

Dillon Beachcomber
January 2019
Oceana Marin Association
Candy McCorkell, Editor

Here's to dear Vic Holst, source of many excellent quotes, who left this earth for his heavenly home after Christmas. "Captain Happenin'" indeed.

OMA Board News: There were 4 Director positions up for election this year at the close of the nomination period in November. There were 4 qualified and confirmed Members nominated, resulting in the election for two year terms of **Robert Berner & Michael Martini**, both full time residents, **Dennis Rothhaar & Thomas Freeberg**, both part time residents of OMA. Congratulations and thanks for your volunteer time to serve the Association.

New Board Member **Thomas Freeberg** grew up in Folsom, CA, and after a stint as an exchange student in Germany went to Cal State Monterey Bay for his telecommunication and IT degree, moving back to the Sacramento area to work and live, another Roseville resident for OMA. A new owner on Maui Ln., he has been coming to Dillon Beach since the mid 1980's. Welcome to the community, and many thanks for volunteering to serve on the Board.

CCR and By-Laws revisions: **If you haven't returned your ballot, please do so right away to avoid having to extend the voting deadline!** The returned ballots will be opened and tallied at the start of the **OMA Member Meeting Saturday January 12, 2019 at Tomales Town Hall. Meeting begins at 1pm**, all members are encouraged to attend. It is held on the second floor of Town Hall, but is also accessible via a gradual walkway along the south side of the building for those who don't do stairs. There will be refreshments during the social hour following the meeting, and restrooms are available.

Street Resurfacing Plans for 2019: The Board has asked for bids for the usual every-five-years street maintenance done as part of your OMA Membership and dues. When the work has been approved, members will be notified of the surfacing schedule, usually done one street at a time, during which your home may not be accessible by car for that day. Delays or changes in the schedule may happen due to weather, but since OMA has what are some of the best maintained roads in Marin County, it is worth a little inconvenience to keep them in great shape. There is no additional assessment for members, but the remaining Unit 1 non-members will be billed their individual share costs.

The Coastal Kitchen and General Store have re-opened after a prolonged period of work to modernize the old place. Early reviews on Next Door are mainly positive, though there is some discussion of the limited menu and products available in the store. People seem to love the coffee bar, but don't go expecting to buy a candy bar. The emphasis is on fresh and locally sourced items, which might be challenging for locals, campers or vacation renters needing a bottle of ketchup or mustard, the fixings for s'mores or more prosaic items. Visitors to Dillon Beach and locals all wish the new owners well in this endeavor.

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**Marin County short term rental rules and rate hikes:** The Marin County Board of Supervisors in 2018 enacted a number of different rules and changes to the Transient Occupancy Tax, which was approved by voters in Unincorporated West Marin District 4 (that's us) going from 10% to 14% for lodging including inns, hotels and vacation rental homes. Previously, campers did not pay "TOT", but as of January 1, 2019 will pay a 4% fee. Short term rentals are for 30 days or fewer, full time residential rentals are exempt. The online short term rental site Airbnb has agreed to calculate, collect and remit the TOT, but not all online platforms do so; it is the responsibility of the rental owner to collect the tax from their guests, and the tax collector is making a concerted effort to notify the rental community of this. Half the estimated \$1.2 to \$1.5 million collected will be used to enhance fire and emergency services in West Marin, the other half for long-term affordable housing. You can learn more about this issue at [marincounty.org/tot](http://marincounty.org/tot).

**Notices to neighbors of short term rentals in Coastal West Marin:** from Muir Beach to Dillon Beach are now also required to notify either by letter or a sign in front of their rental all neighbors within 300 feet the property is a vacation rental with a name and phone number of a local contact person. Marin County has also contracted with **Host Compliance** to handle all unpermitted short term rentals or rental related nuisance issues such as noise, trash, parking, trespassing, violations of occupancy limits, etc. which are available 24 hours a day, every day, including not only OMA properties, but in Dillon Beach, the Village and Portola, too. There are complaint forms online- go to Marin County Planning and Development home page and the Community Development Agency Code Enforcement, at the bottom of the page for those, or use the hotline phone number. **OMA members** should attempt to contact neighbor owners or property managers of problems with a rental, then file a complaint with OMA Board via **Sharp Property Services**, in addition to Marin County.

All information about new rules for Vacation Rentals is always available from Marin County at the County Building in San Rafael or online at [marincounty.org](http://marincounty.org).

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