

Feb 18, 2016

To Community Development Agency,

re: Draft Community Plan Update, Black Point/Green Point

Kristin Drumm, Senior Planner and Supervisor Arnold

I have lived in Greenpoint, on the WEST side of HWY 37 for 40 years at 80 H Lane.

I can say that for Black Point and Greenpoint are different in many ways, mainly the age and value of homes and public street access.

Unique to Black Point residential area on the east side of HWY 37 is no visible paved exit from the area other than Manzanita. Black Point is a precarious fire threat due to trees, shrubbery and the limited access to emergency first responders. Some of the unique dwellings were built as summer homes and lack updated building and fire code standards.

Black Point is unusual. It has a viable Home Owners Association, named Black Point Improvement Club, established many years ago. This makes it easy and cost efficient for Marin County, and Community Development Agency in particular, to SEND public notices and to elicit feedback from the long established Black Point Improvement Club Home Owners Association.

Greenpoint now appears “represented” by an **Ad Hoc** committee formed by 2 Real Estate Agents. **This is not a legal representation of homeowners in Greenpoint.** However, I give them credit for speaking up.

Greenpoint has no Home Owners Association. We are, and always have been considered “represented” by the Black Point Improvement Club from the position of the Marin County Development Agency and all other County matters. **This needs to stop.**

This incidental combining of 2 vastly different Marin County neighborhoods is not to the benefit of either. We are demographically different. We are geographically in two different locations. Our home values are different. Our access is different.

We, on the West side of HWY 37 require **individually addressed County notifications**, separate and apart from the Black Point Improvement Club notifications.

The Marin County Development Agency is reluctant to do this. We are individuals and we are not in Black Point and need to be treated as such.

Penny Hansen

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