

Castellammare Mesa Homeowners Association
NEWSLETTER January 2018



NOTICE OF THE ANNUAL GENERAL MEETING (AGM): This year's AGM is scheduled for Tuesday, February 20, at 6:30 pm. at Calvary Church, 701 Palisades Drive, Room 138, Pacific Palisades. Please save the date!! We are excited to announce Randy Young, our local historian, who will present the fascinating history of Los Liones and our immediate area. We hope you can make it to this yearly community meeting where you will be updated on important news of the neighborhood, mingle with your neighbors and vote for the 2018 Board of Directors. Please see agenda later in this newsletter.

CC&Rs TO BE RENEWED BY JANUARY 1, 2019: Our CC&Rs require extension every 20 years to remain in effect. To renew them, 51% of the dues paying members must approve. We will be discussing this at the AGM and moving forward with the renewal in the months to come.

ADDING FOLIAGE RESTRICTIONS TO THE CC&RS: One of the issues that may come up during the renewal process is the possibility of inclusion into the CC&Rs of larger growth trees and vegetation that create view impairments. Many of us would like to have trees and foliage removed from our ocean views. The Board researched this possibility and carefully considered the implications of incorporating new landscape restrictions into the CC&Rs and came to the conclusion that it is not feasible for the following reasons:

1. As you may know, due to the litigious climate, HOAs in California are having a very difficult time obtaining Directors and Officers (D&O) insurance. Every year is a new struggle as more insurance companies are opting out of insuring HOA's. Without this insurance and protection, volunteers could not serve on the Board or the Architectural Committee (AC). Without a Board or an AC, residents would be left to defend the CC&Rs on their own. If we changed our CC&Rs to add landscape restrictions, we would anticipate either not being able to obtain D&O insurance at all or at the least, we would have much higher insurance costs. Our attorney said it would raise a red flag. This change would also result in more legal representation costs. We do not have a budget that could sustain these additional costs.

2. This community does not have the resources in volunteers and time to provide the added review and enforcement of such new restrictions.

3. Existing trees and foliage would not legally be included in a new restriction. It is uncertain if new foliage which grows into a neighbor's view would be subject to the view issue. Our attorney stated he could see someone planting a very expensive tree and fighting to preserve it, despite it becoming a view impairment. In a review of case law, he could find no reference to this exact issue.

The Board urges residents who have trees or foliage causing view impairments to prune or remove the offending trees. Be a good neighbor!

- **BOARD MEMBER ELECTIONS:** There are 7 seats on the CMHO Board. At the AGM, CMHO dues paying members will receive a ballot with a list of the names of those who have agreed to run for the 2018 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, please contact Kim.

To date, the people running for the Board are: Marty Alpert, John Cordic, Tracy Curtis, Muriel Janes, Mikael Kuhn, Doug McCormick and Cindi Young.

Please consider getting actively involved in your community. We welcome and need new volunteers! Remember, the HOA is only as good as its volunteers, who uphold our CC&R's and protect this beautiful neighborhood.

- **TREASURER'S REPORT:** We have \$18,968 in our checking account and \$32,723 in our reserve for the D&O Liability Insurance deductible.

Since the deductible is \$25,000/lawsuit, if we have two lawsuits at the same time we might need up to \$50,000. We appreciate all the donations received so far and our goal is to increase the reserve to \$50,000. Please donate to build up our reserve if you haven't already. You can donate online at donorbox.org/cmho-reserve or send a check to our PO Box 742. A detailed report outlining the activities of the CMHO in 2017 will be presented to the members at the AGM by our Treasurer, Doug McCormick.

- **CMHO DUES:** Membership dues are \$100.00 for the year and are now due. You may pay your dues on line at donorbox.org/cmho-dues, at the AGM, or use the enclosed envelope.

Remember, you receive a GETTY VILLA card when you become a CMHO dues paying member which also allows you to vote for your Board of Directors. Your dues continue to support the important work of the CMHO and the Architectural Committee in protecting and enhancing our neighborhood. We continue to have over 72% of homeowners who pay their yearly dues. THANK YOU for your support!

- **CRIME AND SAFETY UPDATE:** Fortunately, we have not heard of any crimes committed in our neighborhood for quite a while. If you see suspicious activity, call the LAPD non-emergency line, 877-275-5273 or, if it is an emergency, 911. Try to get license plate numbers of any one who is committing a crime or acting suspicious.
- **PACIFIC PALISADES TASK FORCE ON HOMELESSNESS (PPTFH)** The PPTFH, with its three-pronged approach to homelessness (safety, compassion and community education) continues to experience success. Of the many homeless individuals the outreach workers have engaged, 75% of them are now getting services, and 50% of those are in permanent housing. To make our fire-prone area safe, 52 homeless encampments have been cleaned up in the bluffs and along Temescal and more cleanups are planned for other areas. The LAPD and the Volunteer Enforcement Coordination Team constantly monitor the bluffs and the beaches to prevent camping and fires while attempting to get the homeless to agree to work with the outreach workers.

On January 25, the PPTFH hosted its fourth Greater Los Angeles Homeless Count for Pacific Palisades, sponsored by the Los Angeles Homeless Services Authority (LAHSA). At 4:30 am, 60 tired but eager volunteers gathered at Pali Charter High for registration, refreshments, and training before deploying to count the homeless in all areas of the Palisades. This is a nation-wide count, the results of which the U.S. Department of Housing and Urban Development (HUD) uses to provide housing and services to those in need. Compared to the 2017 Count, this year's count saw a substantial decrease in non-vehicle shelters (tents, makeshift shelters, encampments on beaches, bluffs and parklands), some increase in the numbers of individual, and a significant increase in vehicle shelters.

In 2017, The People Concern PPTFH Outreach Team found homes or shelter for homeless individuals at about the same rate as new homeless people were coming into the Palisades. As a result, the count did not increase as it would have without the combined efforts of The People Concern and the PPTFH Enforcement Coordination Team.

- **ARCHITECTURAL COMMITTEE IMPORTANT** if you have an AC project or question/comment regarding a project, please 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, no matter how small, 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:

17757 Tramonto Drive: After revisions by the owner to accommodate neighbors' views, this remodel project was approved by the AC.

17880 Vicino Way: The owner submitted final plans to the AC and recently readjusted the story poles accordingly. The AC has notified neighbors and will begin site visits for those neighbors who have concerns.

ANNUAL GENERAL MEETING AGENDA:

- 6:30 pm Refreshments & Registration
- 7:00 Call to order & Introductions
- 7:10 Randy Young's Presentation-The History of Los Liones and Castellammare
- 7:30 Lisa Cahill, Field Representative, Councilman Bonin Q&A
- 7:40 LAPD Senior Lead Officer Michael Moore Presentation & Safety Discussion
- 7:50 Firemen from Station 23
- 8:00 The Year in Review
 - Review of our CC&R's, AC issues
 - Real Estate Update by Judy Orsini
 - Review of Revello/Posetano stairs project by John Cordia
 - Treasurer's Report by Doug McCormick
 - Update on PPTFH - Doug McCormick
- 8:50 General Discussion/Community Updates
- 8:55 Vote for 2018 Board of Directors
- 9:00 Adjournment

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

Board Members

Aly Bernstein, Vice Pres.	310-310-8158	teamtramonto@gmail.com
Kim Clary, President	310-230-8041	kimjdave@msn.com
John Cordic	323-630-8670	john@rjcbuilders.com
Muriel Janes, Secretary	310-459-4616	Murieljanes68@gmail.com
Mikael Kuhn	503-261-3684	mikaeljkuhn@gmail.com
Doug McCormick, Treasurer	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, Secretary	310-573-1713	bermarg@roadrunner.com
Kim Clary, Vice Chair	310-230-8041	kimjdave@msn.com
Flora Cordic	323-687-3487	flora@rjcbuilders.com
Daniel Espinosa*	323-868-7347	fusiondesignla@yahoo.com
Bob Marrs*	310-454-2030	bobmarrs@yahoo.com
Anthony Punnett*	917-573-7896	anthonypunnett@gmail.com
Mo Sahebi, Chair	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 online at Myla.311 Service Request

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

Lisa Cahill, Field Deputy, Pacific Palisades & Brentwood: lisa.cahill@lacity.org

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

Area One Alternates: Doug McCormick dougmcco@gmail.com Kelly Comras kcomras@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