



## Hello, Sunset Beach Neighbors!!

As you know, one of our principal responsibilities as a volunteer neighborhood Board is to work with the community to help preserve all that is wonderful about Sunset Beach. While each of you does a marvelous job to maintain your own home and garden, we work as a Board to help maintain the public areas that add so much to our enjoyment of the neighborhood. Included among these “common areas” are the neighborhood roads as well as the pathway to the stairs to the beach. Your all-volunteer Board makes an annual effort to collect dues from neighbors to allow us to do this work; on occasion, when need arises, we make an extra effort to collect a larger amount to address a larger issue. We have access to no other funds than those which you are generous enough to grant us; for this, we are very grateful.

### Road and Beach Pathway Maintenance

For many years, it has been common practice for your SBIA to slurry seal our neighborhood roads every 5 to 7 years, depending on conditions. 5 to 7 years is also the standard used by most paving companies. A “slurry seal” is a cold mix paving compound that can remedy a broad range of surface – *and subsurface* - problems on streets and driveways. The principal materials used to create slurry are aggregate, asphalt emulsion, and fillers which are mixed together; water is also added for workability. Slurry seal fills small cracks and low spots in the asphalt and prevents water intrusion which can cause worsening of cracks and more serious problems. Along with slurry sealing, minor repair or patching of asphalt is done for problem areas.

In late 2019, a major road repair was required at the arroyo curve leading to Pat Johns’ house due to failure of the original road shoulders. At the 2020 annual meeting, a majority of those in attendance voted not to have a special assessment for this major repair and voted instead to use all the funds in the SBIA road reserve as well as the general fund. This repair cost \$48,400 and was completed in October 2020.

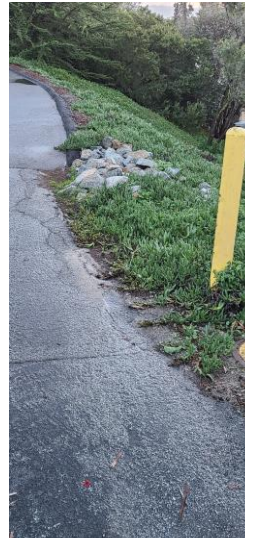
Observing the 5–7-year repair cycle mentioned above, neighborhood roads were slated for slurry seal and patching in the fall of 2022. Given that our roadway (and general) funds had been depleted from the arroyo repair (mentioned above), the SBIA always knew that a special assessment would be required for this cycle of patching and slurry sealing. When raised as an issue at the 2022 SBIA annual

meeting, a majority of those in attendance voted to postpone roadway repair consideration for a year, by which time two events would have occurred: 1) the SBIA would have collected more funds from annual dues; and 2) demolition and excavation work at the old “Red Barn” would be completed.



## Reason for 2023 Special Assessment

Times – and situations – change. The heavy rains over the last few months, coupled with the postponing of slurry sealing from last fall, has resulted in significant additional cracking of asphalt on neighborhood roads and more low spots and sink holes. Walk the roadways as we have on many, many occasions, either alone or in the company of a variety of local paving contractors, and you will note an expanding series of lengthening and deepening cracks and depressions in the roadway, many of them associated with prior trenching work in the neighborhood. Please see roadway photos inserted on the previous page. Additionally, a drainage problem causing erosion to the road shoulder near Toad Hollow has worsened considerably (photo at right).



When it rains, it pours! Our community pathway to the beach stairs has taken a beating as well. Portions of the original asphalt are cracking and failing as are portions of the retaining boards. Please see photos to the left.

Drainage needs to be improved to stop water from pouring over the cliff below the stairs. Little or no repair has been done to the pathway in over 40 years. Local realtors have told us repeatedly that our beach pathway and stairs are a very valuable asset for our community, and that it is important for us to preserve both. The SBIA keeps a small reserve for future repairs of the stairs and adds some funds to it each year.

Three independent paving contractors have told us that our roads require near-term sealing to prevent further damage from water intrusion into cracks – gaps in the road surface which can weaken the base underneath, leading, potentially, to a series of much more expensive repairs. All three have suggested the same solution for the drainage problem at Toad Hollow which will include a curb and drain to stop further erosion of the road shoulder and hillside. We have 3 bids from contractors for the projects with the bid from Betz Works (formerly Earthworks) being the lowest. The bids ranged from \$73,500 to \$94,988 for all three projects. We are awaiting one more bid as a fourth check to see if we can do any better. As additional details, the Betz Works bid – currently the lowest, divides the work as follows:

- 1) Roadway slurry and repair \$30,860
- 2) Beach Pathway repair \$32,400
- 3) Drainage near Toad Hollow \$10,240

## The Assessment

To fund these three important projects, the SBIA proposed a special assessment of \$1,145 per home. Ballots were sent out via email and USPS and the voting period closed February 1<sup>st</sup>. The assessment was approved by an overwhelming majority of homeowners with nearly 80% voting in favor. A few of you have even sent in your payment already! Thank you! We hope to gain the support of everyone as we approach the start date for the first projects.

## **Project Timing**

We anticipate that all homeowners will contribute their fair share to help fund the repair projects which a supermajority of homeowners voted for. It is in the best interest of the entire community that everyone contributes to ensure that the neighborhood remains a desirable area that prioritizes safety and does all it can to minimize the likelihood that someone may injure themselves in our neighborhood from deteriorating roads or on our path to the beach. When everyone pays their fair share, we stand the best chance of preserving our little slice of paradise.

Depending on our ability to collect funds – where the “rubber meets the road” - we anticipate starting the beach pathway and road shoulder at Toad Hollow projects in early summer. The asphalt patching and slurry sealing will be started in the fall - after the heavy equipment from the “Red Barn” demolition and excavation is complete. It’s possible that some asphalt patching or filling of sink holes could be completed on the south side along with the pathway project.

## **What About Driveways?**

Several of you have already asked about having your driveways slurry sealed at the same time as the roads. If you would like to include your driveway with the slurry project, please let us know at: [sunsetbeach95076@gmail.com](mailto:sunsetbeach95076@gmail.com). The current cost estimate for the slurry is \$0.50/sq. ft. We will provide contact information for the contractor as we get closer to the slurry date this fall.

Thank you to all who supported us in this campaign – your support is very much appreciated!

## **Payment**

Each home’s assessment for all three projects is \$1,145, due anytime between now and May 1, 2023. For those who prefer making two payments, two payments of \$572.50 can be paid, the first due by May 1, 2023, and the second by July 30, 2023.

Payment can be made electronically using Zelle to: [sbiaacct@gmail.com](mailto:sbiaacct@gmail.com)  
Please also note new SBIA email address – [sunsetbeach95076@gmail.com](mailto:sunsetbeach95076@gmail.com)

For those preferring to pay by check, payment can be sent to:

SBIA c/o Suzie Yost  
212 San Augustine Way  
Scotts Valley, CA 95066

## **FEMA (Federal Emergency Management Agency)**

Some of you have asked about FEMA disaster relief funds, which we hoped might address roadway repair situations such as ours. FEMA funds are available to replace areas of roads that have been deemed to prevent access to emergency services. The damage to our roads is not severe enough to meet FEMA criteria.

Following recent storms, local CERT teams came together to record the storm’s impact and formulated three suggested prevention measures: 1) dangerous tree removal along San Andreas and Mar Monte Roads, which would have proactively prevented future road closures and the potential for harm from falling trees; 2) road drainage improvements and road repairs to Buena Vista and Beach Street to prevent water from flowing over the road, continually closing the access roads and damaging the pavement; and 3) Levee repair in the Beach area to prevent future levee breaks and road closure and damage. The first request – tree removal – is not covered by FEMA funds; we will track #2 and #3.

**SBIA Board members (new email address - [sunsetbeach95076@gmail.com](mailto:sunsetbeach95076@gmail.com))  
Patty Kaiser, Mark Elliott, Sam Singer, Suzie Yost, Chris Vanni, Chris Frazier, K. Simmons**



## **Cape Ivy Eradication**

Friends and fellow gardeners – we are battling yet another foe: one who stays low to the ground (unless it is climbing trees); slinks about underfoot; spreads its insidious tentacles when no one is watching and looks innocent when, in fact, it is a dangerous interloper. Yes – you guessed it – we’re talking about Cape Ivy, also known as German Ivy, Parlor Ivy and Italian Ivy. It’s a so-called “bully plant” that reduces habitat for pollinators, and drastically alters bird diversity. Cape Ivy most likely alters ecosystem level functions like nutrient cycling and food web dynamics as well.

Whatever you decide to call it, Cape Ivy is an annual invasive plant that has invaded coastal areas from California to Oregon and is proliferating at Sunset Beach. All parts of the plant contain alkaloids that poison animals and humans if consumed and is also toxic to aquatic life. The vines form a thick carpet and smother native plants. Parks have an effort underway to remove Cape Ivy for these reasons.

We have many dogs in our neighborhood and want to protect them from accidentally ingesting any of this plant, so are asking neighbors to look for and remove this poisonous weed, bagging it, and taking it to the dump’s regular garbage, not the green waste. Please put it in bags or your regular garbage, not your green waste bin. It can spread even when composted.

A photo of Cape Ivy is to the right.

For more information, you can check this website: ([Cape ivy control - Golden Gate National Recreation Area \(U.S. National Park Service\) \(nps.gov\)](http://Cape%20ivy%20control%20-%20Golden%20Gate%20National%20Recreation%20Area%20(U.S.%20National%20Park%20Service)(nps.gov)))



## **Neighborhood Improvement**



Friends – the pace of neighborhood improvement here at Sunset Beach never fails to amaze! As a group, we are always on the lookout for opportunities to spruce up the ‘hood in any one of a multitude of ways. Large and small, no chance is missed to “elevate our game”.

Your roving correspondent noticed this local improvement to the mailbox stand at the top of Toad Hollow. Look closely and you will see that #38 mailbox has been installed with the greatest of care, using only the finest of materials. Solid steel, and with an eagle proudly emblazoned on the mail door to boot!

To the rest of us – the gauntlet has been thrown down; the bar raised even higher. Off to Home Depot you go, post haste. You wanted to relax today? Fuggedaboutit!

To the owner of #38 – whoever you are – thank you for your attention to detail and for showing us how it is to be done. You, sir (assuming that you are a sir), are a credit to craftsmen everywhere! Huzzah!



## Chris Frazier and “Louie” - Our very own local Intrepid Storm Chaser and his trusty sidekick



Friends – as all know, the recent series of storms in the SF Bay Area – what some termed a “bomb cyclone” – were nothing to be sneezed at (well, maybe during, if you had a cold). Starting on New Year’s Eve, we were rocked with storm after storm – weather events that some likened to a cannonball tearing through a cornfield. Howling winds; torrential rain; trees down; roads out; mudslides – you name it – we got it. ‘Tis said by some that Neptune himself had awakened ... and wasn’t a happy camper.

And into the very teeth of the storm did venture our very own Chris Frazier, the “Storm Chaser” – he and “Louie” – his trusty companion of the road – both pictured in perilous situations above. Chris and Louie braved the wind and the rain to secure – at no small danger to themselves – this series of photos of the region at the bottom of our stairs; stairs that Chris terms “the luckiest stairs in the world”, owing to having escaped – by sheerest good fortune – the worst of the damage inflicted by the storm’s fury.

Some might wonder – what happens to a beach like ours during such a storm surge? During a storm, the strong wind and waves pick up much more sediment than usual, carrying it seaward into the waves. Covered by the storm surge, the beach temporarily loses its usual position in the marine environment and becomes an underwater or offshore bar... ..the boiling surf keeps the sand particles in suspension, and because the energy of the big waves reaches deeper water, the sand cannot settle until it is far offshore. You can see from Chris’s photos that we lost a tremendous quantity of sand from our beach and received, in return, a great quantity of flotsam and jetsam heaved landward by the extreme wave action.

Thankfully, the opposite occurs in the calmer summer months. Sand is pushed back onshore by smaller surf and much new sand washes down from rivers and streams and gets deposited on beaches. Strong winds help push the sand inland creating dunes. The circle of life!

Thank you again to Chris and Louie for these photos! And from all of us at Sunset Beach – safe at home whilst you brave the fury of the raging storms - PLEASE STAY SAFE!





## **Barn-raising RAZING! Welcome Chris & Jill Vanni!**

When you think “Red Barn”, what comes to mind? Do you picture a large outbuilding on a farm with floor-to-ceiling sliding doors and a hayloft? Are there horses, cows, sheep, or other livestock living in the barn? Do you remember summer vacations when you were a kid traveling across middle America in the station wagon with your family? Do you ever wonder why barns are red in the first place? The answer may surprise you. As early as colonial times, farmers used linseed oil as a sealant, which is orange in color and derived from flax seeds. Linseed oil was often mixed with other additives such as lime and milk - which would have been plentiful on many farms - to help improve its preservative properties. Ferrrous oxide, which we know commonly as rust, turned the linseed oil a deep orange-red color. It also helped discourage the growth of moss and fungi. A well-sealed barn lasted much longer, needed fewer repairs over time and kept farmers and livestock warmer in the winter. The red color also took longer than other colors to fade in the sun, which meant less time and money was spent touching up drab and peeling barns. And there you have it!

And how about our very own Red Barn – pictured at right, shortly after construction in 1936. You can see that she was a stately old dame, sitting high and somewhat aloof on her own sandy promontory looking out over the waters of the Monterey Bay. Known through the years as



simply the “Red Barn”, she has a long and colorful history. A true Mariner of the Cosmos, she has sailed the tides of time through WW II, the Korean War, the Vietnam War and the Moon Landing, and has kept a steady watch over our fair neighborhood through thick and through thin. A more recent photograph of her, having aged gracefully over the years, is at left, proudly showing off a (relatively) new coat of – red paint!



Enter the Vanni family – Chris and Jill, pictured at right with their 3 wonderful daughters and son. From left to right are Jill, Juliana, Natalia, Chris, Michaela and Gianluca, kicking up their heels at a Vanni family celebration. Chris hails from a long line of Italians, who for many years made a prosperous living growing cut flowers in Mountain View and Watsonville. Chris’s grandmother arrived from Genoa in 1923, settling in San Francisco’s North Beach neighborhood. Chris’s grandfather, hailing from the mountains just north of the Tuscan province of Lucca, Italy, an area known as the Garfagnana, made the trek across the Atlantic in 1928, also settling in North Beach. Once married, they made their way to Mountain View, where they started the family cut flower nursery business; eventually expanding the business with 100 acres and 600,000 square feet of greenhouses in the Watsonville area.



As a young man, Chris was preparing himself to follow in his grandfather's – and father's – footsteps when NAFTA uprooted their plans – and plants. Halfway through an agri-business college degree at Fresno State, where he met Jill, Chris pivoted mid-stream and changed his focus to Urban Land Economics (as the family was starting to dabble in the Real Estate Investment world).

Jill grew up in Davis and then Fresno, where her father was the 1<sup>st</sup> Mexican-American Manager in the history of Wells Fargo Bank. Jill's mother's family hailed from the Lewis and Clark Oregon Trail Expeditions; to this day, there is a mountain near Sisters, Oregon named after her great-great-grandfather. Growing up, Jill was a competitive gymnast and earned many awards.



After graduating together from Fresno State in 1989, Jill and Chris married and settled in Morgan Hill, where they started their careers and, shortly thereafter, a family. Chris remembers – with no great fondness – the difficulties of doing land development during the 1992 S&L crisis. Fortitude! With luck, plenty of skill and the backing of family and a small, tight-knit group of friends, Chris and Jill have made a great success of their business, specializing in commercial development and management. Chris describes himself as the “numbers guy” – focusing on the finances; whereas Jill maintains a focus on commercial building design and asset management. In fact,

when this correspondent spoke to Chris and Jill for this profile, they were attending the winter International Builder Show in Las Vegas. It's what they love, and it's also what they specialize in – a happy marriage on more than one front! And when you look at the design for the new Red Barn – **Red Barn Reborn** – pictured at left – you can see that theirs is a marvelous collaboration of two very special talents.

2 of their 4 children are moving into the business – Gianluca, doing Real Estate development, and Michaela, helping with HR and Accounting concerns. Natalia is doing her own thing, focused on property management in the San Diego area, and Juliana is working on a PhD in Physical Therapy. Chris and Jill delight in their 3 grandchildren – Alessandro, Luca and Mateo. The family loves to spend time together, and time on the water in their ski boat is especially cherished. When time permits, travel back to Italy to visit Chris's family is always a delight.

Please be on the lookout for the Vanni's invitation to the Red Barn RAZING party – we'll have one final chance to say goodbye to the stately old dame, and to a piece of Sunset Beach history. And what a wonderful opportunity to welcome Chris and Jill to our beautiful neighborhood. Welcome, Chris and Jill!