

Subject: 16058 Anoka Dr

Date: Thursday, June 4, 2015 at 8:22:10 AM Pacific Daylight Time

From: Francine Kirkpatrick <DrFKirk@verizon.net>

To: Ron Gonen <ron@curiousminds.com>

CC: Richard Blumenberg <richard@rlarchitecture.com>, Kim Bantle <ksbantle@gmail.com>

Hi Ron,

Hopefully you are well on your way to submitting plans to Building and Safety. Although I have much to get caught up on as the new PHOA President I'm taking this initiative to write you not as a Board member but as your neighbor.

In my review of PHOA communications to homeowners I don't see that you received a copy of the letter dated 9/6/11 the PHOA has previously sent to former owners of your property about a longstanding driveway lights restrictions on 16058 Anoka Dr. Possibly you already have received a copy of the letter but I want to make sure so it's attached. This references a board ruling that goes back to 1990 that restricts electric lights on the driveway. This ruling, however, because it was so old and given the advancement in lighting technology the board last year, at my initiative, did review the history and reason for the original ruling and discussed alternate lighting solutions. In the Dec 2014 Board meeting the board concluded: "Longstanding PHOA prohibition against driveway lights remains. Board concurred that there will be no re-evaluation of this ruling."

The reason for the ruling is that the top of your driveway is directly in the sight-line to the Queen's Necklace City lights view from the rear section of my house. Therefore any illumination of the driveway, whether the light source is seen directly or not, would diminish the quality of the night view from my property. If safety is an issue reflectors were recommended to be installed along the driveway. I told the board last year, as the affected neighbor, that post lights at the street would be acceptable to me as at that location, in contrast to the rear, my house is at a significantly higher elevation than the driveway entrance and low post lights would, therefore, be below the sight-line to my city lights view.

Thanks Ron. Let me know if you have any questions. I am looking forward to having you and your family as neighbors!

Warm regards,

Francine Kirkpatrick

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