

Castellammare Mesa Home Owners NEWSLETTER April, 2011

Dear Neighbor: Greetings. We hope this newsletter finds you well. We held our Annual General Meeting on February 15 this year. Approximately 35 residents attended. Thanks to all of you who were willing and able to come and take part in the meeting.

Summary of the news from the Annual General Meeting (AGM):

- **BOARD ELECTIONS:** You elected the following 2011 Board Members. Officers were elected by the Board at its first meeting.
 - Kim Clary, President
 - Mike Lofchie, Vice President
 - Muriel Janes, Secretary
 - Doug McCormick, Treasurer
 - Laura Gerson
 - Bennett Murphy
 - Norma Spak

- The Board appointed the following to the **Architectural Committee (AC):**
 - Kim Clary, Chair
 - Andrew Martin, Vice-Chair
 - Marlena Newmark, Secretary
 - Margaret Churchill*
 - Bob Marrs*
 - Gerald Nadler
 - Reuel Sutton(*Denotes alternate)

- **JOAQUIN MACIAS, SENIOR FIELD DEPUTY for Councilman Rosendahl** attended and discussed the following:
 - The Councilman is in the middle of his second term, and is eligible for another. He would like input from his constituents regarding running for another term. He was unable to attend the meeting due to health issues.
 - Traffic light issues: Los Lions and Sunset should be up and running within the next few months. Vons has been approved to go ahead and will be aligning the driveway to the parking lot with the existing light. This project will be done in phases.
 - LA City Housing Authority will be attempting to get the homeless into services. There are currently 7 different encampments along PCH.

- **CAPTAIN WEINRICH - LA FIRE DEPARTMENT, STATION 23** and his crew attended:
 - He expressed gratitude over the Los Lions beautification project.
 - He explained new training procedures for transporting patients to hospitals. This will involve using a paperless program that will transmit encrypted medical information to the hospital before the patient arrives. Information from previous contacts will be transferred.
 - Station 23 is open 24/7.

- **LA POLICE DEPARTMENT SENIOR LEAD OFFICER MICHAEL MOORE** gave the following suggestions:
 - Be sure to lock your doors both when away and at home - the homeless are breaking into homes looking for food.
 - Don't answer the door to solicitors if you don't want to, but answer through a closed door. Solicitors do not have to have a permit.
 - Discouraged giving money to the homeless
 - There are more homeless in the area and more aggressive begging
 - It is not illegal to panhandle from the side of the road, but it is from the street
 - Call LAPD non-emergency number, 311, if there are suspicious activities and articulate why a person is suspicious.
 - Homeless encampments on PCH are routinely scrutinized.
 - The use of gas leaf blowers is illegal - call 311 to report.

- **TREASURER'S REPORT - Doug McCormick** gave a year-end financial report. Total receipts from all sources for 2010 were \$15,917. Total disbursements from all sources were \$18,096. This represented a loss for the year of \$2,179. Factors that account for this were a lower membership in 2010 than in 2009; higher than usual legal expenses (which were one time expenditures and most likely not to be repeated). End of year total balance in all accounts (checking, legal defense fund and money market) was \$31,350. Update: As of April, total receipts for 2011 were \$10,150, total disbursements were \$5,222. We currently have \$15,501 in our Checking Account, \$6,561 in the Legal Defense Fund and \$14,217 in the Money Market Account for a total balance in all accounts of \$36,279.

To date, 133 households have paid their dues.

Dues paying members are eligible to receive a **Getty Villa card**. If you don't already have yours, please contact Kim to make arrangements to pick it up.

- **LEGAL DEFENSE FUND - Ben Murphy** discussed the importance of continuing to support our legal defense fund, which upholds our CC&R's. The fund was established because of the Kashani lawsuit, which continues, but we need it for other legal issues as well. Legal costs are expensive and the Board is taking donations for the fund.

- **RECORDS CUSTODIAN - Bob Marrs** described the digitalization of all of the CMHO's and AC's records which he completed this past year. All records which we have in our possession have been catalogued, except for large plans. The records are in a format that is easily searchable.

- **LOS LIONES AND CASTLE ROCK BEAUTIFICATION PROJECTS - Kelly Comras** updated the community on the planting project at both sites. The \$2000 that the community voted to loan for the Los Lions project at the AGM meeting last year has been recouped by donations from the community and \$1,000 from the Getty. Neither of the projects is sponsored by CMHO but we are keeping track of the accounting for them. A volunteer group led by Norma Spak meets weekly on Thursdays at 9am and has trimmed the trees at the corner of Los Lions and replaced the irrigation system. A different volunteer group led by Doug McCormick meets weekly on Tuesdays 10-11am and is working with the County to help landscape the Castle Rock area at the beach. This group applied to and received donations from the Junior Women's Club and the Pacific Palisades Garden Club for donations to further their work. The group meets every week with County workers to weed and plant. If you are interested in volunteering, please call Norma at 310-454-2677 or Doug at 310-459-1382.

- **ARCHITECTURAL COMMITTEE REPORT:** Andrew Martin reported that an update of the AC's Operational Policies and Procedures (OP&P's) has been completed. The AC and the Board worked with an attorney and an architect to complete this update. With the understanding that the CC&R's are the controlling document, the OP&P's outline the AC's roles and duties and offer guidelines in such areas as underfloor space, height restrictions and view criteria.

Architectural Guidelines have also been established and are now available to owners and real estate agents upon request.

- **REAL ESTATE UPDATE - Judy Orsini** reported that as of February 15, there were 110 single family properties on the market in the Palisades, and five in our tract. There were 49 in escrow in the Palisades, (an increase from 2010). There were no closed sales in our tract as of that date. As of April 27, 2011, there were 116 (exclusive of mobile homes) single family properties on the market in the Palisades, five of which are in our tract. The price range is from \$23,500,000 on Evans Road to \$798,000 on Radcliff. There are currently 49 properties in escrow, 2 of which are in the tract. There have been 53 sold properties since February 15th, 5 of which were in our tract. As of February 15, there were 91 properties in some form of foreclosure. As of this date there are 93, 6 of which are in our tract.
- **COMMUNITY COUNCIL ISSUES - Norma Spak** reported that the City is proposing signs and advertising on buildings in City parks and allowing businesses to name stadiums in an effort to raise money.
- **STATUS OF LAWSUIT:** David Morena updated us on the six and-a-half year old law suit which involves the vacant lot at 17642 Tramonto. The owner attempted to invalidate our CC&R's but the court ruled against him in 2007. Story poles were installed in 2008 and the AC requested changes due to view impairment issues. In 2009 the owner's plans were given conditional approval by the AC. However, these plans do not match the permits the owner is seeking through the City. The owner also changed the topography of the lot and put up a retaining wall before obtaining grading permits. The AC and the Board is working with the attorney on these issues.

OTHER NEWS:

- **ARCHITECTURAL COMMITTEE UPDATES:** Please be sure to bring your construction projects, no matter how small, to the AC early in the process to save you time and money. This is a requirement of the CC&R's, Article III, Section 2. If the project does not require the AC's involvement, we will let you know.

Article III, Section 4 of the CC&R's includes a sentence regarding reflective roofs and states, "Particular attention shall be given to the extent that views from adjacent homes are obstructed by the proposed construction or are harmed by the color, reflectivity, or texture of roofs." This has become an issue lately with new rooftops which may have a requirement from the State and City for a "cool roof" (white), which is called Title 24. In the future, **if you plan to re-roof your home, please let the AC know.**

We now have available, upon request, **Architectural Guidelines** for homeowners who wish to remodel, new or potential owners and real estate agents. We believe they will prove to be very helpful in answering

questions you may have about your proposed construction project.

ARCHITECTURAL COMMITTEE PROJECTS:

- * 232 Quadro Vecchio - Plans were approved for an expansion to the rear of the house.
- * 17642 Tramonto - Please see "Status of Lawsuit", above.
- * 17856 Vicino - Plans were approved to raise existing roof at north side of residence approximately 110 sq. ft. Raised roof will not be higher than the existing roof, is a non-Coastal view elevation and is not a view impairment.
- * 17908 Vicino - Tenant was asked to remove a trailer parked in her driveway. This is against the CC&R's, Article II, Section 2.

- **UPDATE ON THE STRAY CATS:** As many of you are aware, the owner of the house who was feeding the cats passed away a few months ago. There are six cats left and they are now being fed and cared for by a neighbor woman. Although trapping them has not been easy, they aren't reproducing (at least not so far). Most are either fixed or male. So it would appear the situation is under control.
- **BEE RESCUE HOTLINE:** As honeybees are mysteriously dying, leaving hives decimated, bee keepers have joined together to save these little insects that pollinate our fruits, vegetables, grains, etc. In Los Angeles they have formed a group to rescue honey bees that form hives in unwanted places. Their hotline and website are: BEE RESCUE HOTLINE 213-373-1104 <http://beehuman.blogspot.com>. If you have a hive in a chimney or other inaccessible place, call: Queen Bee Removal Services, 310-737-8336.
- **PET PEEVES:** The Board members continues to hear consistent complaints from the community about people who refuse to trim their foliage, thus impeding their neighbor's views. PLEASE be considerate about your neighbor's views and cut your trees and bushes back.

Many neighbors have also complained that more and more people are not picking up after their dog. Please be considerate and clean up after your dog - it is, after all, the law.

BE A GOOD NEIGHBOR!!!

- **WATERING DAYS:** Just a reminder - Based on your address, odd number addresses water on Mondays, Wednesdays and Fridays; even numbers water on Tuesdays, Thursdays and Sundays. Run sprinklers 8 minutes per station before 9 am and after 4 pm.

Castellammare Mesa Home Owners
PO Box 742, Pacific Palisades, CA 90272
<http://castellammaremesa.com>

Board Members

Kim Clary, President	310 230-8041	kimjdave@msn.com
Mike Lofchie, Vice President	310 459-5661	mlofchie@gmail.com
Doug McCormick, Treasurer	310 459-1382	Doug_mccormick@email.com
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Bennett Murphy	310 459-8395	bmurphy@dl.com
Norma Spak	310 454-2677	zjhayley@verizon.net

Architectural Committee Members

Kim Clary, Chair	310 230-8041	kimjdave@msn.com
Andrew Martin, Vice-Chair	310 310-2218	a.forbesmartin@gmail.com
Gerry Nadler	310 459-3746	Nadler@usc.edu
Reuel Sutton	310 459-1286	reuel.sutton@yahoo.com
Margaret Churchill*	310 573-1713	bermarg@roadrunner.com
Bob Marrs*	310 454-2030	bobmarrs@yahoo.com

* Denotes alternate.

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 Brush Clearance: (818) 374-1111

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

Note: This number is for any kind of question or concern re the City (graffiti removal, pot-hole repair, brush clearance, code violations, tree removal, etc.)

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

Joaquin Macias, Sr. Field Deputy for Pacific Palisades: Joaquin.Macias@lacity.org

Getty Villa Community Relations Committee:

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

Kim Clary 1-310-230-8041 kimjdave@msn.com

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

Remember to conserve water & to recycle!!

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