

# Castellammare Mesa Home Owners

PO Box 742

Pacific Palisades, CA 90272

<http://castellammaremesa.com>

## NEWSLETTER April, 2008

Dear Neighbor,

We hope this newsletter finds you well. We have an impressive 2008 Board of Directors and we have 123 paid CMHO members so far this year. Remember, you receive the Getty Villa card when you become a member of the homeowners' association. If you have paid your dues but have not yet received your Getty card, please call or e-mail Kim Clary and make arrangements to pick up your card.

First, a summary of the news from the Annual General Meeting held on February 21:

- **BOARD ELECTIONS:** You elected the following 2008 Board Members. Officers were determined by the Board at its first meeting on March 4 .
  - 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:**

- Reuel Sutton, Chair
  - Andrew Martin, Vice-Chair and Secretary
  - Marlana Newmark
  - Gerald Nadler
  - Kim Clary
  - Simon Johnston, First Alternate
  - Alice Beagles, Second Alternate
- **Councilman Rosendahl** and his new deputy, Jennifer Rivera, attended the meeting and discussed several issues, including the Westside's traffic problems and mass transportation; the California Incline repairs, which will close the incline and is expected to begin in 2008, although no firm date has been established yet; and the traffic signal at Sunset and Los Liones (more about that later).
  - **Senior Lead Officer Michael Moore** reported on safety and crime issues in the neighborhood. Overall, the crime rate is very low in the Palisades. However, thefts from vehicles remain a problem for the entire Westside. The police deciphered a pattern to these thefts and discovered our neighborhood was due to be hit the following week. Because of this threat, the police had patrol cars and undercover police cruising the mesa during that week. The Board sent

out a safety alert as well. Possibly because of these measures, no incidences occurred. Officer Moore again stressed the importance of not leaving anything in your car if it is parked on the street, and, of course, be sure to lock up. We all owe a big thank you to Officer Moore for his diligence in helping keep us safe!

- **TREASURER'S REPORT, 2007:** Mike Lofchie, Treasurer, reported we presently have about \$6,000 in our CMHO checking account, \$12,000 in our CMHO money market account, and over \$10,000 in our legal defense fund. He stated that the outpouring of support from the community for the legal defense fund has been tremendous and shows overwhelming support of our CC&Rs. Again, we thank all of you who gave so generously to this campaign. The fund is still open for donations. If you would like to make a contribution to our legal defense fund, please make your check out to CMHO-Legal Defense Fund and mail it to P.O.Box 742, Pacific Palisades, CA 90272.
- **ARCHITECTURAL COMMITTEE UPDATES:** Andrew Martin filled us in on the status of current projects in the community (see below) and also stressed that our CC&Rs require that any improvement to property be approved of by the Architectural Committee before proceeding.
- **REAL ESTATE UPDATE:** Judy Orsini, a real estate broker and neighbor, gave an update of recent sales, current listings and real estate values in our neighborhood and the rest of Pacific Palisades. Overall, we are holding our own, but houses are taking longer to sell.
- **THE LAWSUIT:** David Morena presented the background and current status of the lawsuit in which the owner of the lot on Tramonto at Bellino is suing the CMHO. As you all know, we won the first part of the lawsuit in which the owner was trying to invalidate our CC&Rs. As of the date of the general meeting, story poles were due to be installed and then the Architectural Committee will proceed with their process. (More about this under CC&R issues.)
- **SPECIAL MENTION:** David Morena was acknowledged for his continuing hard work on the above-mentioned lawsuit. David works tirelessly with our attorneys, helps to manage the case and has attended every court session. We are fortunate to have his expertise and dedication on this important issue.

Andrew Martin was recognized for his years of extensive service to the community, both as past Board President and for his continuing work on the Architectural Committee. He has continued to stay involved in the Board, offering his help when needed.

Marlena Newmark was thanked for her involvement in many issues in the neighborhood. For example, she worked with the City for over a year to get the remainder of Tramonto repaired. She is an active and valued member of the Architectural Committee.

- **REFERRAL RESOURCES FOR THE ELDERLY:** An idea was put on the table for starting a network of referral resources for the elderly in our neighborhood. This has been done in other communities, enabling the elderly to remain safe in their homes by providing them with the proper resources. There was not a lot of support at the meeting for this and the Board will further discuss the idea when it meets.

- **EMERGENCY PREPAREDNESS:** This was also put on the table at the general meeting and there was interest in pursuing the topic. The Board will discuss this issue in more detail at their meetings.
- **TRAFFIC SIGNAL AT SUNSET AND LOS LIONES:** Waldorf School, who is responsible for installing the light and cannot receive a Certificate of Occupancy without it, is taking the following measures towards fulfilling their obligation: They hired a firm to complete a new traffic monitoring report. This data will be submitted to the Department of Transportation, after which a public compliance hearing will be scheduled. The traffic signal is in the design stage with the civil engineering firm, Diamond West, who will coordinate with the traffic engineering firm, KOA towards completing the initial design. They will prepare scenarios to submit to the City for approval. Then the project can be bid and construction scheduled. The school has raised \$65,000 towards its goal of \$150,000. They are following up with philanthropists to help make up the difference and are prepared to schedule a summer event for the community in order to raise more funds. As per Councilman Rosendahl, this process is expected to take years. We are currently asking Waldorf for a timetable on completion of the light.
- **CMHO DUES:** Our dues are currently \$85 per year. If you have not yet paid your dues, we urge you to please do so. The board and architectural committee want to continue to protect this beautiful neighborhood, but to do so it must be viable financially. As mentioned previously, when you pay your dues, you receive your 2008 **Getty Villa pass**.
- **OTHER NEWS:**
  - **Good to Know:** A resident reported that his gutter at his driveway was eroded and in need of repair. He contacted the following web-site where repair requests are made: <http://www.lacity.org/boss/request.htm> . A crew came and made the repair in a matter of days at no charge. This web-site request form is used for all kinds of repair, such as pot-holes, fallen tree limbs, gutters and street sweeping.
  - **Unkempt Yards:** According to the CC&Rs, an "owner shall keep his property free and clear of weeds and rubbish and .... Keep the premises neat and in good order." If your yard is overgrown with weeds and/or has dirt piles or trash in it, you are in violation of the CC&Rs. Please clean it up. More importantly, your neighbors will appreciate it and it will upgrade the neighborhood.
  - **Active Construction Sites:** Residents who are remodeling their homes report that curious people wander onto their constructions site. Active construction sites can be dangerous and the owner of the property is liable for any accident or injury that may occur. Please be advised not to enter a construction site without the owner's permission and/or without the owner being there.
  - **Neighborhood Park:** Many of you have been asking for an update on the park issue. Eric Fleiss recently had a meeting with representatives from the Councilman's office, City Planning Department, City Geologist and Real Property Legal Department. The City is tentatively on board with the neighborhood constructing a small park on lower Castellammare Way. There are legalities to investigate. The CMHOo Board will discuss the issue further when more

information is obtained. If anyone is interested in becoming involved in the park, please contact Eric at [efleiss@regentproperties.com](mailto:efleiss@regentproperties.com).

- **Getty Villa Community Relations Committee:** The Getty has completed its trash dumpster sound mitigation project. The assessment of the adequacy of their peripheral fences continues. An aerial survey was completed and ground surveys are now being done. It is expected that some fences will be moved, replaced and/or repaired.
- **Landmark Townhouse Development:** The developer received a one-year extension from the City to his building permit and is currently working on plans for the projected townhouses. In addition, a neighbor reports that Landmark has requested an amendment to their California Coastal Permit for permission for a reduction in the number of condos from 61 to 54 and a reduction in total size of 1578 square feet with a slight change in building footprints.
- **Animal poisons:** A neighbor asked that we make certain we do not leave rat poison in areas where children and non-target animals can reach it. The County Vector Control suggests putting poison in bleach or fabric softener bottles with holes small enough for only a rat to be able to access. The better solution is to use traps with bait, and also make certain these are put in areas where children or other animals cannot get to them.
- **Trash Bins:** Please remember to take in your trash bins after they have been emptied. Neighbors have complained that some residents are leaving their bins out on the street all week. The City requires you to bring in your bins by 6 p.m. on the day of trash pick-up.

**CC&R and ARCHITECTURAL COMMITTEE UPDATES:** One of the CMHO's primary responsibilities, through the Architectural Committee (AC), is to uphold the CC&Rs. **Homeowners are required, as per the CC&Rs, to bring their construction projects, no matter how small, to the Architectural Committee for review prior to commencement of construction..** Your attention is drawn in particular to Article II, Section 6 and Article III, Section 2, of the CC&Rs which discusses approval of preliminary plans and the scope of the review process, respectively. **Your board will continue to take steps to ensure compliance with our CC&Rs and the protection of our neighborhood**

Some of the properties in which we are involved are:

- **345 Bellino:** The owners would like to build an office over their garage. They are in the process of revising plans to lower the driveway and garage to keep within the height restriction.
- **228 Notteargenta:** A small front-yard deck was approved by the AC .
- **17415 Revello:** The owner partially demolished his old house and is building a new one. The AC has been given plans and has notified neighbors. There does not appear to be view impairment.
- **17432 Revello:** The owner put up string lines delineating the proposed roof deck and spa. Air conditioning units were to go on the roof also. The AC unanimously voted against the deck, spa and air conditioning vents on the roof due to view impairment. The house next door and uphill from the proposed construction would lose their entire ocean view if the deck was installed.
- **17484 Tramonto** This is the house on lower Tramonto that has been under construction for over 13 years. The driveway was completed, but the property still needs repairs in order to look presentable. The owner was sent a letter, and verbally stated he would be completing the

house soon, but no action has been taken to date. The Board will decide if legal action is in order to force the owner to complete the house.

- 17543 Tramonto (C. of Coperto): The owner was approved to build two homes on adjacent parcels. He was sent a letter to clean up the property, which is overgrown with weeds and has dirt piles sitting in the front yard. He fixed the broken fence and the wooden guard rail, but has not cleaned up the yard. The AC will follow up with him to correct this violation of the CC&Rs.
- 17642 Tramonto: As reported in previous newsletters, the owners of this property have sued the CMHO because the Architectural Committee would not approve their plans until the owners put up story poles needed to assess the view impact of the new construction. The property owners lost the first portion of the lawsuit which was trying to invalidate our CC&Rs. At the court hearing in February, the property owner decided not to participate in a planned mediation and a two week jury trial is now set for July 29 if the issue is not resolved before then. The CMHO's insurance company offered to advance the funds to set up the story poles and they were installed on March 3. The AC is currently going through its process, notifying neighbors whose views could be affected and observing the string lines from various locations.
- 17901 Tramonto: The owners are remodeling a deck and installing a new railing. The AC visited the site and gave approval since there was no view impairment to any neighboring houses.
- 207 Tranquillo: The house is in escrow, and the AC approved a side fence and the pool deck railing in the back, after minor alterations on both by the owner.
- 251/257 Tranquillo: Plans to build one house on these two properties were reviewed by the AC, along with a model of the proposed house. The house will not be any higher than the current houses. The owner will install string lines and the AC will go through its process.
- 17868 Vicino: Construction was approved last year, and the plans for the pool, which were not in the original construction, were recently submitted to the AC.

**COMMUNICATION** is at the heart of a successful community association. We are open to suggestions about what and how to communicate with you and what you would like to see us do. Also, please contact us if you would like to attend a board meeting.

### CMHO CONTACT LIST -2008

#### *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
Bennett Murphy	288 Bellino	459-8395	murphyb@hbdlawyers.com
Peter Newton	244 Bellino	454-4654	PMN2076@yahoo.com
Reuel Sutton	239 Tranquillo	459-1286	reuel.sutton@verizon.net

Doreen Rochman	17630 Tramonto	454-4338	rochman@earthlink.net
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***Architectural Committee Members***

Reuel Sutton	239 Tranquillo	459-1286	reuel.sutton@verizon.net
Andrew Martin	17810 Sabbiadoro	459-5310	AMa1019857@aol.com
Alice Beagles	17446 Revello	454-2101	alicebeagles@verizon.net
Kim Clary	17717 Sabbiadoro	230-8041	kimjdave@msn.com
Simon Johnston	254 Tranquillo	459-9481	sj@simonjohnstondesign.com
Gerry Nadler	221 Tranquillo	459-4546	Nadler@usc.edu
Marlena Newmark	17481 Tramonto	454-4592	PaulMarlena@aol.com

**LAPD**

Senior Lead Officer Michael Moore: 1-310-444-0737; [27995@lapd.lacity.org](mailto:27995@lapd.lacity.org)

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

**Fire Dept., non-emergency, Dept.23:** (310) 575-8523

**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](mailto:councilman.rosendahl@lacity.org)

Jennifer Rivera: Field Deputy for Pacific Palisades: [Jennifer.rivera@lacity.org](mailto:Jennifer.rivera@lacity.org)

**Getty Villa Community Relations Council**

Kelly Comras: 1-310-459-5661; [k\\_comras@hotmail.com](mailto:k_comras@hotmail.com)

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

*Preserve our people and pets -- slow down and drive carefully!!!*

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