

Castellammare Mesa Home Owners

PO Box 742

Pacific Palisades, CA 90272

<http://castellammaremesa.com>

NEWSLETTER April, 2009

Dear Neighbor:

Greetings! We held our Annual General Meeting on February 26 and you re-elected the same Board of Directors that you had the previous year. To date, we have approximately 116 paid CMHO members. Remember, you receive the Getty Villa card when you become a member of the homeowner's association. If you have paid your dues but have not yet received your Getty Villa card, please call or e-mail Kim Clary and make arrangements to pick up your card.

Summary of the news from the **Annual General Meeting:**

- **BOARD ELECTIONS:** You elected the following 2009 Board Members. Officers were appointed by the Board at its first meeting.
 - Kim Clary, President
 - Peter Newton, Vice President
 - Mike Lofchie, Treasurer
 - Muriel Janes, Secretary
 - Bennett Murphy
 - Doreen Rochman
 - Reuel Sutton

The Board appointed the following to the **Architectural Committee:**

- Andrew Martin, Chair
 - Marlana Newmark, Secretary
 - Kim Clary
 - Gerald Nadler
 - Reuel Sutton
 - Jeffrey Barnes, Alternate
 - Simon Johnston, Alternate
- Captain Espinoza of the **LOS ANGELES FIRE DEPARTMENT** and his crew were first on the agenda. He distributed home safety brochures, addressed safety concerns on Palisades Drive and stressed that the LAFD is here to serve the community. He was asked whether or not it is advisable for residents who have pools to purchase pumps in order to protect their homes. He did not endorse this idea, stating that we should be well protected by the Fire Department in the event of a fire.
 - The following **people were recognized for their many years of service and contributions** to our community: Reuel Sutton and Andrew Martin for their tireless commitment to the Board and Architectural Committee; David Morena for his work on the lawsuit; Scott Grusky for his help on our web-site and Joan and Harvey Rochman for organizing another great community picnic this year. Many thanks to all of you!

- **TREASURER'S REPORT:** Our treasurer gave an overall report of our financial status at the meeting. A motion was made and passed that the money collected for the legal defense fund for the lawsuit be used for other legal issues that may arise, but only after the current lawsuit is settled. Here is the Treasurer's report as if April 19, 2009:

Dear Neighbors:

CMHO has three bank accounts. These are as follows:

1. Our principal account is a checking account that we use for normal CMHO business affairs. As of this date, this account has approximately \$13,900. This is the balance after our payment of \$4,300 for homeowner's legal insurance. At the present time, about 116 households have paid annual dues to the association, down very slightly from last year at this time. A second notice of dues payments will be circulated very soon.
2. We also have a Legal Defense Fund, which is used entirely in connection with the lawsuit over the vacant lot at 17642 Tramonto Drive. As of this date, we have \$8,200 in that account. We are hopeful that the legal costs of this lawsuit are winding down. When the costs of this lawsuit have been fully and finally disposed of, we will be able to use the funds in this account to cover other homeowner expenses. As mentioned at the annual meeting, this represents a decline from the \$20,000 that was contributed for the fund following the fund-raising appeal of October, 2007. The costs of that particular lawsuit have been considerable. This is not, however, without a major benefit to our community. We now have the benefit of a court judgment that upholds the legality of our CC&R's and this judgment can be expected to have great value for us in any future disputes about whether the CC&R's are binding on members of our community.
3. CMHO also maintains a money market account as a necessary strategic financial reserve. We presently have approximately \$14,200 in that account.

Thus, CMHO presently has a total of \$36,300 in its' various accounts. Given that our annual insurance premium has been paid and we do not presently anticipate major legal costs in the near future, this means that our association could be considered as being in a financially stable and solvent condition.

For this, we are deeply grateful to our neighbors, whom we thank sincerely for the on-going support of CMHO activities. We pledge, as always, to use your money carefully and prudently, and in a manner that is consistent with our obligation to uphold the Castellammare CC&R's.

Sincerely, Mike Lofchie, Treasurer

- Michael Moore, Senior Lead Officer for the **LOS ANGELES POLICE DEPARTMENT** addressed the meeting. He stressed the importance of reporting crimes no matter how small in order to keep a patrol car in our area. A resident asked about unwanted solicitors - he suggested not ignoring a knock on the door because if the person believes that no one is home, they may attempt to enter through the back of the property. He said to talk through the door but do not open it. If you do not want to engage the solicitor, ask them to leave. If they do not leave, or become belligerent, tell them they are trespassing and that you will call the police. Then, if they do not leave, call 311 or 911 depending on the urgency of the situation. Regarding the homeless on the intersection of PCH and Sunset, he said he has been moving this same group around this intersection for months. Unless they are causing a disturbance, they have the right to be there. He said not to give them money. Donate to shelters, not individuals, to help the homeless. If you are a victim of aggressive panhandling, report it to the police and follow through.

- **COUNCILMAN ROSENDAHL and his Deputy, Jessyca Avalos**, attended and spoke about community issues and answered questions. Councilman Rosendahl presented Kim Clary with a Certificate of Appreciation for her work with the community.
- Kelly Comras, our representative on the **Getty Villa Community Relations Committee (GVCRC)**, reported on the Getty Villa's Conditional Use Permit (CUP), which is up for review this year. The Getty is asking for some modifications to their CUP. She discussed some of these proposed changes including amplification of spoken word and music, changes in complaint procedure and deleting the shuttle service. Following the AGM, the Board met to discuss this issue. It was decided to poll the community to see if there was interest in a "town hall meeting" to provide further information to the neighbors. However, there was very little response to this offer. The CMHO Board and the GVCRC are continuing to work out the wording to the CUP revisions to include an agreement between the Getty and the GVCRC that the community may, after a year of experiencing the changes, revert back to the original CUP if, in the opinion of the community, the changes are detrimental. For more information on the requested changes to the CUP, call or e-mail Kelly. Details of the changes will be posted on our website within a few weeks.

The individual concerns some people have appear to be primarily with the operations of the Getty, not with the CUP changes. The Board discussed these concerns and, along with our GVCRC liaison, are in the process of dealing with these individual concerns.

- David Morena gave an **update on the lawsuit** regarding the vacant lot at 17462 Tramonto. This suit has been ongoing for four years. Mediation was successful and new story poles will be installed soon per the Architectural Committee's (AC) recommendations. Neighbors input will be solicited and the AC will conduct its normal process. There is still a chance that this could go to court but, for now, the process is moving forward.
- **CMHO DUES: Membership** dues are \$85 for the year. Your dues continue to support the important work of the CMHO and the Architectural Committee in protecting and enhancing our neighborhood. Without your support, the home owners association cannot exist so, if you have not yet paid your dues, please consider doing so. You receive a Getty Villa card when you become a CMHO member, which allows walk-in access any time the Getty Villa is open.
- **CRIME AND SAFETY:** Crime is down overall in the area. Car burglaries, which used to occur here every week-end, have completely stopped. The Board receives a weekly update from the police department of crimes committed in Pacific Palisades and sends them on to you if our neighborhood is involved. For a long time now, no crime has been reported for this area. Please report any crimes or suspicious activity to the police and your CMHO Board.
- **TRAFFIC SIGNAL AT SUNSET AND LOS LIONES:** Westside Waldorf School had asked the City for relief from installing the light at Sunset and Los Liones. The City asked for community input and the Zoning Administrator issued her report on February 13 after receiving many letters from concerned neighbors. Her findings: The school has failed to comply with their condition of installing the traffic light and this has placed a burden on the community and created a dangerous traffic situation. The school acceptance by the neighbors was predicated upon the installation of the traffic signal. The school is operating but has now stated there is a shortage of funds for the installation. The cost of mitigation does not rest entirely upon the school but will also be shared by the Getty. The school was aware of this requirement prior to opening. There is no justification consistent with public safety as to why the conditions addressing traffic mitigation should be modified or deleted. A new plan approval is required

with 6 months of this review to evaluate compliance with the conditions of approval. At that time the conditions may be modified further to reduce the impact of the school on the community.

The new plan approval is due in August and we will keep you updated when we hear more.

- **GAS BLOWERS:** We have had several complaints about gardeners using gas blowers. Their use is illegal in the City and the home owner can be fined if their gardeners are caught using them. Many homeowners have bought electric blowers for their gardeners to use, or the gardeners use rakes. Please abide by this law.
- **STRIPING OF TRAMONTO:** One of our neighbors, who wishes to remain anonymous, called the City Councilman's office and worked with our Deputy, Jessyca Avalos, to get lower Tramonto striped to prevent accidents. The work is currently being done and should help drivers stay on their side of this curvy and dangerous road.

CC&R and ARCHITECTURAL COMMITTEE UPDATES:

One of the CMHO's primary responsibilities, through the Architectural Committee (AC), is to uphold the CC&R's. Homeowners are required, as per Article III, Section 2 of the CC&R's, to bring their construction projects, no matter how small, to the AC early in their process to save time and money.

Your CMHO Board will continue to take steps to ensure compliance with our CC&R's and the protection of our neighborhood.

Projects in which the AC is currently involved:

- 17475 Revello - The house is subject to a major remodel and the AC has requested string lines to be installed. Concerns from neighbors were presented at a hearing with the City when the owner asked for a variance regarding retaining walls. The plans, as submitted at the hearing on March 19, 2009, were rejected and the applicant advised to correct anomalies in the plans prior to a new hearing. The City Administrator, in her ruling, suggested that the applicant delay filing of the modifications until the revised plans had been reviewed by the AC and other interested community parties.
- 17457 Tramonto - The house is subject to a major remodel and the AC is going through its process.
- 17432 Revello and 17474 Tramonto - The AC has sent certified letters requesting the homeowners to sign a covenant regarding the roof decks which states that there will be nothing left on the decks when they are not in use. If they do not respond, legal action may be taken.

CMHO CONTACT LIST

Board Members

Kim Clary	17717 Sabbiadoro	230-8041	kimjdave@msn.com
Muriel Janes	17851 Tramonto	459-4616	mjanez@aol.com
Mike Lofchie	17721 Tramonto	459-5661	mike@ucla.edu
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Reuel Sutton	239 Tranquillo	459-1286	reuel.sutton@yahoo.com
Doreen Rochman	17630 Tramonto	454-4338	Rochman2@verizon.net

Architectural Committee Members

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Kim Clary	17717 Sabbiadoro	230-8041	kimjdave@msn.com
Simon Johnston	254 Tranquillo	459-9481	sj@simonjohnstondesign.com
Gerry Nadler	221 Tranquillo	459-3746	Nadler@usc.edu
Marlena Newmark	17481 Tramonto	454-4592	PaulMarlena@aol.com

Other Important Numbers:

LAPD: Senior Lead Officer Michael Moore: 1-310-444-0737; 27995@lapd.lacity.org

For non-emergency immediate service: (877) 275-5273

Fire Dept. 911

City Services and Building & Safety: 311 or <http://www.lacity.org/boss/request.htm>

City Council Office:

Bill Rosendahl: LA Office: 200 N. Spring Street, Rm 415, LA, CA 90012; 213-473-7011

West LA: 1645 Corinth, Room 201, West LA, CA 90025; 310-575-8461

councilman.rosendahl@lacity.org

Jessyca Avalos: Field Deputy for Pacific Palisades: jessyca.avalos@lacity.org

Getty Villa Community Relations Committee:

Kelly Comras: 1-310-459-5661; k_comras@hotmail.com

Getty Villa Complaint Hotline: 1-877-625-4282

*Remember to recycle!!
Styrofoam is now recyclable; it goes in your blue bin.*

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