

Castellammare Mesa Spring Newsletter

April 20, 2022

WELCOME THE NEW CMHO BOARD OF DIRECTORS

The new members of the CMHO Board held their first meeting on Thursday, March 31 to elect new officers:

Chris Ekstein, President

Mo Sahebi, Vice President

Carmen Kallberg, Secretary

Michele Shafroth, Treasurer

Directors: Allen Pack, Karen Perkins and Marcia Vogler

A complete contact list of 2022 Board members, Advisory Committee, Architectural Committee local LAPD and CD 11 administrative staff members is included with this newsletter.

SAVE THE DATE!

On Sunday June 5, from 2pm to 4pm, the CMHO Board of Directors and the Castellammare Security Committee will be hosting a Community Fair focusing on home hardening against wildfires in ways that will make our homes and families safer. LAFD, representatives from insurance companies, organizations that provide individual home evaluations, vendors of fire protection materials, as well as local organizations already helping Pali's energy grid will be invited and available for individual consultation. Also, CSC and CMHO will be introducing the Red Cross' "Map My Neighborhood," a proactive way of ensuring the safety of families, senior citizens with medical needs, pets, etc., through a selection of Block Captains that will keep communication flowing during emergencies and actively support those who require assistance.

ALSO – Keep a lookout for information on this year's Day of Beauty coming your way in a future Newsflash.

MINUTES FROM THE ANNUAL GENERAL MEETING

The Castellammare Homeowners Annual General Meeting was held virtually at 7:00 pm on Tuesday, February 22, 2022.

Board President Cindi Young welcomed attendees and introduced the 2021 Board members: Fred Vogler, Vice President; Michele Shafroth, Treasurer; and Directors Rikki Gordon, Dan Groen, Carmen Kallberg and Allen Pack. It was announced that Dan Groen, Fred Vogler and Cindi Young will be stepping down from their board positions due to business conflicts.

Financial Report -- Michele Shafroth, CMHO Treasurer

Snapshot of 2021

Total Receipts	\$31,877	78%Dues	16%Plan Fees	77% Dues	15% Plan Fees	8% Donations
Total Disbursements	\$26,380	56% Plan Coordinator Salary	28% Insurance	5% Printing/Postage	9% Community Initiatives	1% Legal Fees
Net Receipts	<u>\$ 5,497</u>					

2021 Dues: 65% of residents paid dues at the base level of \$150. Of that number, 39% of residents paid at the Gold Level of \$200. The additional donations paid for the June 26th Day of Beauty . 2022 Dues are still being received at a base level of \$200, with some individuals contributing at the Gold Level of \$300 and Platinum Level of \$400. Again, the contributions will be used to fund initiatives that benefit the community.

Community Initiatives -- Marcia Vogler

Marcia Vogler recapped the community initiatives completed during 2021:

- The brush clearance and dead tree removal on the adjacent State Parkland that brought a higher level of safety to our hillside;
- The June 21 Day of Beauty, when residents joined the brush clearance team to clean up the Porto Marina entrance to our neighborhood; and,
- The installation of 'No Parking' signs on Porto Marina Way and Tramonto Drive.

Architectural Committee -- Flora Cordic, CMHO AC Chair

Flora Cordic began her presentation by thanking the Architectural Committee Board and members who volunteer their time and expertise for the benefit of the Castellammare community:

Chair - Flora Cordic, Secretary - Rosalie Huntington, Marg Churchill, Cindi Young, Chuck Dembo, Reuel Sutton, Greg Lovett, and Kim Bantle –AC plans Coordinator. She also thanked Kim Clary and David Morena for their ongoing AC advice and technical support.

Mission of the AC - To uphold/enforce the CC&R's (Covenants, Conditions, and Restrictions)

- Assist homeowners in understanding the restrictions and their obligations.
- Investigate complaints from homeowners regarding possible CC&R violations.
- Approve alterations and brand new construction.

Main restrictions noted in the CC&Rs are:

- NO addition/change to the building shall unreasonably obstruct the existing view of another homeowner.
- No alterations/additions to exterior or, outside the envelope of the existing building without AC approval.
- No second story allowed, only levels below the first floor (understory).

Main principles the AC looks at for a project approval

- 1-story in height, usually allowed to the peak of existing roof.
- Setbacks: Side yards min of 5'; Front/rear yards follow material setback rule.
- NO unreasonable view obstruction: look at the entire view.
- Story poles (when needed): Our unique hilly landscape allows for many different types of view corridors. They are everywhere, even where you don't expect them. That is why story poles are so important.

The AC is here to assist you to complete your desired new project. We understand every project is unique in size and scale. We would be happy to guide you through what is needed to get your project application submitted for a timely approval. If you have questions or are unsure whether you need to submit an application, please contact the AC. As per the CC&Rs, we offer a preliminary review at no charge and, when possible, can minimize the submittal requirements for a small project. When you are contemplating a remodel/rebuild, contact Flora Cordic or Kim Bantle at cmho.ac@gmail.com. Remember to add your address on the subject line.

2022 Real Estate Update -- Judy Orsini, Compass

A recap of Judy Orsini's update is below. To request the complete report please email

cyoung@youngcompany.com.

- Pacific Palisades is celebrating its Centennial. The land for the area was purchased in 1921 and the groundbreaking took place in January of 1922.
- Notable homes in Castellammare:
 - 17928 Tramonto, the beautiful Paul Williams designed home which recently sold was built in 1927
 - 17948 Porto Marina, Villa Leon, was also built in 1927
 - 216 Notteargenta, a beautiful Mediterranean home built by a sea captain in 1928
 - 17800 Tramonto, the Joseph Cotten estate built in 1931 and now being meticulously renovated
 - 17411 Revello, where the Max Factor estate was built in 1939
- It is interesting to note that early marketing materials of Castellammare stated that the 700 feet of beach frontage over the pedestrian bridge was owned by the community and reserved for its exclusive use.
- Palisades real estate statistics at 2-22-22:
 - In January 2021 there were 17 homes sold with a median sales price of \$2,950,000. That number increased to \$3,640,000 in January 2022 with 15 units sold. The price per square foot in January 2021 was \$1,117 and in January 2022 it was \$1,642. Active inventory is 49% lower in Jan/22 than Jan/21 with 39 single family homes on the market as opposed to 74 at the same time last year. The homes range from a 3 +2 home on Erskine listed at 2,249,000 to a property on Amalfi with 16,773 square feet on nearly 2 acres that is listed at \$46,500,000.
 - Median asking price is \$9,427,117 as compared to \$5,695,000 in 2021, 63% increase. Last year's top listing was \$25,000,000. This year an almost 17,000 square foot home on a two acre lot carries an asking price of \$46,500,000. Another property is listed at \$37,500,000 with 9,380 square feet on a 31,861 square foot lot.
 - There are 3 other properties on the market well into the \$20,000,000 range. The lowest priced home in the Palisades is a 3+2 on Erskine listed at \$2,249,000. Out of 39 houses on the market as of February 22, there are 6 homes on the market under \$3,000,000.
 - In our Tract 8923 10 properties sold last year ranging from a 3+3 with 2,153 square feet built in 1954 on Tranquillo that sold for \$2,522,500 to a 5+5 home on Bellino built in 1958 that sold for \$5,600,000.
 - The lease market in our tract continues to be strong. They were ranging from a 3+3 on Revello that leased for \$7,250 to a 4+3 on Tranquillo that leased for \$13,000. This last property is up for lease again at just under \$16,000, a \$3000 a month increase. This year three properties have been leased ranging from a home on Quadro Vecchio that leased for \$8,950 to 2 luxury homes on Revello leased at \$18,000 and \$50,000.
 - At 2-22-22, there is one house on the market, one house in escrow, and one house sold. There is a luxury home on Quadro Vecchio listed at \$9,995,000, the Paul Williams home on Tramonto is in escrow, probably for more than the list price of \$3,988,000. The one sold property at 17766 Tramonto Drive sold at \$2,103 a square foot. There were 20 offers on this property.
- Current challenges to the real estate market:
 - Scarcity of properties
 - Passage of Proposition 19 or "Death Tax" is proving challenging for those who hope to keep their home for their beneficiaries
 - Senate Bill 9 essentially abolishes single-family zoning in California and opens the door for the development of up to four residential units on single-family lots across California

LAPD -- Sr. Lead Officer Brian Espin

At a little over 62 square miles, the West LA sector of LAPD's patrol area is the largest. SLO Espin touched on the difficulty of patrolling such a large area with only two patrol units. Fortunately, the percentage of crime in the West LA sector is proportionately low compared to other sectors. What may appear as disregard for crime in the Palisades is actually the frequent need for more patrol units in areas where major crimes are concentrated. When 911 calls come in, cars are dispatched first based on the severity of the crime. Although the statistics were not confirmed, a comparison was made between the number of police officers in New York City as compared to the number in Los Angeles. Although the City of New York is somewhat smaller than the West LA sector, one of seven sectors patrolled by LAPD, its divisions boast over 40,000 officers. LAPD currently employs 9,940 officers.

PPTFH -- Sharon Kilbride, PPTFH Co-President and Chair of First Responders Team - <https://www.pptfh.org/>

PPTFH provides leadership and resources to address the destructive consequences of homelessness in Pacific Palisades so that the community is protected, remains safe and our homeless people receive compassionate, effective services with access to permanent supportive housing. Sharon spoke about the statistics of homelessness, the contributing factors, as well as the Los Angeles Homeless Count and the PPTFH challenge grant in support of a Clinical Case Manager

Resilient Palisades -- <https://resilientpalisades.org>

Resilient Palisades brings together neighbors and local institutions to address the climate and ecological crisis. We are harnessing our collective energy to help build a resilient future for our community and for the city and parkland that surrounds us.

Gas-Free Gardens -- Cynthia Ogle, Sheda Morshed -- <https://resilientpalisades.org/greengardens>

Evolving toward gas-free garden maintenance by educating, empowering, and reducing barriers for homeowners and their gardeners.

Pali Microgrid Project -- Chris Heisen -- <https://resilientpalisades.org/microgrid>

Launching the first microgrid in the LADWP service area, and one of the first in the U.S. in an established residential community

Respectfully submitted,
Cindi Young, CMHO Past President

CMHO CONTACT SHEET - 2022

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Non-Emergency Service	LAPDonline.org	877-275-5273
Officer Adam Margin, Beach Patrol	43224@lapd.online	
LAFD	EMAIL / URL	PHONE
Fire		911
Station 23	https://www.lafd.org/fire-stations/station-23	310-575-8523
Brush Clearance	lafdbush@lacity.org https://www.lafd.org/fire-prevention/brush	800-994-4444

LOS ANGELES CITY SERVICES	EMAIL / URL	PHONE
Report: Dumping or trash collection issues Potholes, graffiti, streetlight problems Request: Bulky item pick-up Parking Enforcement Animal Services	https://www.lacity.org/myla311	311 or 213-473-3231
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