

Castellammare Mesa Home Owners NEWSLETTER April 2017



Dear Neighbor,

A lot has happened since our last newsletter. Fortunately, the Board was able to obtain the D&O Insurance we must have to continue to operate this year. The policy is less expensive than our last year's policy, but with a \$25,000 deductible vs a \$5,000 deductible. With a total of \$50,000 in our account, this could mean that one or two actions against us could drain our account, a precarious situation to be in. Many of you have been very supportive and suggested contributing to an insurance fund to keep us viable for the future. Thank you for your support. The Board agrees that this is a good idea and we will be sending out a request for donations to all residents in the next few weeks.

AIR BNB/SHORT TERM RENTALS are not allowed in this tract as per the CC&Rs. Article I, Section 1. Business Prohibited; Article II, Section 1. Single Family Residences, states, in part, "no residence shall ever be used for any purpose other than exclusively for private, single family, residential occupancy and use." We have heard from a few residents that they believe a neighbor may be renting their homes, or part of their homes out for Airbnb. If you are doing this, you are in violation of the CC&Rs.

SUMMARY OF THE ANNUAL GENERAL MEETING: (for a copy of the AGM minutes, please visit our web-site)

BOARD ELECTIONS: At the Annual General Meeting in February, the community elected the following residents to the Board. Officers were appointed by the Board at its meeting in March:

Kim Clary, President
Aly Bernstein, Vice President
Muriel Janes, Secretary

Doug McCormick, Treasurer
John Cordic
Mikael Kuhn
Mo Sahebi

The Board appointed the following to the Architectural Committee:

Mo Sahebi, Chair
Kim Clary, Vice Chair
Margaret Churchill, Secretary
Flora Cordic
Reuel Sutton
Daniel Espinosa*
Bob Marrs*
Anthony Punnett*
(*Denotes alternate)

The Board appointed the following to the Advisory Committee:

Aly Bernstein
Muriel Janes
Linda Lefkowitz
David Morena

Kelly Comras with Aly Bernstein as alternate were reappointed to the Getty Villa Community Relations Committee. As Board President, Kim serves on this committee as well.

SAFETY AND CRIME UPDATE by SLO Michael Moore: Crime is up in the Palisades in general and up 300% for grand theft auto. Many people leave their keys in their car. For home, he recommends a good alarm system, because that shortens the time a burglar has to go through the house. Cameras are a deterrent, but often times burglars are wearing hats and hoodies. Dogs can be a deterrent, but can be killed. The doorbell camera is becoming popular and is a good deterrent. Re burglary theft from vehicles (BTV), if you see someone into or touching a vehicle that is not theirs, call 877-275-5273 and report it as a possible BTV suspect. Try to get license plate numbers of any one who is committing a crime or acting suspicious.

REAL ESTATE UPDATE FOR THE PALISADES by Judy Orsini: As of February there were 51 single family homes for sale in PP as compared to 79 at this time last year, a 35% reduction in inventory. The median price of a home is \$50,000 more now than in 2016. Days on the market is 209 as compared to 131 the same time last year. Economists are anticipating a similar market as in 2016, with some levelling off. There are fewer situations where there is more than one offer on a property and there seems to be more balance between the buying and selling sides in negotiations. The passage of the amendments to the Baseline Mansionization Ordinance and baseline Hillside Ordinance will add another dimension to the equation. In our tract, a total of 7 properties sold in 2016 in the range of \$1,770,000 to \$4,600,000. Leasing prices ranged from \$5,995 to \$11,500.

TREASURER'S REPORT: We currently have \$24,900.90 in our checking account. Doug transferred money from the checking account to the Money Market account to keep a reserve of at least \$25,000 for the D&O Insurance deductible. We have \$25,241.88 in our Money Market account for a total balance of \$50,142.78.

CMHO DUES: Membership dues are \$100.00 for the year and are past due if you have not yet paid. To date, we have received 105 payments, or about 50%. You receive a GETTY VILLA card when you become a member. Please pick up your Getty Villa card from Kim or arrange to have it sent to you.

Your dues continue to support the important work of the CMHO and the Architectural Committee in protecting and enhancing our neighborhood. The Board provides extra services to dues paying members, including quarterly newsletters, email announcements, crime and safety alerts and Architectural Committee updates.

REVELLO/POSETANO STAIRS RESTORATION by John Cordic: Adding railings and fixing the trip hazard had to be discontinued due to objections of a couple of homeowners who live near the stairs. Over \$5,500 was donated from residents from both lower and upper Castellammare for this project, most of whom are highly supportive of this endeavor. He will be pursuing other avenues to try to get this project-completed-

PPTFH (PACIFIC PALISADES TASK FORCE ON HOMELESSNESS) by Doug McCormick, President: 90% of the homeless in the Palisades have been engaged by the outreach team from TPC (The People Concern, formerly OPCC) and 35% are off the streets. This is a major success and PPTFH has become the model for other cities. While two thirds of the total amount of \$430,000 donated to PPTFH has come from organizations, 76% of the number of donors has come from Palisadians. The homeless count done every year in January showed a 50% reduction from the previous two year's counts.

OTHER COMMUNITY NEWS:

HOME TOUR: Save the Date!! We are planning a home tour for July 30. The owner of the Villa Leon has graciously offered her estate again, and we are in the process of trying to secure one or two other homes. If you have a home you think would be good for the tour, please contact Muriel Janes or Kim Clary.

CONSTRUCTION UPDATE - Los Liones and Tramonto: Victor, construction super for the townhouse development, One Place, was asked about the potholes at the intersection. He told us the intersection and the road up the hill is going to be resurfaced in the next 30 days and Tramonto will be one lane only during this work.

The Board frequently gets questions or complaints from residents regarding the Tramonto construction traffic, treatment by workers, or the unsafe street conditions due to events at the estate on Tramonto. If you have an issue with One Place construction, please call the number listed on their sign. If events at the estate are creating an unsafe situation, call the police or the City's 311 number to let them know.

TREES BLOCKING VIEWS: Please keep your trees trimmed when they are blocking your neighbor's views. This is a common complaint in this neighborhood, and foliage is not covered in our CC&Rs. People buy here for the ocean and mountain views and when they become blocked simply because a neighbor refuses to trim their trees, it is unfair and lowers the value of the view-blocked house. Alternately, we hear about neighbors who go onto other's properties and cut or trim trees without the owner's knowledge or permission. This is illegal trespassing and vandalism. We have a close community so please be fair and reasonable and work the issue out with your neighbor. It is the decent thing to do.

SUBSTANDARD CONDITION OF PROPERTY: Per the CC&Rs, all homeowners in the tract are to "keep their premises neat and in good order." The Board has the right to ask an offending homeowner to bring their property up to a good condition. The City also has regulations regarding substandard properties and will cite the owner if they are found to be in violation of city standards. To use this City service, you can make an online request or call the City's 311 number.

GVCRC AND THE GETTY VILLA: The GVCRC continues to meet every quarter, as per the CUP requirements. The Getty Villa trees blocking views were an issue for the some neighbors. The Getty was able to trim them last month. They have restrictions on when they can prune their trees, could not trim them during the drought and a policy that they will not remove or top them.

The Getty Villa is reorganizing its galleries. The antiquities will be reorganized chronologically. The construction will take 10 months and will be done in eight phases. The construction began on January 30, 2017 and is scheduled to be completed in approximately October 2017. However, the entire reinstallation will not be completed until Spring of 2018. The work will be portioned off such that 50% of the galleries will be open at any given time and the Villa will remain in full operation. In addition,

mechanical work will also be done in the outer peristyle and the pool will be waterproofed. Extra activities, called “Roman Holidays” have been arranged for the enjoyment of visitors: **Saturdays, Sundays, through September 3, from 11 am - 3 pm**

“You won’t need a passport to travel back in time at the Roman Holidays celebration this spring and summer. Discover the sights (and smells!) of ancient Rome, offer your prayers to Venus, read your future in a sheep’s liver, and enjoy live musical and comedy performances by the historically hysterical Troubadour Theater Company.”

ARCHITECTURAL COMMITTEE communication and update: **IMPORTANT** if you have an AC project or question/comment regarding a project, we now have a new system in place. You are to email: cmho.ac@gmail.com and put the address of the project in the subject line.

The primary responsibility of the CMHO is to uphold the CC&Rs. Property owners are required to bring their construction projects to the AC early in their process. Any project outside the current structure of the home should be discussed with the AC prior to building.

AC projects:

- 294 Bellino: The owner was approved for a small extension of his lower rear deck and a spa.
- 204 Coperto: This is a new address where a house will be built with an under-floor story and was approved in 2015. In 2016 the owner asked for approval to add a concrete façade to the entrance and the AC asked the him to supply information from the City as to how this addition meets code. The AC has not heard back regarding this request.
- 17464 & 17470 Revello: Very preliminary plans have been submitted for two houses to be built on these three vacant lots. The City requires that the owner rebuild the road in front of the proposed project, raising it 7’.
- 17810 Sabbiadoro: Plans are to tear down the existing house and build a 5,000 sq.ft house, including an underfloor story. Story poles have been installed and the AC is going through its process of site visits with neighbors to check for possible view impairment.
- 17543 Tramonto: The AC approved the plans for an approximately 3700 sq. ft. house with an underfloor story.
- 17642 Tramonto: This is a vacant lot on the cliff at the at Tramonto and Bellino. Plans were approved in 2011 but no action was taken by the owner until 2016. The AC has recently received final plans which are virtually the same as the previously approved plans with minor changes which are not an issue under the CC&Rs. The house is slightly smaller due to increased side yard set-backs and a bridge to a pool has been eliminated.
- 17708 Tramonto: Plans were reapproved for an addition to the existing house on the west end.
- 17727 Tramonto: The owner will demolish the existing house and build an approximately 4500 sq. ft. house with an underfloor story. The owner redesigned the south side of the house to lessen a view impairment for the adjacent neighbor. The AC is awaiting final plans.

Castellammare Mesa Home Owners
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Board Members

Aly Bernstein	310-310-8158	teamtramonto@gmail.com
Kim Clary	310-230-8041	kimjdave@msn.com
John Cordic	323-630-8670	john@rjcbuilders.com
Muriel Janes	310-459-4616	Murieljanes68@gmail.com
Mikael Kuhn	503-261-3684	mikaeljkuhn@gmail.com

Doug McCormick	310-459-1382	dougmcoco@gmail.com
Mo Sahebi	310-664-9311	Mo101@planex.us

Architectural Committee Members:

All AC communication is to go directly to: cmho.ac@gmail.com with the address of the project in the subject line.

Marg Churchill	310-573-1713	bermarg@roadrunner.com
Kim Clary	310-230-8041	kimjdave@msn.com
Flora Cordic	323-687-3487	flora@rjcbuilders.com
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Bob Marrs*	310-454-2030	bobmarrs@yahoo.com
Anthony Punnett*	917-573-7896	anthonypunnett@gmail.com
Mo Sahebi	310-664-9311	Mo101@planex.us
Reuel Sutton	310-459-1286	Reuel.sutton@yahoo.com

*Denotes Alternate

CMHO Advisory Committee: Aly Bernstein 310-310-8158 teamtramonto@gmail.com
 Muriel Janes 310-459-4616 murieljanes68@gmail.com; Linda Lefkowitz 310-454-1489
f.lefkowitz@verizon.net David Morena 310-230-8041 djmorena@msn.com;

Other Important Numbers:

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

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: Mike Bonin, Councilman, District 11, councilman.bonin@lacity.org

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

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

Area One Representative, Pacific Palisades Community Council: Katie Braude kbraude@gmail.com;

Area One Alternate: Doug McCormick dougmcoco@gmail.com

Getty Villa Community Relations Committee:

Kelly Comras: 1-310-459-5661; kcomras@gmail.com

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

Alternate: Aly Montes 1-310-310-8158; teamtramonto@gmail.com

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