



Castellammare Mesa Home Owners NEWSLETTER April 2018

Dear Neighbor,

On February 21, 2018 we held our Annual General Meeting (AGM) and elected the Board members. Shortly after, the new Board met, elected officers and appointed Architectural Committee members and officers. They are listed below. Three of the previous Board members resigned—Kim Clary, Aly Bernstein and Mo Sahebi. Aly and Mo served several years and will be missed. Mo also served as an AC member and Chair. Kim served twelve years as president of the Board and did a remarkable job. She will be missed.

SUMMARY OF THE ANNUAL GENERAL MEETING:

KELLY COMRAS announced a Margarita party on April 15 to raise funds for the maintenance of the area next to fire station 23. Kelly and Mike live at 17721 Tramonto. She introduced Randy Young, who presented an interesting talk and slide show on the history of Castellammare and Los Liones Canyon.

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:

Cindi Young, President
Muriel Janes, Vice President
Mikael Kuhn, Secretary
Doug McCormick, Treasurer
Marty Alpert
John Cordic
Tracy Curtis

The Board appointed the following to the Architectural Committee:

Grace Newton, Co-chair
Reuel Sutton, Co-chair
Flora Cordic, Secretary
Chuck Dembo
Cindi Young
Bob Marris*
Margaret Churchill *
(*Denotes alternate)

The Board appointed the following to the Advisory Committee:

Kim Clary
Tracy Curtis
Muriel Janes
Linda Lefkowitz
David Morena

The Board appointed the following to the Getty Villa Community Relations Committee.

Cindi Young
Kim Clary--alternate

LISA CAHILL, Councilman Bonin's Field Deputy for Pacific Palisades and Brentwood

- She thanked the Homeless Task Force, which has been so successful that other communities are using it as an example for forming their own. Doug McCormick, Kim Clary and Dave Morena are active members of the taskforce
- She announced a commitment from the Councilman's office to providing alternatives to the homeless problem.
- A question was asked about the selection of the DWP electrical distribution site and she stated that the office is not ready to release a decision.
- A question was asked about the parking situation on Los Lions where it is taken over every day by workers on the Castellammare condominium project. It is causing traffic and trash problems and preventing the public from being able to use the State park. She was asked if the number of cars for a project can be limited. She will find out.
- Another problem is the filming at Villa Leon. Thirteen shoots per property per year were established as an average by FilmLA. This property exceeds that average. There are also traffic safety issues Residents reported that the traffic officers are not doing their job. Kim stated that the property owner, Dr. Anna Fuchs, has been responsive to problems in the past. She can be reached at 310-666-7130.
- A resident asked about more police for the area. Mr. Bonin announced last month that more officers are being assigned to district 11.

SAFETY AND CRIME UPDATE by SLO Michael Moore: He reported a new trend in burglaries: if valuable items are in plain sight through a front door or window, thieves will quickly break the window and grab the item. It doesn't matter if there is an alarm, the perpetrator gets away quickly. Automobile break-ins are still a problem for the same reason, as well as unlocked doors. He was asked about the possibility of an officer being stationed at the fire station. This is not possible, but a car has been assigned to the area full time.

LOS ANGELES FIRE DEPARTMENT Captain Olsen presented several items:

- Encouraged residents, when planning for emergencies to consider “what if” scenarios. They are unique for each family. It’s important to know where the stairs are, safety zones, and escape routes.
- The goal for brush clearance is to separate fuels according combustibility and the time it takes to burn. If a neighbor is uncooperative when asked to trim or remove combustible brush, you may ask the LAFD for assistance by filing a report at LAFD.org.
- Be aware of and comply with red flag days and evacuation orders.
- In case of an emergency, call 911, not fire station 23.
- If fire is imminent, before evacuating, close inside and outside doors and windows. Leave lights on. Leaving the doors to the residence and gates unlocked is at the owner’s discretion. The LAFD has the authority to break down any door or gate, when it is critically necessary.
- Responses to questions from residents:
 - Are fire-retardant foams useful? He has reservations about the cost vs. the effectiveness and they are hard to remove.
 - Who is responsible for removing the brush along Los Liones, which is a real fire hazard? It is State property and they never will respond to a request to clear it. A suggestion was made that volunteers might clear the brush.

YEAR IN REVIEW

- We acquired a new D & O insurance policy with a large deductible. Our treasury would not cover it if there was more than one lawsuit. We have asked for donations to a reserve fund and raised our dues and AC fees to supplement our treasury.
- The annual picnic in the fall was a success. As you know, Harvey and Joan Rochman bought the supplies and prepared the barbecue for many years. They no longer live in the neighborhood. If anyone has ideas for this year’s picnic, please email Cindi Young at cyoung@youngcompany.com or call her at 310-502-5373
- The home tour of the Cody’s home and Villa Leon was successful and earned money.
- The railings at Coperto and Tramonto were repaired and painted.
- The CMHO website was updated.
- Kim Bantle was hired as Plans Coordinator for the AC.
- The Welcome Committee visited three new residents and welcomed them with a bottle of wine and wine holder.
- John Murdock, who has been our attorney for years, is retiring and new candidates are being interviewed.
- New hand railings were added to the stairs that go from Revello to Posetano. The money was donated by residents of CMHO mesa and lower Castellammare. John Cordic explained that even though a permit to add the railings was issued by the City, one resident who lives adjacent to the stairs voiced a strong objection. In order to complete most of the job, John compromised and left the section by the resident’s home with no railings. We hope they can be added in the future, since the City will not sign off on an incomplete job.
- Our CC&Rs will need to be renewed by January 2019. We are considering adding binding arbitration and our architectural guidelines to them.

KIM BANTLE-Plans coordinator to the AC

- She explained her role.
- She stated that HOAs need to be organized and get to prospective buyers early on so they are aware of the CC&Rs and height restrictions. Many people may mistakenly think that if membership in an HOA is voluntary, adherence to CC&Rs is also voluntary.
- The website has valuable information regarding new construction.

TREASURER'S REPORT: We currently have \$7,254 in our checking account. The D&O Insurance Reserve account has \$32,724 for a total balance of \$39,978.

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 97 payments, or about 44%. Please make arrangements with Kim Clary, 310-230-8041 or kimejdave@msn.com , for your Getty Villa walk-in card. Your dues continue to support the important work of the CMHO and the Architectural Committee in protecting and enhancing our neighborhood.

PPPTFH (PACIFIC PALISADES TASK FORCE ON HOMELESSNESS) As of February this year, 77% of the homeless who will engage with the Task Force's outreach team are now off the streets. Their focus for 2018 is on how to help the remaining individuals, who refuse services and housing -- an even more complex task.

OTHER COMMUNITY NEWS:

CONSTRUCTION UPDATE - Los Liones and Tramonto: There have been several complaints about long, perhaps unnecessary waits in traffic and erratic behavior on the part of some of the flag men. A resident reported that there may be drinking during the job. The supervisor of the site, tract 29827-C, is Victor Markham, 818-974-4676.

Board member, John Cordic, who is a builder, suggests:

- Call 311 and request the building and safety field inspector's direct number. Call him and explain that they do not have qualified flagman on site. Ask him to verify contractor adherence to their Haul Route.
- Use your phone to make a video if the wait seems unnecessary or you witness erratic behavior by the flagmen. If you notice men drinking in their cars, get license plate numbers and call LAPD.

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. Conversely, 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.

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.

GVCRC AND THE GETTY VILLA: The GVCRC continues to meet every quarter, as per the CUP requirements. The Getty Villa trees blocking views have been an issue for some neighbors. The Getty Villa debuts newly reinstalled galleries of its antiquities collection on April 18, 2018. The new presentation is a chronological arrangement that follows the historical development of classical art from the Neolithic Period through the late Roman Empire (about 6000 BC-AD 600). New displays showcase our masterpieces of sculpture, vase painting, bronze work, jewelry, mosaic, and glass, tracing the evolution of styles, iconography, and technology throughout antiquity. Two exhibitions will celebrate the unveiling of the new installation: *Plato in L.A.: Contemporary Artists’ Visions*, featuring some of today’s most celebrated artists; and *Palmyra: Loss & Remembrance*, inaugurating a series of loans exploring ancient cultural interactions. To view the press release, go to:

<http://news.getty.edu//content/1208/files/Reinstallation%20Getty%20Villa%20FINAL%2011-14-17.pdf>

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.

Since July 2017, AC fees have increased. The new fee schedule is on our website for your information. Please be advised that all projects, even minor ones such as solar panels, pools, fences and gates, have a minimum fee of \$150.00

Given the rising price of real estate in the neighborhood, the litigious nature in California, and the increasing amount of work placed upon the volunteers to protect our beautiful neighborhood and the CC&Rs, the Board and AC reached the conclusion that we needed outside help going forward. Towards that end, Kim Bantle, Plans Coordinator, was hired to aid in the process of plans submission and approvals for all remodels and new projects in the tract. Kim works for other HOA’s in the area and joined the CMHO in July of last year. She comes with years of valuable experience and has already implemented many good ideas into the AC’s process. In order to help pay for her salary, and our ever increasing legal expenses, the Board approved a fee increase for all projects. Instead of a flat \$500 for a large project, we now charge an average of \$1.00 per sq. ft, and a minimum charge of \$150.00 for minor projects such as solar panels, pools, fences/gates. For more information, please visit the CMHO Website. (castellammaremesa.com)

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

Marty Alpert	310-454-0593	lilyalpert@aol.com
Tracy Curtis	310-266-2793	tracyleecurtis@icloud.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	dougmcco@gmail.com
Cindi Young	310-502-5373	cyoung@youngcompany.com

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
Flora Cordic	323-687-3487	flora@rjcbuilders.com
Chuck Dembo	310-454-4501	chuck@demborealty.com
Bob Marrs*	310-454-2030	bobmarrs@yahoo.com
Grace Newton	213 219-6933	grace@igidbashianlaw.com
Reuel Sutton	310-459-1286	reuelsutton@yahoo.com
Cindi Young	310-502-5373	cyoung@youngcompany.com

*Denotes Alternate

CMHO Advisory Committee:

Kim Clary	310-230-8041	kimjdave@msn.com
Tracy Curtis	310-266-2793	tracyleecurtis@icloud.com
Muriel Janes	310-459-4616	Murieljanes68@gmail.com
Linda Lefkowitz	310-454-1480	f.lefkowitz@verizon.net
Dave Morena	310-230-8041	djmorena@msn.com

Other Important Numbers:

LAPD: Senior Lead Officer Michael Moore: 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.)

LA Dept. of Transportation: 213-485-4184 or 818-374-4823

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

Lisa Cahill, Field Deputy for Palisades and Brentwood, lisa.cahill@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 dougmcco@gmail.com

Getty Villa Community Relations Committee:

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

Cindi Young: 310-459-0447, Cindi@wissle.com
Alternate: Kim Clary 1-310-230-8041; kimjdave@msn.com
Getty Villa Complaint Hotline: 1-877-625-4282