

Castellammare Mesa Home Owners

PO Box 742

Pacific Palisades, CA 90272

<http://castellammaremesa.com>

NEWSLETTER January, 2009

Dear Neighbor - Happy New Year. We hope you had a nice holiday season.

This newsletter is your notification about the annual general meeting (AGM) in February and will bring you up to date on our community. Overall, we had a good year with successful outcomes on most of the issues in which we were all concerned.

- **ANNUAL GENERAL MEETING:** Each year the CMHO holds a general meeting for the entire community. The major purpose of this meeting is to elect a new Board of Directors for the coming year. It is also an opportunity for community members to meet with their neighbors and Board members and hear from others in the community.

This year's AGM is scheduled for February 26, at 6:15 pm. at Calvary Church, 701 Palisades Drive. Room 138, Pacific Palisades. Please save the date!! Here is the tentative agenda:

6:15 pm Refreshments & Registration
6:45 Call to order & Introductions
Financial Report
Review of our CC&R's, AC issues
7:00 Vote for 2009 Board of Directors
7:30 City Council Representative: (not yet confirmed) Talk + Q&A Session
8:00 LAPD Senior Lead Officer Michael Moore Presentation & Safety Discussion
8:15 General Discussion: Q&A Session
9:00 Adjournment

- **BOARD MEMBER ELECTIONS:** There are 7 seats on the CMHO Board. At the AGM, CMHO members (those who have paid their yearly dues) will receive a ballot with a list of the names of those who have asked to run for the 2009 board. The rule is one vote per household. Members will have the opportunity to add their names to the list at the meeting. If you are considering running for the board, or would like information on the responsibilities of a Board member, you may contact us at kimjdave@msn.com or call (310) 230-8041.

The responsibility associated with being a Board or Architectural Committee member is a serious one because the CMHO is a legal entity and it does take some effort. For this effort, however, you get the opportunity to make new friends, to gain a better understanding as to what is going on in the community, have ready access to a number of other community organizations and, best of all, to make a positive and lasting contribution to this great neighborhood.

Please consider getting actively involved in your community and running for the board! It is rewarding and fun.

- **TREASURER'S REPORT:** The CMHO maintains three bank accounts: (1) a checking account to conduct normal association business; (2) a Legal Defense Fund, which we maintained specifically for the purpose of the major lawsuit against the association; and (3) a money market account, which we maintain as an emergency cash reserve. Here is the status of these accounts:
 - (1) **Checking Account.** During 2008, we collected \$15,942 in dues, architectural fees and other miscellaneous payments. From this account, our principal expense was \$4,348 in insurance for our Homeowners Association. We also incurred other costs for such activities as our annual picnic, the copying and distribution of the CMHO Newsletter and certain miscellaneous legal costs in connection with our CC&R's. After deducting all association costs, we were able to begin fiscal year 2009 with a balance of \$9,923. We presently anticipate an insurance premium of approximately \$5,000.
 - (2) **Legal Defense Fund.** Most of the contributions to this fund occurred during 2007, which was the year we made our urgent appeal to our neighbors. However, in 2008, we also received contributions to this fund in the amount of \$2,350. During 2008, we had legal expenses from this account in the amount of \$4,475. We ended fiscal year 2008 with a balance in the Legal Defense Fund of \$10,124. We had another legal bill in January in the amount of \$412 and the balance in the Legal Defense Fund, as of January 10, 2009, therefore stands at \$9,711.
 - (3) **Money Market Account.** As of January, the balance in this account is \$14,169. Our **total cash reserves** at the present time, therefore, **are \$33,802.**

Sincerely, Mike Lofchie, Treasurer

- **CMHO DUES; Membership** dues are \$85 for the year and are now due. You may pay your dues at the AGM or use the enclosed envelope. Remember, you receive a GETTY VILLA card when you become a CMHO member. Your dues also continue to support the important work of the CMHO and the Architectural Committee in protecting and enhancing our neighborhood. Reminder: Your current Getty Villa card expires at the end of February.

Again, this year we had a record number of dues paying members. THANK YOU for your continued support!!!

- **THE LAWSUIT:** As you know, the owners of the vacant lot at 17642 Tramonto have sued the CMHO. The suit, which has been ongoing for almost four years, was scheduled for trial on December 9. However, it looks as if a settlement has been reached. Hopefully, we will be able to give you good news on this issue soon.
- **CRIME AND SAFETY:** Crime is down overall in the area. Car burglaries, which used to occur here every week-end, have completely stopped. We have had instances of door-to-door salespeople becoming angry or verbally threatening when asked to leave, and some residents have reported the salespeople have entered their back yards. Senior Lead Officer Michael Moore recommends talking to solicitors through a closed door. If they do not leave when asked to, they are trespassing and you can call 311 or LAPD (1-877-275-5273). As usual, be cautious and don't open your door for anyone you do not know. Please report any crimes or suspicious activity to the police and your CMHO Board.
- **TRAFFIC SIGNAL AT SUNSET AND LOS LIONES:** As last reported, 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 was to make a decision after October 24 as to Waldorf's request to waive this obligation. According to our City Councilman's office, representatives from Waldorf recently contacted the City, stating that they want to arrange a meeting with the Councilman's office and the community and

asked the City to hold off on their decision until after this meeting. It appears that Waldorf is again stalling. Councilman Rosendahl has remained firm in his position that Waldorf must install the traffic light and has recently sent a letter to the City trying to get this moving. In the meantime, we all continue to dodge traffic at this dangerous intersection, where another accident occurred recently.

- **GETTY VILLA COMMUNITY RELATIONS COMMITTEE:** This committee continues to meet once a month with members of the Getty Villa, local homeowners associations and community representatives. The committee is currently reviewing possible changes, requested by the Getty, in their Conditional Use Permit, which is up for review this year.
- **LANDMARK TOWNHOUSE DEVELOPMENT:** This is the proposed condominium development near the condos on lower Tramonto. The developer recently asked the Coastal Commission for another one-year extension to his permit.
- **PROPOSED PRE-SCHOOL at 310 BELLINO:** Chabad has not re-filed their application for a Conditional Use Permit (CUP) since the Getty informed the City that a portion of the warehouse being proposed for the child care use is located on their property. However, we were recently informed that Chabad is trying to reopen the issue with the Getty. Chabad applied to have a temporary pre-school at 17000 Sunset, but that is meeting with resistance from the neighbors and it appears that Chabad has abandoned that plan.

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.

- No new projects have been submitted to the AC since the last newsletter.

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, if you would like to attend a Board meeting, please call or e-mail one of the board members for the specifics.

If you haven't already, **please send your e-mail addresses** to Kim Clary at kimjdave@msn.com. If you have changed your e-mail address, please update us.

CMHO CONTACT LIST

Board Members

Kim Clary	17717 Sabbiadoro	230-8041	kimjdave@msn.com
Muriel Janes	17851 Tramonto	459-4616	mjanez@aol.com
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Architectural Committee Members

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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., 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

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

Getty Villa Community Relations Council:

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

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

Remember to recycle!!

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