

CASTELLAMMARE MESA HOME OWNERS

HIGHLIGHTS FROM THE ANNUAL GENERAL MEETING HELD FEBRUARY 25, 2020

Real Estate Report at February 2020

Judy Orsini reported there are 88 single family homes (exclusive of mobile/manufactured homes) for sale in Pacific Palisades as compared to 87 homes for sale this time last year. The homes sold in Pacific Palisades range in sale price from \$1,728,000 to \$9,800,000, with a median asking price of \$4,897,500 – slightly higher than last year. We have been in a seller's market for over 9 years. However, a tool used by many realtors to assess hard statistics known as the Altos Report has shown a weakening in the seller advantage, moving toward a more favorable market for buyers – although, this can change at any time. In our tract, 3 properties sold in 2019 as listed in the Multiple Listing Service ranging from \$1,938,000 to \$7,350,000. There were 9 properties leased on the hill with prices ranging from \$7,450 for a 4- bedroom, 3-bath house on Monte Grigio to a 6-bedroom, 5-bath property on Revello (Castillo del Mar) that leased for \$22,500. There is currently one lease on the hill which is a 4 +4 home on Giardino listed for \$9,300.00 a month. It appears that of the 53-unit One Coast condominium project, only two are in escrow. Prices have decreased from between \$3,003,990 to \$6,850,000 last year to the current \$3,003,000 to \$5,185,000.

Fire Insurance in High Risk Areas

In view of exorbitant increases in fire insurance as well as the cancellation of policies by some agencies, Azy Susman of the Susman Insurance Agency in Brentwood cautioned homeowners to:

- Beware of outside insurance agencies that normally do not write policies within the state of California, as they are not obligated to follow state rules.
- Those who have purchased fire insurance through the California Fair Plan should know that the guaranteed replacement cost is currently a maximum of \$1.5 million. Susman suggested that any CFP policyholder looking for protection from catastrophic perils also purchase a Difference in Conditions (DIC) policy designed to fill in gaps, providing expanded coverage for some perils not covered by standard insurance policies.
- If you think every homeowner policy includes protection against fire, think again. Sometimes the fine print excludes much of the coverage. Carefully read your homeowner policy to determine the guaranteed replacement cost of your home, should it burn down. The median price to rebuild in California is currently \$400/sf. Ms. Susman suggested that policyholders living in high rent areas like Pacific Palisades should increase that amount by 30%. She also suggested that it would be wise to purchase extended coverage on top of that. A wind-driven fire such as those experienced in our area more than likely will decimate several homes, which means contractors will be in short supply and construction costs will be higher.

Elections - Board of Directors

Four candidates, James Breslo, Pamela Fluor, Carmen Kallberg and Michele Shafroth, ran to fill two board positions being vacated by Treasurer Doug McCormick, a 12-year veteran of the Board, and Dave Field, who has served multiple times as a board member. James Breslo and Michele Shafroth were voted in as Secretary and Treasurer respectively. Pamela Fluor and Carmen Kallberg agreed to serve on the Advisory Committee. The full complement of members serving the Board, Advisory and Architectural Committees is below and may also be found on our website at <https://castellammaremesa.com>.

LIFE ON THE HILL SINCE COVID-19

This article could dwell on the heightened feelings of fear and uncertainty prompted by the pandemic, the protesters and the pilferers, but there is enough about that in the media. What sometimes goes unnoticed and unacknowledged are the everyday random acts of kindness offered by neighbors in our community. Below is a partial list.

Thank you, Michelle Meehan, Ira and Godeleine Ziering and Nathan Cowles for offering to help run errands and aid neighbors in need during the safer-at-home mandate.

Thank you, Andy Brown, for offering to help with any electrical emergency that might pop up in the neighborhood (excluding the changing of light bulbs).

Thank you, Paula Griffin, for donating six boxes of new men's clothing to PPTFH.

Thank you, Pamela and Presley Fluor for inspiring a neighborhood walking game of 'Hunt for Rainbows' which segued into another weekend game of 'Hunt for Hearts'. Both were enjoyed by big and small sheltering kids.



Thank you, Laura and Vivi Gerson for contributing bundles of 'socially distanced' chalk to neighborhood kids for the Easter Green Egg Hunt Driveway Drawings.

Thank you, Ava Shevitt for arranging a Day of Shredding to help us clear out those boxes of files and clutter that used to seem so important.

Thank you, Rich, Sammy and Max Miller for holding a neighborhood carwash, spending an entire day cleaning all the construction dust off our vehicles and then donating all the proceeds to the No Kid Hungry Foundation.



And a big thank you to harpist Marcia Vogler for the evenings of magical and uplifting "Walk By Music" from the porch on Bellino.

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LAPD		
Sr. Lead Officer Michael Moore	27995@lapd.online	310-444-0737
Non-Emergency Service	LAPDonline.org	877-275-5273
Rusty Redican	36245@lapd.online	310-995-1069
Jimmy Soliman		
LAFD		
Fire		911
Station 23	https://www.lafd.org/fire-stations/station-23	310-575-8523
Brush Clearance https://www.lafd.org/fire-prevention/brush	lafdbush@lacity.org	800-994-4444
LOS ANGELES CITY SERVICES		
Report: Dumping or trash collection issues Potholes, graffiti, streetlight problems	https://www.lacity.org/myla311	311 or 213-473-3231

Request: Bulky item pick-up Parking Enforcement Animal Services		
CITY OF LOS ANGELES DISTRICT 11		
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