31/2008)

#### **Full-Service Meat/Poultry**

USDA Ground Chuck

**\$2.59/lb**

Free-Range Rocky Jr.  
Legs, Wings or  
Drumsticks

**\$0.99/lb**

#### **Wine**

Clos Du Bois  
Chardonnay 750 ml

**\$8.99**

Ravenswood  
Chardonnay 750 ml

**\$6.99**

#### **Fresh Produce**

Bananas

**2 lbs./\$1.00**

Seedless  
Watermelon

**3 lbs./\$0.99 lb**

#### **Grocery**

Western Family  
Big Roll Paper Towel

**\$0.79 ea**

Kingsford Charcoal 9 lb.

**\$4.99 ea**

#### **Service Deli**

Emerald's Take-Home Meal  
Includes:

- Oven Roasted Chicken
- 2-Liter Soda (Coke, Pepsi or 7-Up)
- Will's 16 oz side dish (Macaroni Salad, Old Fashion Potato Salad or Coleslaw)
- King's Hawaiian 4 pack rolls

**\$9.99 ea**

#### **Driving Directions:**

##### **From I-280:**

- Take Edgewood Road travel East.
- Turn Right onto Cordilleras (1<sup>st</sup> Stoplight)
- Turn Right onto Canyon
- Turn right onto Oak Knoll
- Arrive at 3215 Oak Knoll Dr.

##### **From El Camino:**

- Travel west on Whipple Ave.
- Turn Left on Alameda de Las Pulgas
- Turn right onto Oak Knoll and proceed
- Arrive at 3215 Oak Knoll Dr.

## **Your Home**

### **Create a Landscape That Fights Fire**

"A wall of flames was heading directly for our property," recalls Rick Henson, who lives near Helena, Montana. "The 1999 Little Hellgate fire had already burned 13 of 20 acres surrounding us, and it was time for us to evacuate with our pets and prized possessions. On our way out, the first fireman arrived, looked around, and pronounced: 'We think we can save your home.'"

What the firefighter recognized at the Hensons' was defensible space—something lacking at many other Western homes that have burned in recent decades. The Hensons had spent more than 2 ½ years clearing debris (sagebrush, tall grasses, dying and broken tree limbs, pine needles) from the landscape around their house. They had pruned trees, mowed grasses low, and kept their greenbelt garden well irrigated. They'd stacked their firewood well away from the house.

These steps conform to the advice of fire experts for homes in vulnerable areas: Along with installing fire-resistant roofing, creating a genuinely defensible space—where vegetation around the house is reduced to keep wildfire on the ground so it can be fought more easily—is the most important precaution a homeowner can take. Defensible space gives firefighters room to do their job. In the Hensons' case, it worked: The house was saved.

### **When Wildfire Approaches**

Should a house be threatened by wildfire, the occupants may be advised to evacuate by a fire or law enforcement official. The purpose of evacuation is to



protect people from life-threatening situations. Homeowners, however, do have the right to stay on the property if they so desire and so long as their activities do not hinder firefighting efforts. If the occupants are not contacted in time to evacuate or if the owners decide to stay with their homes, the suggestions provided in the following checklist will assist in protecting their property and the lives of their family.

- Evacuate, if possible, all family members not essential to protecting the house, as well as pets.
- Contact a friend or relative and relay your plans.
- Make sure family members are aware of the prearranged meeting place.

- Tune into a local radio station and listen for instructions.
- Place vehicles in the garage, have them pointing out, and roll up windows.
- Place valuable papers and mementos in the car.
- Close the garage door, but leave it unlocked. If applicable, disconnect the electric garage door opener so that the door can be opened manually.
- Place combustible patio furniture in the house or garage.
- Shut off propane at the tank or natural gas at the meter.
- Wear only cotton or wool clothes. Proper attire includes long pants, long sleeved shirt or jacket, and boots. Carry gloves, a handkerchief to cover face, water to drink, and goggles.
- Close all exterior vents.
- Prop a ladder against the house so firefighters have easy access to the roof.
- Make sure that all garden hoses are connected to faucets and attach a nozzle set on "spray."
- Soak rags, towels, or small rugs with water to use in beating out embers or small fires.
- Inside, fill bathtubs, sinks, and other containers with water. Outside, do the same with garbage cans and buckets. Remember that the water heater and toilet tank are available sources of water.
- Close all exterior doors and windows.
- Close all interior doors.
- Open the fire place damper, but place the screen over the hearth to prevent sparks and embers from entering the house.
- Leave a light on in each room.
- Remove lightweight and/or non-fire resistant curtains and other combustible materials from around windows.
- If available, close fire resistant drapes, shutters, or venetian blinds. Attach pre-cut plywood panels to the exterior side of windows and glass doors.
- Turn off all pilot lights.
- Move overstuffed furniture (e.g. couches, easy chairs, etc.) to the center of the room.
- Keep wood shake or shingle roofs moist by spraying water. Do not waste water. Consider placing a lawn sprinkler on the roof if water pressure is adequate. Do not turn on until burning embers begin to fall on the roof.
- Continually check the roof and attic for embers, smoke, or fire.

If a fire should occur within the house, contact the fire department immediately. Continue to inspect your house and property for embers and smoke.

**Most importantly, STAY CALM!**



## Thanks for Your Donations

A Message From EHHA Treasurer, Tim Farrar

The entire Board has been delighted and astonished by the remarkable response to our appeal for funds in the last newsletter. Since the May 2008 newsletter was published, the Association has received 58 donations totaling \$2,645, which has restored the bank balance to just over \$6,000 (prior to paying expenses for the upcoming community event). We are also hugely grateful to the Emerald Market for their sponsorship of both the food for our community event and the publishing costs for this newsletter, both of which will significantly reduce our projected outgoings and further improve the state of the Association's finances.

In order to make the your contributions go even further, the Board resolved at the June Board meeting to consider including advertising from local merchants, as appropriate, to offset newsletter printing and postage costs. We are also grateful to all of those residents who have opted to receive the Association newsletter by email, to further reduce printing and postage costs and appreciate First Republic Bank's cooperation in waiving bank charges on our account for the next 12 months. As already noted by Association President, Michael Mangini, the May 2008 Board retreat (at which we worked to develop a new mission statement) was paid for personally by the individual Board members and thus did not represent any cost to the Association.

Your donations, in response to our appeal, have already exceeded the level of contributions for the whole of last year, and the contributions so far this year have taken us nearly halfway to meeting our target of \$7,000 in total donations (equivalent to \$35 from each of 200 property owners) for 2008. Our budget for the remainder of 2008 assumes that we will receive a further \$2,400 in donations, to pay the costs of the community event and for publishing future newsletters. However, if we can exceed this level and reach the \$7,000 target that we set back in May, then the additional \$1,300 represented by this target will help to put the Association on a much firmer financial footing and provide funding for additional activities, such as the tree giveaway and other community events, later in the year.



Enclosed with this newsletter you will find a donation envelope, which you may use to send contributions to the EHHA. If you receive the newsletter electronically, then you may send donations to us by mail at EHHA, Attn: Treasurer, PO Box 620449, Woodside, CA 94062, or you may donate by PayPal via the website at [www.emeraldhills.org/pages/donate.html](http://www.emeraldhills.org/pages/donate.html). Thank you.



### Did You Know?

**Firebrands** are burning embers produced by wildfire, which are lifted high into the air and carried beyond the fire front. Firebrands are one of the major causes of homes burned due to wildfire. Typical firebrand materials include pine cones, bark, and if houses are involved, wood shakes and shingles. Depending on wind speed and size of materials, firebrands can be carried more than ½ miles ahead of the fire front. A shower of thousands of firebrands can be produced during a major wildfire event. If these firebrands land in areas with easily ignited fuels, numerous spot fires can start. Homes located blocks away from the main fire front can be threatened.

Dear Editor,

In response to your pro speed bump article, I'd like to say a few words against speed bumps. According to the Canada Safety Council (in "Traffic Calming Versus Safety"), "In one minute, a fast-burning fire can destroy a building. One minute can be the window of opportunity for a critically injured child, heart attack victim or other emergency. A criminal can escape the scene of a crime in less than a minute. For fire, ambulance and police vehicles, every second counts. A delay of just one minute due to speed humps...can mean the difference between life and death. Inefficient traffic flow on an access route to a hospital puts lives at stake. Liability issues associated with traffic calming are hardly ever considered." Drivers judging how to negotiate bumps are distracted from watching out for more serious hazards—like children. Bumps discriminate against the severely disabled, elderly frail people, and those with serious back or neck problems. Speed humps in the vicinity of a house will reduce its market value as potential buyers will be put off by the associated problems. These are just a few examples as to why speed bumps are a bad idea.

Henry Garbutt, an almost 50 year resident

**Yes! I want to contribute...**

- ☐ I'd like to contribute \$35.  
☐ I can spare a bit more. Here is my donation for \$50.  
☐ I'm a resident of one of the most desirable neighborhoods on the Peninsula, and I want to keep it that way! Here is my contribution of \$\_\_\_\_\_.

- ☐ My check is enclosed.

If you would like to donate via credit card, please visit  
[www.emeraldhills.org/pages/donate.html](http://www.emeraldhills.org/pages/donate.html)

*Your personal information is kept confidential.*

\_\_\_\_\_  
Name

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Emerald Hills, CA 94062  
City, State Zip

\_\_\_\_\_  
Phone # (optional)

\_\_\_\_\_  
E-mail Address (optional, but requested)

- ☐ Please send the email newsletter instead of print, to help preserve the environment *and* save the Association money.  
☐ Please send me both the print and email newsletter.

You can make donations online at  
[www.emeraldhills.org/pages/donate.html](http://www.emeraldhills.org/pages/donate.html)  
or you can mail your contributions to:

**EHHA, PO Box 620449, Woodside, CA 94062**

*Please note that donations to the EHHA  
are not tax deductible.*



**Thank You**  
**Emerald Hills Lodge & Golf Course and**  
**Redwood City Elks Lodge #1991**

The Association would like to thank the Emerald Hills Lodge & Golf Course not only for the use of their facilities for our summer community event, but also for allowing us to use their large banquet room for our recent annual and special Member meetings.

For those of you who have not been to the Emerald Hills Lodge & Golf Course, it's a 30 acre multi-use facility located at 938 Wilmington Way in our very own Emerald Hills.

The facility includes a PGA staffed 9-hole golf course (which is open to the public) and pro shop, private parking, beautiful banquet facilities that accommodate groups of 50-300 people for wedding receptions, conferences, or company gatherings, and is home to the Redwood City Elks Lodge #1991. The facility also boasts a swimming pool, tennis courts, and picnic area.



Redwood City Elks Lodge #1991 is a part of the national Benevolent and Protective Order of Elks. It is a fraternal organization dedicated to charity, community service, patriotism, and our nation's youth and veterans. Elks enjoy the camaraderie of social, charitable and fraternal events in the Lodge and throughout the network of national Lodges.

Want more information about membership or the facilities? Please call (650) 369-1991 or go to [www.emeraldhillslodge.com](http://www.emeraldhillslodge.com).

**Contact the Board of Directors**

Adriana Botto (Secretary/Newsletter Ed.) .....368-5678  
Tom Brouchoud (Vice President) .....366-7890  
Tim Farrar (Treasurer) .....642-5195  
Joe Foraker.....868-7495  
Frank Fraone.....743-3900  
Michael Mangini (President) .....365-4449  
Carla Rayacich.....299-0279  
Mike Sherman (Webmaster/Database Mgr.) ....544-0896  
Marline Underwood (Community Picnic).....224-1214

**I'll See You at the Picnic!**

Please tell us how many plan to attend:

\_\_\_\_\_ **Children (up to age 12)** \_\_\_\_\_ **Adults**

Please RSVP by September 6, 2008 by returning this card or by emailing [picnic@emeraldhills.org](mailto:picnic@emeraldhills.org).

*We need volunteers to assist at the picnic. If you can volunteer in any capacity, please email us at the address above or call Event Chair, Marline Underwood, at (650) 224-1214 to leave a message and we'll contact you. Thanks!*