

THE KNOLLS NEWS

Summer 2017

A Publication of the Carmel Knolls Property Owners' Association
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Since our January meeting, there have been quite a few issues raised by Knolls residents that we addressed at our June meeting.

1. **VEHICLES ON THE KNOLLS**: Several neighbors have expressed concern regarding trailers/RVs parked along our roads, and in driveways. After looking into this, your Board has concluded that such concerns may best be addressed on a neighbor to neighbor basis. We believe that all of us want to continue the civic traditions and commonly accepted neighborly practices that have made the Knolls a neighborhood we are proud to call home. So in keeping with those traditions, we urge all to consider parking these large vehicles off particularly Carmel Knolls Drive for safety reasons.

In reviewing this matter we noted that both County ordinances and the State Vehicle Code restrict the length of time that a vehicle may be parked on a public street. The County Code provides that any vehicles parked or left on any public street may be marked by officers as possibly abandoned. Owners then have 72 hours (3 days) from the time it is marked to remove the vehicle before it is considered to be an abandoned vehicle and may towed away, per [22651\(k\) CVC](#). Here is further information for those interested in the State Vehicle Code [regulation](#). We also note that, although the [Knolls CC&Rs](#) address the issue of trailers and temporary buildings on Knolls properties, the CC&Rs are not enforced by the County.

2. **FIRE PROTECTION PLANS**: Over the last several months your Board has been discussing among ourselves and with county and state officials what we can do to protect the Knolls from fire danger.

We are pleased to announce that as a result of our discussions, a meeting will take place on July 13th at the Rio Road fire station and will include concerned Knolls neighbors, a similar contingent from the Rancho Rio Vista neighborhood to our east, Battalion Chief Mark Mancini and Captain Kim Bernheisel,

the latter two of the Cypress Fire Protection District. We will discuss our local fire hazards and the possibility of writing a grant to assist both the CKPOA and the Rancho Rio Vista Property Owners Association with funds, crews or contract labor to implement a fuel reduction plan for our portion of Lower Carmel Valley.

We are all aware of the need for dead tree/brush removal. **If you are particularly interested in attending the July 13th meeting and finding out how our neighborhood can be made more fire safe, it is important that you let us know very quickly by return email.** Chief Mancini will need an accurate head count several days prior to the meeting in order to make sure the Rio Road facility is large enough. We currently are almost at capacity for that room.

On the related issue of brush removal, we are happy to see that many have taken matters into their own hands already perhaps as a result of the weed alert email sent in early May. The Genista and Italian Thistle that are trying to take over our landscape are serious problems. These invasive plants are obviously something we'll be addressing at future meetings.

3. **LANDSCAPING:** As most of you know, the maintenance of the Carmel Knolls entryway – its watering and upkeep – represents the Association's largest on-going expense each year. Carlos Garcia and his father before him have maintained our entryway for quite a few years now. The Board believes that they have done a good job; however, because several of our community members have remarked on how tall the weeds have grown, thanks to all our rain this year, we believe that a bit more maintenance is in order. County officials have informed us that they no longer have the staff/budget available to do the weeding that they have done in previous years along Carmel Valley Road. Therefore, we have sought bids from Carlos and Onecimo Lopez (who maintains the island halfway up Carmel Knolls) to "weed whack" both sides of our entryway all the way to the end of each fence. In addition, we would like to do the same around the area where we had the dead trees removed and up on the other side of Carmel Knolls close to the new "Rough Road" sign. We think this additional work (and expense) will maintain the attractiveness of the entryway to our neighborhood.



4. SUMMER PARTY: 7/22/17!!



Last year's party was so successful that we've decided to repeat at least some of what we enjoyed last July: beer sampling from Peter B's Brew Pub. Once again, our neighbor Rich Brimer has offered his art studio as the venue. Please note that Rich has moved around the corner from where we celebrated this past December. His [Carmel Visual Arts](#) studio is now located at Space F22 in the Barnyard which is right behind Pieces of Heaven and facing toward the ocean.

Here are the important details about our annual event:

WHEN: Sat. July 22, 2017 from 4 pm - 7:00 pm

WHERE: Carmel Visual Arts Center in the Barnyard, Space F22, 3694 The Barnyard

WHAT TO BRING: Some hors d'oeuvres, salad or dessert. CKPOA will provide Allegro's pizza and the beer samplings, soda, and water

WHY: Summer Party to catch up with old friends and make new ones

We will be serving a variety of Allegro's pizzas that we hope will provide options for a range of preferences and dietary issues. Please feel free to bring a salad or desert to share, or any other dish that would serve your individual needs. Because we don't want to overspend on food or supplies, **please RSVP by return email by July 13th**. By the way, one of our former neighbors, Susan Kingsley, will still have some of her artwork on display for our gathering. That exhibition is [Fotosága Dreams](#).

We hope to see old and new faces on the 22nd!

