

**Castellammare Mesa Home Owners
NEWSLETTER April, 2016**



Dear Neighbor: This newsletter updates you on the community news and the results of the Annual General Meeting (AGM) which was held on February 23.

Reminder: If you have paid your annual HOA dues of \$85 and have not received your Getty Villa walk-in card, please make arrangements to pick it up from Kim: kimjdave@msn.com; 310-230-8041.

REVELLO STAIRWAY RESTORATION PROJECT: Both upper and lower Castellammare residents gave generously to fund this worthwhile project which will make the stairs safe for everyone by adding railings where there currently are none and fixing the concrete trip hazard. However, we are still \$1500 short of the total goal of \$6,157.

If you have not yet contributed to the Revello stairs, please consider doing so. A \$20 or \$25 donation from those of you who have not given would get us to our goal. Please send a check to CMHO, PO Box 742, PP 90272. Thanks!

DESPERATELY SEEKING HELP for gardening at our Fire Station on the corner of Los Lions and Sunset on Tuesday afternoons!! All it takes is about one hour a week. The loyal volunteers who

have been gardening this area for years need some relief! Please let Doug know if you will be willing to lend a hand. 310-459-1382.

CASTELLAMMARE BEAUTIFICATION COMMITTEE: Several residents have shown an interest in working together to beautify our area by having city fences repaired, fixing the stairways and keeping our neighborhood looking good. Jim Breslo is spearheading this worthwhile effort. If you are interested, please contact Jim directly at jbreslo@diamondgame.com or h 818-723-3748; c 818-727-1690.

ELECTION YEAR/POLLING LOCATION CHANGE NOTICE: This year there are two major elections - the primary on June 7 and the general election on November 8. For those of you who vote at the poll rather than mail in absentee ballots, please notice your polling place when you receive your sample ballot. For many years our neighborhood precinct has been voting at the Calvary Church on Palisades Drive. The poll workers were told last year that the church would not be allowing them to use it any more. It is not known at this time where the new place will be, so make sure you look at your sample ballot.

GENERATOR AND EQUIPMENT NOISE: Many of you have asked questions about noise limits due to generators and air conditioning units. With the frequent loss of power in our area, residents are installing generators for use in emergency power outages, and many are installing AC units due to the unprecedented heat.

The Los Angeles Noise Ordinance, Chapter XI, Noise regulations states: "SEC. 112.02. AIR CONDITIONING, REFRIGERATION, HEATING, PUMPING, FILTERING EQUIPMENT (Amended by Ord. No. 156,363, Eff. 3/29/82.) (a) It shall be unlawful for any person, within any zone of the city to operate any air conditioning, refrigeration or heating equipment for any residence or other structure or to operate any pumping, filtering or heating equipment for any pool or reservoir in such manner as to create any noise which would cause the noise level on the premises of any other occupied property or if a condominium, apartment house, duplex, or attached business, within any adjoining unit to exceed the ambient noise level by more than five (5) decibels."

The information from LA Department of Building & Safety states the maximum allowable dB (decibel) noise level is 65. The usual ambient noise level in a residential area is around 40-50 dBs. How to measure the noise level? Some people have it as an app on their phone. Or you can find a professional sound level meter on line at retailers or specialty stores. They are about \$200.00. If you want to submit a request for service, i.e., you think someone may be over the noise limit, you can either call the City's 311 number or go to their website: <http://myla311.lacity.org>.

COUNCILMAN ROSENDAHL'S PASSING: We were all saddened to hear of the passing of our former Councilman, Bill Rosendahl. As one of our neighbors said, "We in our area should always be grateful to him for the traffic signal at Sunset and Los Lions. There is no way we would have gotten it without his help. So, in a way, he is saving lives-maybe yours or mine!" He was such a kind and generous man and as our representative, did a lot for our neighborhood.

GETTY VILLA MAINTENANCE OF TREES: Some of you have asked about Getty Villa trees and the Getty policy on pruning. Portions of their trees are in the Monarch Butterfly protected area and cannot be pruned between October and February. Generally the trees are trimmed on a 2 - 3 year cycle. They were last pruned in 2014. The Getty horticulturist determined that, due to the lengthy drought conditions the trees have grown less than under normal conditions and are already under stress (several trees have already been lost on their property due to the drought). Pruning them now will only complicate the problem. The current plan is to prune them after a (hopefully) wet season next spring after the Monarch's have left.

Annual General Meeting Minutes (abbreviated and updated where appropriate):

BOARD ELECTIONS: At the AGM, you elected the following 2016 board members. Officers were appointed by the Board at its first meeting on March 15:

Kim Clary, President
Mike Lofchie, Vice President
Muriel Janes, Secretary
Doug McCormick, Treasurer
John Cordic
Aly Montes
Mo Sahebi

The Board appointed the following to the Architectural Committee (the AC):

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

The Board appointed David Morena, Mike Lofchie and Muriel Janes to the Advisory Committee. Kelly Comras, Kim Clary and Aly Montes, as alternate, were reappointed to the Getty Villa Community Relations Committee.

SAFETY DISCUSSION: LAPD Senior Lead Officer Michael Moore reported crime had previously decreased by 53%, but was creeping up again, particularly vehicle break ins. Not only are valuables being stolen, but car registrations. Criminals use them to sell a stolen car that is similar to the make and model on the registration. He suggested we not keep our original registration in the car, but a copy. The address may be blacked out to prevent the criminal from knowing the address of the car's owner. You can also keep your registration in a wallet or purse, or take a photo of it and have it on your phone. Regarding home security, LAPD recommends the best system that one can afford. Lower floors should have door and window alarms, upper floors window and balcony door alarms. He suggested cameras and doorbell devices that take a picture of anyone ringing a doorbell. He emphasized how important it is to lock your doors and set your alarms. A resident asked about trespassers smoking on vacant lots where there is high fire danger. If there appears

to be imminent danger of a fire, call 911, otherwise, call the non emergency number, 311. The residents expressed how fortunate we are to have Officer Moore as our SLO.

LOS ANGELES FIRE DEPARTMENT: Captain Mark Gozawa brought valuable information on earthquake preparedness for homes and in cars, (handouts on website) as well as discussing El Nino. Sand bags may be picked up at the fire station. Bring your own shovel.

COUNCILMAN BONIN's Field Deputy, Sharon Shapiro, attended the meeting to introduce herself to the neighbors and listen to their questions and comments. Several people asked about street paving. Porto Marina is scheduled for paving in June. For other streets, residents may email her. A resident asked if we could have street sweeping up here, at least on Tramonto. Sharon said she will look into it.

REAL ESTATE REPORT by Judy Orsini, Gibson International. The big news is that developers have discovered the hill and we are now living in a very expensive neighborhood. In our tract, a total of five homes sold in 2015, ranging in price from \$1,675,000 to two homes that each sold for \$5,700,000. As of February, two homes were for sale, one in original condition on Bellino Drive listed at \$2,700,000 and another new construction project listed at \$8,695,000. Five properties leased on the hill in 2015. Currently the price range for homes for sale in Pacific Palisades is \$1,325,000 to \$26,000,000. The median price in Pacific Palisades is \$3,895,000. The prediction is a strong market in 2016 for sellers, but not at the frenzied buying pace of the last several years. Judy's full report is found on our website. The numbers in parentheses represent the same category for the prior year of 2014.

PP COMMUNITY COUNCIL, AREA 1 REPRESENTATIVE ALTERNATE, Doug McCormick reported that the Getty Villa is creating a new turnaround at the entrance to the Villa, so busses and vans may turn about at the entrance and not have to go out through Los Liones to Sunset and PCH. Also reported was that Chabad, at the corner of Los Liones and Sunset has not obtained permits for any of the work they have done on site.

PPTFH Doug McCormick gave an update on the Task Force on Homelessness, which was formed approximately a year and a half ago. Goals of the Task Force are: 1) protection of the community; 2) provide services for the homeless; 3) community meetings to update and educate the residents on the issues of homelessness and what the task force is doing. The Task Force has raised over \$200,000 to date and engaged two mental health workers, Glanda Sherman and Maureen Rivas, from a comprehensive service agency (OPCC) to provide outreach. The workers have contacted over 100 homeless, many of whom generally travel between Santa Monica during the day and sleep in the Palisades at night in secluded areas or on the beach. The Outreach Team has been successful during their first 3 months in getting 10 of the homeless off the streets and into housing. Their work continues. If you have information, questions or concerns about a particular homeless person or encampment, please email Glanda or Maureen at PalisadesOutreach@opcc.net.

"The Liar's Punishment" is a one-act play at Theatre Palisades, followed by a panel discussion. It's aim is to increase awareness of the issue of homelessness, as well as to raise funds for the

Task Force. Performances are 8pm Sat, May 21 and 2pm Sun, May 22. Tickets are available at theatrepalisades.org or call the box office (310.454.1970).

ONLERT NEIGHBORHOOD WATCH SYSTEM: Bart and Cindi Young announced that ONLERT has been changed to WISSLE. It is still the same communication system and those who had signed up with ONLERT should make sure they have been forwarded to the new system.

THE GAS COMPANY will be installing smart meters in the coming months.

CMHO BUSINESS:

- ✓ **Financial Report-Doug McCormick:** At year end, we had \$32,564.71 in all accounts. Liability insurance has increased by \$3,000. Consequently we will need to increase the dues in 2017.
- ✓ **2015 Year in Review-Kim Clary:** Revello was repaved; several potholes were repaired; the dangerous dogs on Quadro Vecchio were removed; we had a meeting with an El Nino expert to give the community ideas on how to prevent flooding; a private street sweeper was employed (update: the street sweeper was a small outfit who was unable to pick up all of the debris so the contract has been cancelled. We are working with Councilman Bonins' office to get the City to sweep Tramonto); we started using Mailchimp for some communication with residents; ACS did not get the number of residents signed up to patrol 24/7 so are patrolling from 11am-7pm.
- ✓ **Castellammare Stairway Restoration-John Cordic:** The Board thought that rebuilding the Revello stairs would be a good project and would enhance the community for years to come. John, who is an architect and contractor, has been donating his time on this project for over a year. He presented his poster showing pictures of the stairs and the fittings for the railings. He will begin work soon. As noted previously, we still need \$1500 more to pay for the labor and supplies. The CMHO has asked for donations from the residents for the stair restoration, and is not using money from the treasury.
- ✓ **Architectural Committee Report-Kim Clary:** There were 9 projects in 2015.

OTHER COMMUNITY NEWS:

ARCHITECTURAL COMMITTEE and CURRENT PROJECTS: One of the CMHO's primary responsibilities, through your Architectural Committee (AC), is to uphold the CC&R's. Property owners are required, as per 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. Generally speaking, any project outside of your house should be discussed with the AC. Interior remodeling and construction does not fall under the CC&R's.

Current Projects:

336 Bellino - The owners plan to remodel and add square footage to the existing house. The AC conducted site visits and talked to adjacent neighbors. The project appears to meet the CC&R requirements. The AC asked the owner's architect for a set of plans in order to share with the neighbors and continue the approval process.

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

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	Dougmcco@gmail.com
Muriel Janes, Secretary	310 459-4616	Murieljanes68@gmail.com
John Cordic	323 630-8670	john@rjcbuilders.com
Aly Montes	310 310-8158	teamtramonto@gmail.com
Mo Sahebi	310-664-9311	Mo101@planex.us

Architectural Committee Members

Mo Sahebi, Chair	310 664-9311	Mo101@planex.us
Flora Cordic, Vice Chair	323 687-3487	flora@rjcbuilders.com
Margaret Churchill, Secretary	310 573-1713	bermarg@roadrunner.com
Kim Clary	310 230-8041	kimjdave@msn.com
Bob Marrs*	310 454-2030	bobmarrs@yahoo.com
Marlena Newmark*	310 454-4592	PaulMarlena@verizon.net
Anthony Punnett*	917 573-7896	Anthonypunnett@gmail.com
Reuel Sutton	310 459-1286	reuel.sutton@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: 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

Sharon Shapiro, Field Deputy, Pacific Palisades and Brentwood: sharon.shapiro@lacity.org

Area One Representative, Pacific Palisades Community Council: Kelly Comras:
1-310-459-5661; k_comras@hotmail.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

Remember to conserve water & to recycle!!