



Castellammare Mesa Homeowners Newsletter

December 2019

CMHOA OKTOBERFEST PICNIC SEHR GUT!



Cammie Lovett helps set up

A grill of sizzling sausages, free-flowing beer and wine, a petting zoo and record attendance made this year's CMHOA picnic one to remember. A flock of volunteers from the community worked together to organize the event chaired by HOA Board member Dan Groen. The grillers did an admirable job of feeding the masses, and the salad and dessert tables traditionally populated with homemade goodies donated by neighbors did not disappoint. Thanks to cash, food and entertainment contributions made by community members and heavy competition for raffle prizes of German beer, beer steins and platters, the picnic, for the first time ever, actually MADE money! And a good time was had by all.



Ann and Tom Jonynas enjoy the picnic fare

BRUSH CLEARANCE BACK ON TRACK

The brush clearance initiative that launched in October of this year continues to receive contributions, which bring the project to within \$10,000 of our \$85,000 goal. By October 21, less than three weeks into the campaign, \$65,000 in donations had been received; enough funding to complete the clearance of brush 100 feet from any habitable structure, which is the primary safeguard for our hill against wild fire. Unfortunately, the Getty fire on October 28 (the day clearance had been scheduled), the ensuing Red Flag days and the contractor's lack of availability has delayed the project. The exact date clearance begins will be deployed in an upcoming News Flash.

UPDATE ON PAVING OF TRAMONTO DRIVE



Terry Hatley, Senior Project Manager of the One Coast condos reported that weather has caused a delay in the off-site work schedule. Pending any further weather issues, the anticipated completion date is December 14 for the curb and gutter and December 18 for the paving of Tramonto. For the time being, the neighborhood can expect more traffic delays on Tramonto. Emailed News Flashes will be deployed when word is received from the contractors about upcoming lane closures. On a positive note, the new year may/will bring a smoother, safer Tramonto Drive.

MAP YOUR NEIGHBORHOOD – BLOCK VOLUNTEERS WANTED

2020 is the year to make our neighborhood safe on all levels. Volunteers are wanted – at least two homeowners from each block – to host meetings with your neighbors and start the process of mapping our neighborhood. Map Your Neighborhood works block by block (15-20 homes). You and your immediate neighbors are coached to become “Two Weeks Ready.” You'll learn the 9 steps to take following a disaster to secure your home and protect your neighborhood. If you are willing to host a meeting for neighbors on your block please contact Joanna Spak at jlspak@yahoo.com.



NEW CONSTRUCTION IN THE NEIGHBORHOOD

288 Bellino – Internal Remodel

New owners. Chimney work and new slim unit condensers to go on the side of house out of view of street.

318 Bellino Drive - Elevator to Roof Deck

Two site visits took place for Architectural Committee (AC) members on May 22 and June 3. Notices about this project were emailed and mailed to nearby neighbors. As no opposition regarding view obstruction was received, the project plans were approved by the AC.

324 Bellino – Internal Remodel

Resurfacing exterior, windows, doors, side yard fence. No solar panels at this time.

206 Giardino Way - Elevator and Vestibule

The homeowner proposed construction of an elevator, vestibule and walking bridge to connect the elevator to the home. The AC is awaiting a property survey, elevator specifications and plans.

243 Notteargenta Road – Addition and Remodel

Plans have been submitted and notices were emailed and mailed to nearby neighbors. The AC conducted site visits to 243 Notteargenta as well as the 3 properties across the street. As no opposition regarding view obstruction was received, the project plans were approved by the AC.

17550 Tramonto Drive – New

Permits requested for a new single family dwelling. AC requested preliminary plans.

17642 Tramonto – New

Construction has begun. Awaiting copies of revised plans due to Coastal Commission changes.

17757 Tramonto - Addition

Construction has begun.

221 Tranquillo Road - Addition and Remodel

Homeowner is building a bedroom addition in back of the house and replacing the roof. The AC unanimously approved this project pending proof of an acceptable, non-glaring roof material.

As a reminder, all property owners are required to bring any plans or preliminary plans of construction or remodeling projects (including out buildings and hardscape) to the Architectural Committee before construction begins. To get started, contact the AC at cmho.ac@gmail.com. and put the property address in the subject line.

TREASURER'S REPORT

CMHOA Board Treasurer Doug McCormick presented the annual financial report. As of July 18, 2019, we have receipts totaling \$19,262.21 and expenses totaling **-\$26,757.46** for a net of **-\$7,495.25**. We have \$12,951.80 in our general account and \$33,676.14 in our Insurance & Legal Expenses Reserve.

DUES AND VIEWS – Increase for 2020

We live on a very rare mesa, one that affords each of us either an ocean or canyon/mountain view. If you believe that view is worth protecting, then you understand the need to support the work of our Architectural Committee (AC), that oversees new construction and remodels to ensure compliance with the CC&Rs on building height, setbacks and unobstructed views. In 2017 the Board of Directors approved the engagement of a Plans Coordinator to support the activities of the AC, to act as liaison with developers/builders and maintain current and historical records. This addition has greatly improved communication between parties, streamlined the approval process and decreased instances of litigation. To accommodate this important work going forward it is necessary to increase annual dues to \$150. Notices will be mailed in January and payment is due at that time. Annual HOA dues may be paid by check to CMHO, PO Box 742, Pacific Palisades, CA 90272. Alternatively, you may pay online at <https://donorbox.org/cmho-dues>, and join the growing group of homeowners who are opting for automatic annual renewal. As always, your support helps to keep our neighborhood as unique as the hill it sits on and is greatly appreciated.

NEIGHBOR NUGGETS



Saturday, December 7, Free Soul Music in the Village

Come enjoy Derick Hughes, lead touring vocalist with Roberta Flack, performing the music of Otis Redding, Stevie Wonder, Al Green and more.

5:00 pm to 8:00 pm

Elizabeth Lamont, 15221 Sunset Blvd.

10:00 pm to 1:00 am

Pearl Dragon, 15229 Sunset Blvd.

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GETTY VILLA CONTACTS

Maya Zutler,	mzutler@getty.edu	310-440-7533
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Marcia Vogler, GVCRC Rep.	noteink@gmail.com	310-365-5763
Greg Lovett, GVCRC Alt.	gjlovett@cresa.com	213-675-2222

OTHER IMPORTANT NUMBERS

LAPD: Senior Lead Officer Michael Moore	310-444-0737	7995@lapd.lacity.online
Non-emergency, immediate service	877-275-5273	
Fire Dept.	911	
Brush Clearance	818-374-1111	
City Services and Building & Safety	311	

<http://www.lacity.org/boss/request.htm>

Note: This number is for any kind of question or concern regarding the City
(graffiti removal, pot-hole repair, brush clearance, code violations, tree removal, etc.)

Mike Bonin, Councilman, District 11, 200 N. Spring Street, Rm. 415 Los Angeles, CA 90012	213-473-7011	councilman.bonin@lacity.org
Lisa Cahill, Field Deputy, Palisades/Brentwood 1645 Corinth, Room 201 West LA, CA 90025	310-575-8461	lisa.cahill@lacity.org

PACIFIC PALISADES COMMUNITY COUNCIL

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