

News YOU CAN Use



James A. Walsh Real Estate
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Fall/Winter 2022

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Neighborhood News

Giving thanks... Turning the corner on the final months of the year it's time to reflect on the gifts we enjoy. On every gratitude list of mine, "community" appears.

From my heart I thank all who have supported us through engaging our professional services, who volunteer to assist in the Egg Hunt, or the Garage Sale or any of the other gaps in taking care of each other and our community, and those who have simply acknowledged those who make the effort. Community doesn't happen by itself!

So, it is with profound sadness that I acknowledge the passing of a pillar of our community, whose time and talent brought much good to the greater Santa Venetia area. Norma Novy passed last month, one year after her beloved husband Hank. If you have ever read the newsletter *The Santa Venetia Communicator*, you held Norma's work in your hands. She did the layout, a lot of editing and perhaps more writing than we know. For the magnitude of the project, she did it with kindness and a pure heart, the epitome of service.

May her passing bring more good: As our job is to raise the next generation, note that opportunities abound in the classroom to teach and assist, on the playing field to coach or officiate; in our neighborhood to help produce an event or maintain median strips. See jamesAwalsh.com/blog for more information. We get out of our lives what we put in. Won't you take on a service opportunity?

Support Our Community, Support our Leaders... The Unstoppable Gina Hagen, Santa Venetia Neighborhood Association President and recent victor over a brain tumor, will soon run in a 5K Fundraiser "The Breakthrough for Brain Tumors," on November 6. She is part of an ambitious goal to raise \$76,000. If you, like me, know someone struck with this physical challenge you know only the extraordinary survive. Here is how to support Gina and this worthy cause: <https://give.abta.org/team/442150>

It's like Free Money While You're Saving the Planet... The County Community Development Agency, in conjunction with the Rising Sun Center of Opportunity, is offering some great incentives for participating in the latter's Green House Call Program. Once you complete a no-cost home efficiency survey you can receive a free home and water efficiency kit. It includes LED light bulbs, power strips, water aerators and more! For more info: <https://BIT.LY/GHC2022>, or call (510) 665-1501 ext. 300.

Market Update

Recent Area Sales

20 Corrillo Dr	\$1,375,000
20 Washington Ave	\$1,295,000
39 San Pablo Ave	\$1,199,000
28 Bonsai Ct	\$1,025,000
405 Corrillo Dr	\$1,000,000
108 Almond Ct	\$900,000
813 Descanso Way	\$880,000
132 Vendola Dr	\$875,000
118 N San Pedro Rd	\$830,000
70 Vendola Dr	\$800,000
90 Village Cir	\$570,000
61 Village Cir	\$425,000

Once again, it's all about interest rates. The Federal Reserve triggered 2022's second major move up in mortgage rates in September causing rates to climb from the low 5% range to a number approaching 7%. Look for an adjustment in buyer behavior as they sharpen their pencils to determine what they can afford with the higher cost of borrowing.

Meanwhile, there is no shortage of bottom feeders - those who read doomsday chronicles and think it's a great idea to offer \$100,000's below asking price. Experience and negotiation skill continues to win out as our sellers get terrific prices for their homes.

Why does the doomsday scenario not ring true here? As we discussed last issue, certain markets - popular destinations for the migration out of big cities - saw 20%+ appreciation over the two-year Covid lockdown. Their prices are correcting as we return to normalcy. In Marin, price appreciation was more modest and sustainable. In plain speak we look like this: Healthy economy, strong jobs market, strong demand for homes, and the key: Very low inventory of homes available to purchase.

The outlook: Our economists tell us to look for 7-8% mortgage rates through 2023. While not the recipe for appreciation, the market has weathered greater gusts. In markets like this, experience is everything. For a measured view and a plan of action that takes advantage of the market we have today, call Jim for a consultation.

James A. Walsh Real Estate Exclusive

Bayside Location, unfettered open space views. Safely perched behind a protective levy system, this 4/2 offers designer touches, verdant gardens, incomparable sunsets and what we all would like a little more of: Tranquility.

And, it's under a million! Not on MLS or Internet. Call Jim for details.

Thanks for reading!



- Your Neighbor at 49 Edward Avenue
- Licensed Real Estate Broker, CPA-Inactive, CFA
- Senior Real Estate Specialist
- Past President, Santa Venetia Neighborhood Assn.

- Past Pres. Venetia Valley K-8 PTA, Site Leadership
- Northbridge HOA Board - Past Member
- Marin Foster Parents Association
- Coordinator, Unity in Marin Men's Group

Community Calendar

Oct. 25 **7pm**

SVNA Community Meeting
Via Zoom. Join the SVNA as we welcome Veronica Pearson, Marin County Senior Ecological Restoration Planner, for an update on the McInnis Marsh project. And watch for SVNA Board Election meeting Oct. 25!

Oct. 29 **6pm-8pm**

12th Annual Santa Venetia Halloween Party.
Adrian Way between Meadow and Mabry
It's ghoulish. It's fiendish. It's a lot of fun! And your help is always welcome! Contact Chris Owen thechrisowen@yahoo.com if you would like to be a part!

Nov. 8

Election Day

It is fitting that Veterans Day follows Election Day by 3 days since, were it not for Veterans, there might not be an Election Day. One way to honor those who gave their lives for the right to vote is to exercise it.

Nov. 11

Veterans Day

Nov. 15-Dec. 10

Winter Coat Drive

On behalf of charities, local and to the north, we will again collect warm coats for this year's Winter Coat Drive. Adult and kid's sizes are welcome, with a special request for size XXL. Please call our offices for an E-Z pickup or simply drop them by our porch at 49 Edward Avenue by December 10.

Jan. 4 **5-9pm**

ROP Construction Class

Dec. 10 Application Deadline

Wednesdays through Spring
Because not every kid wants to code...Free to high school students; nominal charge for adults, the course teaches beginning construction skills with emphasis on safety, tool, usage, and doing things the right way. Jobs await the graduates. Contact the ROP Offices at 415-491-6639 or visit the website at: marinschools.org/Page/5151. For scholarship info, call Jim at 415-492-0100.

Neighbors You Can Trust

Appraiser

Elizabeth Stein 415-479-2177

Body Work

Gabriella Chiapellone
415-302-8763
ZoyaMarie Jilbere
zoyamarie@bodyunity.net

Butcher/Deli

Roy Cecchini 415-479-2131

Catering

Michael Freed, Bogies Too
415-492-1530
Monica Martinez,
Cornucopia Catering
415-472-7666

Cleaning, Exterior

John Falxa,
One Stop Maintenance
650-296-4947

Contractors, General

Jeff Casto 415-250-0026
John Chiapellone
415-602-4742
Tom Collins 415-717-6351
Dan Cullen 510-459-7799
Rob Jackson 415-246-7617

Dog DayCare/Boarding

Carol Myers,
Happy Hound Dog
415-666-6804

Elderly & Long-Term Care

Robert Abdishiou,
Rose's Residential Care Facility
415-479-5522

Electrician

Steve Johnson, Millennium
415-342-4013
Dan Shanahan 415-479-1929

Financial Management

Greg Block 415-717-6453

Flooring

Rick Lueras,
North Bay Hardwood Floors
415-479-3160

Fun/Jumpy Houses

Greg Martinez, Astro Jump
415-499-0955

Handyman

Josh Moss 415-328-2407
Scott Urquhart 415-250-5170

Insurance, Commercial/Personal

Mike Hogin, North Bay Insurance
415-508-5005

Insurance, Flood

Deanna Shapiro, AB Insurance
415-491-7880

Insurance, Workman's Comp

Gerry Macchello 415-645-5420

Interior Designer

Jane Ellison Design
415-740-8975

Landscape & Garden

Kathleen Slattery,
Gardens & Gables
415-499-0331

Moving Companies

Ahmed's Moving Express
415-492-2122
Oscar Segura Moving
415-846-2482

Organizing Home or Office

Barbara Streckfus
415-971-5180

Photographer

Jason Todd 415-302-5262

Real Estate

Jim Walsh 415-492-0100

Solar Systems

Steve Grant, Sunrun
415-971-7142

Senior Services

Gena Galenski 415-521-5561

Synthetic Turf

Attilio Maso 415-740-9832

Tax Preparation

Sarah Greiner, EA 415-246-5897

Tech Support

Sam Liang, Totally Computers
415-479-9980

Water Purification Systems

Michael Davis, US Pure Water
415-883-9900

Helpful Contacts

Schools

Brandeis Marin

415-472-1833

Davidson Middle

415-485-2411

The Marin School

415-339-9336

Mark Day School

415-472-8000

San Rafael High

415-485-2330

St. Isabella

415-479-3727

St. Raphael

415-454-4455

Terra Linda High

415-492-3100

Venetia Valley K-8

415-492-3150

Montessori

Hamilton Montessori Toddlers – Kindergarten & Super Summer Camps

HamiltonMontessori.org
415-851-3299

Other

Northbridge Pool

Barbara Perkins
415-479-2544

Santa Venetia

Neighborhood Assn.

Gina Hagen, President
BigMouthVox@yahoo.com

Real Estate Questions?

Call Jim Walsh

Civic Center's Leading
Real Estate Broker

415.492.0100

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DRE #01083354

Jim Walsh

Your Neighbor at

49 Edward Avenue
San Rafael, CA 94903

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Residential Customer

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ECRWSS

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