



BENNETT VALLEY VOICE

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BENNETT VALLEY HOMEOWNERS ASSOCIATION

October 1982

MEMO FROM THE BOARD

BVHA
BOARD OF DIRECTORS

Update: Proposed Fire Protection Boundary Change

The hearing scheduled for July 27 was postponed until August 24 due to an illness of Supervisor Adams. The August 24 hearing was postponed until August 31 because there were only 3 members of the Board of Supervisors present and a quorum vote could not be reached. On August 31, the full Board was present and voted 4-1 against the change in fire protection district boundaries. (Supervisors Adams, Carpenter, Esposti and Rudee voted against the change; Supervisor Putnam voted for the change.) Hence the boundaries will continue as they were before the proposal. We thank each of you for responding so well to this matter!!

Update: 7129 Bennett Valley Road
Proposed lot split

An appeal was filed by Mr. Neal (applicant) of the Planning Commission's decision to uphold the Bennett Valley Homeowners Assoc.'s appeal of the Project Review and Advisory Committee's decision. (PRAC granted the 3-way lot split with many conditions) A hearing before the Board of Supervisors was set for August 24, but was continued to September 14 at the applicant's request. At the hearing on September 14, the item was continued for 3 months with a new hearing set for December 14, 1982. Supervisor Adams requested the continuance so that the applicant and his surveyor could try to prepare plans for a 2-way lot split without the access road cutting across the face of the steep hillside. (If you recall, the BVHA Board opposed the 3-way lot split because the problems of slope stability, etc., of the proposed roadway across the hillside had not been sufficiently addressed, the necessary supportive studies had not been provided, and the problem of the erroneous zoning had not been resolved.)

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Vice-President	Nancy Batson
Secretary/Treasurer	Barbara Maberry
Ted Chamberlain	
Bill Jacobs	Paul Mowbray
Sam Mitchell	Warren Watkins

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If you would like more information on subsequent developments in this matter, please contact a board member and/or come to the hearing on Dec. 14 at 2:15 p.m. in the Board of Supervisor's Chambers at the County Administration Center. We want your input and the Supervisors do too.

Our annual meeting for the election of 4 board members is scheduled for our October 20, 1982 meeting at 7:30 p.m. at the B.V. Fire Station. Be sure and be there to help elect members to represent you. (There are 9 members on the Homeowners Board. They are normally elected on a rotating basis; 3 members elected per year to serve a 3 year term. An additional vacancy occurs this year due to the passing of board member Max Moberly.) Nominations and voting will take place at this year's meeting to fill three regular 3 year terms and to fill the remaining 2 years on Max's unexpired term. Come and take an active part. Hope to see a large turnout!

IN MEMORIAM

Max Moberly

Member and Past President
Board of Directors

Tucked against the rolling hills and wooded slopes of our valley are two similar but different micro-communities. These communities, Bennett Ridge and Woodside, were developed 20 years ago in the real estate boom years of the early 1960's. By looking over the original sales brochures for both projects and by talking to former and current owners and residents, a few historical and contemporary details were revealed.

Bennett Ridge and Bennett valley took their name from a family who sent a son to the state assembly in 1853, two years after California entered the union. The Ridge was surveyed in 1865 and corners and boundaries were designated by stonework, some of which remains there today. In the early days, names like Henry Young, Parker Talbot, & William Mather were associated with the ridge. Oak firewood, grapes, and olives were harvested there. Cobblestones for both Santa Rosa & San Francisco were quarried also.

The demand for cobblestones tapered in the 1900's and Prohibition and disease ended grape-growing on the ridge. Tom & Kathryn Plant bought the property in 1939, and the land was intermittently used to raise chickens, pigs, & cows. Additionally, orchards and gardens were grown according to Mrs. Plant. When few economic benefits were realized, the ridge property was sold to Walter Benson in 1963. Benson & the ridge survived the big fire of 1964 as roads and water wells for the future homesites were completed on part of the 327 acres. The goal of the project was to create a "minimum intrusion into the environment" says Benson. To this end they have been successful.

Original parcel sizes ranged from 1-6 acres, some selling for as little as \$7,500. The first house in the subdivision was built for Mrs. Dicker, a well known artist. Each buyer was required to provide his own septic system and propane gas. Assessments and restrictions for water use from the mutual wells were established. An architectural review board was formed to set and enforce rules on fencing, out-buildings, animals, and colors.

Today, there are 104 homes on Bennett Ridge. Although Walter Benson was successful in reaching his goals and keeping his promises to buyers, he decided to sell the remaining property to Lee Morton who has proceeded to complete the project.

The success story at Woodside is not so complete. Even though today's residents enjoy a close and friendly neighborhood surrounded by vineyards & horse ranches, early promises by developer Harvey Smith for an Oakmont style community including a clubhouse with swimming pool, riding trails and stable, and even a shopping center, were never realized. The 1961 project brochure advertised "100 acres of bridle trails", but plans were derailed when Smith had financial difficulties. Apparently, the cost of bringing a natural gas pipeline up the valley from Santa Rosa was too costly and other promised amenities were not completed. Several hundred acres of open space surrounding Woodside have long since been sold off.

Long-time valley residents remember the Woodside property being a sheep ranch operated by the French couple John and Marie Cambou for a number of years. Their farmhouse burned on the site now occupied by the Woodside School, a center for pre-school children.

When Harvey Smith acquired the property, he planned a total of 142 homes. The sales pamphlet advertised nice homes by Avila for \$27,500 to \$37,500 including a moderate sized lot! What a bargain considering the rise in prices since 1961. Included with the lot were paved streets with natural gas lighting. Similar to Bennett Ridge, a mutual water system with two wells was provided and property owners were assessed for its use. Although individual private septic systems on lots as small as were being offered would not meet today's tougher county standards, major problems have apparently been minimal.

Originally, Woodside had building restrictions and a homeowners association. Homes were limited to two stories. There were to be no farm animals kept except at the proposed stables. No RV's were to be visible, and no trade occupations were to be conducted on the premises. As has happened at Bennett Ridge,

Bennett Ridge & Woodside con'd.

the rules and restrictions have loosened over the years.

Future micro-communities on the scale of Bennett Ridge and Woodside may or may not be repeated in the valley. Rising construction costs and interest rates, the Sonoma County General Plan, the continued emphasis on agriculture and small ranches, the carrying capacity of roadways and water sources, and the golf course buffer between our valley and the city may all be limiting factors for some time.

Warren Watkins

BENNETT VALLEY
CALENDAR OF COMING EVENTS

- OCTOBER 24 . . . Volunteer Firemen's Breakfast
7 a.m.-Noon Adults \$3.00
Children (6-12) \$1.50
- OCTOBER 30 . . . B.V. Grange Spaghetti Dinner
6:30 p.m.-9:00 p.m.
- December 1-7 . . . Rainbow 4-H Christmas Wreath
Sales at Safeway
- December 4 . . . The Kids Shop (K-6 grades)
B.V. Parents Club
Yulupa School

4-H GROUPS AT THE FAIRS

Bennett Valley's three 4-H groups are justly proud of their members for doing so well at area fairs. Due to space limitations, we will touch on the Sonoma County Fair as well as the State Fair.

BENNETT VALLEY 4-H--Sonoma County Fair: Mary Burson-Reserve Grand Champion 4-H Market Hog, Jr. Champion & Reserve Jr. Champion Dairy Goat, Premier Breeder Nubian Dairy Goats; Sean Burson-Champion A.O.B. Swine; Mark Dolan- Reserve Champion Swine, Outstanding Yorkshire Exhibitor, 2 firsts in Swine; Rich Persons-First in Swine Showmanship; John Evans-1 First, 1 Second in Electricity, 1 First in Gourmet Cooking; Chris Remy- Second in group, Showmanship Pigs; Casey Morton-2 Firsts in Gourmet Cooking; Dorothy Imhof-First in Sheep Showmanship; Linda Parker-1 Second, Sewing Outfit; Christine Wachowiak-1 Second, Wool Outfit. Others who placed were Sara Dolan, Rich Persons, John Evans, Steven Evans, Chris Remy, and Justin Risley-Swine. In Sheep-Stephanie Gibson.

STATE FAIR-Sacramento: Rich Persons-First, High livestock judging team. 1 First, 1 Second in various breeder swine projects. Mary Moorehead-Horse-shows-First Western Pleasure Shows, First in Showmanship, Second, Western Pleasure and Second Judging Day, Senior Division; Benjie Privitt-Reserve Champion Fair Horseshow Pleasure, 2 seconds.

CLOVER 4-H CLUB--Sonoma County Fair: 1 First for Chris Caine in Showmanship; 1 First for Todd Caine in Electrical Exhibit; Maeva Pennucci 1 First, Hunter Hack.

State Fair: Laura Riccetti-Reserve Supreme Champion-Swine; Quentin Westcott-Best opposite Rex & 6 Firsts-Rabbits; Wesley Colgan-Champion meat pen-Rabbits; Chris Colgan-Best eggs-Poultry; Holly Crawford-First in Poultry. Ray Twente and Destra Hurley were First place winners at other fairs.

RAINBOW VALLEY 4-H--Sonoma County Fair: Susie Anderson-Ceramics, 3 Firsts, 2 Seconds; Cheryl Berson-Clothing, 1 First; Melissa Breeden-Ceramics, 1 First; Gary Day-Rocketry, 1 First; Shari Day-Cake Decorating, 1 First, Reserve Grand Champion, Sheep; Emily deSousa-Clothing, 2 Firsts; Michele DuYore-Ceramics, 1 First; Nicole DuYore-Ceramics, 1 First, Clothing, 1 First, Cake Decorating, 1 First; Laura Drisko-Ceramics, 3 Firsts, Cooking, 1 First, Expert Showman; Lynnett Horgan-Clothing, 3 Firsts, Cooking, 1 Second, Expert Showman, Sheep; Dave Jensen-Ceramics, 2 Firsts; Steve Kemmerer-4 Firsts, 3 Seconds; Leighann Lindsay-Ceramics, 1 First, 1 Second, Clothing, 2 Firsts; LeAnn Lytle-Clothing, 1 First, 1 Second; Julie Sharp-Ceramics, 1 First, Cake Decorating, 2 Seconds; Lynne Stark-Aerospace, 1 First, 1 Second; Ann Torliatt-Ceramics, 3 Firsts; Julie Thompson-Cake Decorating, 2 Firsts, 1 Second; Rob Thompson-Ceramics, 1 First, 1 Second.

Congratulations to each 4-H participant.

--NOTICE--

BENNETT VALLEY HOMEOWNERS ASSOCIATION
Annual ELECTION Meeting
October 20, 1982 7:30 P.M.
Bennett Valley Fire Station
6161 Bennett Valley Road