



Timber Cove Trail Supporters

January, 2018

Trails Raise Our Property Values!

We start the New Year with good news: we have raised enough money—over \$4,000—for our next trail project. And there's other good news as well. A consensus of economic sources indicates that well-designed trails and other community assets, like clubhouses and recreation centers, can raise property values significantly. At the same time, California law protects property owners from liabilities related to a wide range of recreational trails, including the type we have in Timber Cove.

Most research indicates increases in property values close to trails are between 5 and 20 percent.

Studies have also shown no significant increase in crime or other nuisances related to trails. Since our trails are private, not public, that risk is greatly diminished. Additionally they are an attractive benefit for our guests.

Urban Economists Look at Data

We are fortunate to have Janet Smith-Heimer as a member of Trail Supporters. Janet is an urban economist with an MBA, founder of a successful consulting service to major cities and agencies. She put together some compelling sources showing how hiking trails increase property values in communities such as ours. These sources are mainly from the Urban Land Institute (ULI), the premier real estate development organization in the nation. To summarize, here is a quote from an article on Conservation Communities:

Buyers pay for access to trails and protected open space. They value views of woodlands, vineyards, pastures, or meadows, and these community amenities contribute to increased home values, even if providing the amenities results in smaller lots or a more compact layout of houses.

As an example, look at the promotional materials for a new

ocean-view housing community in San Diego. Note the first marketing screen about trails:

<https://www.sanelijohills.com/our-community/hiking-trails/>

There are scores of examples of high-value, scenic, master-planned communities like ours, with commonly owned view trails. Timber Cove's founders were ahead of their time in this regard and we should be grateful to them for that. Here are a few more websites with additional information.

<http://www.americantrails.org/resources/adjacent/sumadjacent.html>

<http://headwaterseconomics.org/wp-content/uploads/trails-library-property-value-overview>. <http://www.americantrails.org/resources/index.html>

<https://www.tpl.org/conservation-economics#sm01ow1x1y1836dxe10pl220uofmqfh>

<http://www.dcr.virginia.gov/recreational-planning/tr-sbiia1>

New Trail Website Gives the Facts Please attend TCHA Meeting: Jan. 20, 10 a.m. Fort Ross School

Publications by a group calling itself *Timber Cove Neighbors* have spread misinformation and distortions, slandering former board members and other community members.

We have set up a website, with a page entitled, *Facts and Issues*, which presents a concise, well-documented review, and outlines the challenges ahead.

See our new website timbercovetrails.org
Visit *Facts and Issues* page.

Please attend the next TCHA board meeting Saturday, Jan. 20, 10 a.m., at Fort Ross School to protect and defend our trails and trail supporters.