

# NEWSLETTER

## Long-Time Residents Meet



*-April 2006*

With encouragement and support from the Board, in early April Kathy & Al Edgerton hosted a gathering of many of the original and long-time residents of Del Cerro to help us build a history of our wonderful neighborhood. Can you believe that an amazing 70 Del Cerro residents have lived here for over 25 years? More than 30 of those residents participated in the event. Even 2 former residents, Audrey Murray and Edna English, joined in the festivities. Attendees shared their memories of activities and people from Del Cerro's early years. Helen Skuja won the award for being the earliest resident at the gathering (1962). Dorothy Hebner brought the earliest HOA document (a treasurer's report from 1970). And Edna English gets the award for coming the farthest distance...all the way from Lompoc!

Residents brought photos of their homes taken years ago, pictures of the 1973 fire, information about the Palos Verdes College which was located in the valley behind Coveview, and the NIKE site at Del Cerro Park. The Goddards have also lent us an interesting book on the history of the area. We'll be organizing the information for a while, but will begin sharing tidbits we've gathered in future newsletters. Two photos from Edna English are included on page 2 of this newsletter.

Thanks to all who participated. You have all been so important in creating the community that we all enjoy, and we appreciate your continued active participation in neighborhood activities.

### Greetings from the Board

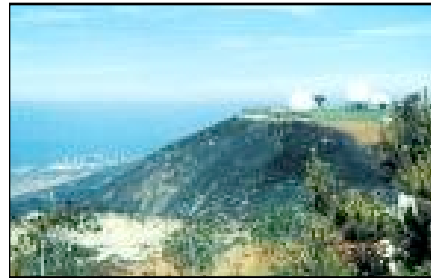
You've probably noticed or heard about a lot of activities going on in the neighborhood lately – the annual membership meeting, entrance improvement efforts, a gathering of the original and long-time Del Cerro residents, to mention a few. We'll cover these topics, the results of the February HOA activities questionnaire, information from the City of RPV and the PVP Land Conservancy, and more in this newsletter.

Don't forget the HOA's annual membership meeting to be held on Wednesday, May 10th at 7:00 PM at 25 Crestwind. City Councilman Peter Gardiner will be there. We look forward to seeing you at the Villardis'.

Also, mark your calendars for the upcoming summer block party to be held on Sunday, July 23rd. There will be a lot of food, fun and entertainment for kids of all ages.

So far, 5 residents have volunteered to serve on next year's Board – Tom Chrien, Char French, David Seo, Ajay Singh, and Arnfinn Velken. Two more volunteers would complete the Board. If anyone would like to serve, please contact any of the Board members. Your help is always appreciated.

*-The Del Cerro HOA Board*



NIKE Radomes at Del Cerro Park 1973  
from 11 Amber Sky Drive  
-courtesy of Edna English

1973 brush fire from 11 Amber Sky  
-courtesy of Edna English

## SURVEY RESULTS

We've heard you.... We received responses to last February's survey of HOA activities from almost 20 per cent of the residents. (It may not seem like a large response, but that's more than the percentage of citizens who vote in most RPV city council elections, where the turnout usually runs around 16%-18%!)

Many thanks to those who took the time to share their thoughts and suggestions. Here's what we heard.

Generally, respondents indicated strong support for current activities. (We hope that non-response indicates a level of relative satisfaction with the current focus.)

Current budget allocations were generally considered acceptable (approximately 50% for maintaining and enhancing the entrance, 25% for the summer block party, 10% for the annual membership meeting, and 15% for miscellaneous administrative expenses).

Virtually all respondents asked that more effort be placed on maintaining and improving the entry area. (You'll read what we're doing about that in the

Entrance Improvement Project section of the newsletter.)

Responses indicated almost unanimous support for the summer block party, with a few requests for new or different entertainment and a couple of suggestions that moving the location might be interesting. After surveying the various cul-de-sacs in the neighborhood, the lower Oceanaire location is, by far, the largest flat area that can best accommodate the usual 100-120 attendees at the gathering. We are planning a few surprises in the entertainment arena. You won't want to miss the block party.

There was also strong support for the year-end holiday brunch. Most respondents said that a Sunday afternoon brunch in early December is generally the best time to have it, even though many residents will always have schedule conflicts at that busy time of year.

We received very enthusiastic feedback for the Board's communications efforts. Some suggested additional newsletter topics such as more Neighborhood Watch information and articles on remodeling experiences/advice/lessons learned.

We did receive a request for more frequent newsletters, but, honestly, four times a year is as much as we think we can accomplish. We will continue to send out notices on issues and events of common interest when we hear about them. We will also try to keep our soon-to-be-launched HOA web site full of up-to-date information. (Come to the annual membership meeting for a preview.)

We received a request for a section in the newsletter for recommendations for household service providers, so we may add a "bulletin board" area for those kinds of comments to our HOA web site.

We also received suggestions to improve our efforts to meet and greet new residents...a very valid comment. We'll try to do better in the future.

A few residents volunteered to assist the Board in the areas of entry improvement, newsletter preparation, party planning, etc. We really appreciate the offers and will be contacting you as planning for future events unfolds.

Again, thanks for sharing your ideas and thoughts with us. The lines of communications are always open if you have any additional comments or suggestions.

#### ENTRANCE IMPROVEMENT PROJECT

As we mentioned earlier, many of our neighbors have commented on the need to improve the look of the Del Cerro entrance and have volunteered to help to develop a plan to do so. We have approximately \$1,500 in available HOA funds this year, and are hoping to supplement those with a grant from the City's beautification program. (That program is funded from recycling revenue the City receives.) We may be able to obtain up to \$4,500 from the City grant funds. Rebecca Cicoria, daughter of Virginia and Mike Cicoria (62 Oceanaire) and professional landscape designer, has very generously offered to prepare a design for our entry at no charge.

The Del Cerro entry poses some interesting challenges, as the two pieces of land are actually combinations of private and public land. The private sections are owned by the residents at 1 Seacrest (the Yangs) and 15 Oceanaire (the Franklins), while the areas closest to Crenshaw and Seacrest are part of the public rights-of-way and therefore are owned by the City. Desired modifications take the combined

support and approval of the affected residents and the City's Planning Department and Public Works Department. Each City department has numerous safety codes (primarily height limitations that protect traffic visibility at intersections) that must be followed.

The entrance improvement project team is developing a phased multi-year plan to substantially enhance the look of the entry and to maximize the use of City funds to supplement our limited HOA budget. Grant applications with detailed designs and competitive bids are due by August 1st. Once our application is approved and funds allocated, implementation will begin. Work must be completed by January 31, 2007.

We will provide more information as we solidify the design and cost estimates.

Many thanks to Barbara Walch, Judy Kulis, Marge Zinn, Ray Seager, Dottie Lancaster-Hashizumi, Ajay Singh, Bud and Mary Carolyn Franklin, John Yang and board members for participating in the project. A special thanks to Rebecca Cicoria for offering to create the design for our entrance.

#### CRENSHAW TRAFFIC AND SAFETY ISSUES

As all of you are aware, there are many traffic and safety issues on Crenshaw that we in Del Cerro cope with on a regular basis. Drivers not familiar with the area often drive at excessive speeds, not realizing that they are quickly approaching the end of the street. (They apparently do not see any of the 3 signs along Crenshaw indicating that the street is ending – or the ones signaling the impending left turn at the curve onto Seacrest.) Using records that Bud Franklin keeps, we have counted a total of 19 accidents that have occurred in the last 17 years at the end of Crenshaw as it turns into Seacrest.

When drivers from outside the area finally realize that the street is ending and that they are about to enter a closed residential area, many make u-turns at the Crenshaw/Seacrest intersection (in the middle of the street, as if it's a traffic circle). Traffic congestion on weekends compounds the problem, with cars parked on both sides of Crenshaw and hikers and bikers standing in the street, talking to companions, putting on shoes, setting up bicycles, etc. A few weeks ago, while the entrance

improvement team was meeting in the Franklins' yard, we witnessed virtually complete deadlock when 3 cars were stacked up at the end of the street, all trying to turn around in the middle of the street with cars parked on both sides of Crenshaw and people walking/standing in the street. Wish we had a camera at that moment!

On top of all this, MapQuest and Yahoo directions in the area are inaccurate. Recently, numerous people have shown us directions they obtained from the internet sending them to Del Cerro in search of Wayfarers Chapel, Trump National Golf Course, St. Paul's Lutheran Church on PV Drive South east of Hawthorne, Whites Point Drive near Hesse Park, and Delacroix north of the Silver Spur/Beechgate intersection. (Did you know that all roads on the peninsula apparently lead to Moonmist?)

Those of you who walk along Crenshaw can also attest to the many cracks and ripples in the asphalt sidewalk/curb on the east side of the street that can be a hazard to your health if you stumble. And stay away from the persistent puddle in the southwest section of the street by the park when cars come around the corner if you want to stay dry.

Well, enough of the problems.... Let's talk about solutions.

An idea that the entrance improvement team is implementing is to angle the Del Cerro signs toward the Crenshaw/Seacrest intersection to emphasize that drivers are entering a residential neighborhood. In addition, the red brick imprint across Seacrest at the entrance will be painted a brighter color, again to emphasize the entrance.

Bud Franklin worked with City personnel to correct the drainage problem at the end of Crenshaw to eliminate the persistent puddle. (It was across the street from the location of the puddle by the Yang's home that was recently fixed.)

The City staff has also agreed to inspect the asphalt sidewalk and repair it as necessary. (We're hoping we can convince them that it needs to be replaced before we start the landscaping at the entrance.)

The City folks have indicated a reluctance to lower the speed limit on Crenshaw, as the street is considered a major arterial road. However, they have

agreed to perform an analysis to determine whether a lower speed just before the turn into Seacrest might be appropriate. They have also suggested the possibility of a "rumble strip" (several lines of bumps that create noise) somewhere between the Island View entrance and Park Place to alert drivers of the end of the street. If strategically placed with a sign about 100 feet in front of the strip, it might help to enhance the effectiveness of the signage. We will need to coordinate any such plan with our folks whose homes back up to Crenshaw as well as the Ceverhas (on Park Place) to be sure noise won't pose a problem.

Ajay Singh has volunteered to notify MapQuest about the apparent errors in directions people have been provided to key locations in the area.

As you can see, we are making progress on several fronts. More to come. Stay tuned.

#### MEET YOUR NEIGHBORS

Did you know that there are 2 generations of several families in Del Cerro who live or have lived here?

- Judy and Don McFarland (residents at 5 Coveview) raised their family here and one of their sons, Gary, and his wife, Gaby, are raising their family here at 18 Crestwind.
- Dee Trudell (26 Oceanaire) and her daughter Mary Stuart (6 Amber Sky) both live here.
- Duane Davis (41 Oceanaire) grew up in Del Cerro with his family and now lives here with his wife, Inge, and their children.
- Cathey and Rich Warren (6 Crestwind) both grew up in Del Cerro and are now raising their family here. Cathey's dad is Dick Krebsbach (14 Oceanaire).

We're sure you'll agree that this is a tribute to what a wonderful neighborhood we live in.

#### GUIDELINES FOR OBTAINING RESIDENTIAL BUILDING PERMITS

At a recent meeting of the RPV Council of Homeowners Associations, Joel Rojas, RPV Director of Planning, Building and Code Enforcement, and Ray Bronold, RPV's Building Official, discussed residential building permit requirements. The City has begun a process to educate RPV homeowners regarding when and why permits are required, and

has asked homeowners associations to assist in disseminating the information to residents in their neighborhoods. The City has several brochures available with basic information on the permitting process, and is currently preparing additional ones specific to RPV requirements.

Building regulations provide construction method standards that ensure public health and safety (protection from unsafe structures, fire hazards, earthquakes, etc.), support conservation of energy, and protect future home purchasers who deserve reasonable assurance that the homes they buy will be safe.

Permits from the City's Planning Department are required when any of the following are planned:

- New buildings, room additions, fireplaces, pools;
- Renovations (garage conversions, kitchen expansions, re-roofing, etc.);
- Installation of heating, ventilating and air-conditioning systems;
- Modifications to the exterior of a house, including fences, decks, window replacements, and soil grading (other than very minimal amounts specified in the code);
- Modifications to a house's electrical wiring, gas lines, or water or waste lines;
- Tub & shower fixture replacements; and
- Installation of any appliances that do not plug directly into existing outlets, but rather require hard-wiring or modifications to electrical, gas, water or waste lines (including garbage disposal units, hot water heaters, and stoves or ovens if gas or electrical lines are changed).

Code requirements are consistent throughout the state. When a new uniform building code is passed by the state legislature, cities have 90 days to adopt it. Individual cities occasionally add more restrictive requirements if they have unique concerns that must be addressed. (RPV, for instance, has special sections of its municipal code that address topographical and geologic concerns.)

Obtaining permits is not an onerous process. The city building department encourages residents to come in before starting a project to determine whether a permit is needed. A quick, informal discussion, perhaps with a rough drawing or two, is

often all that is required to determine what permits, if any, will be needed. There are knowledgeable personnel available to answer questions you may have. Inspectors will be provided to check the work of your contractor when it is completed to ensure that it meets standards of health and safety.

Permits may be obtained by either the homeowner or the contractor, but in either case, the contractor, as a state-licensed person or company, is obligated not to start work without one. Permits are only required for what is being modified (for example, electrical). If a whole room is being remodeled, a permit will be required to upgrade the entire room to current code standards.

Permits generally cost less than 1 percent of the cost of the work being done. The cost covers the expense of an inspection by an independent person who is an expert in the risks involved in the activity being undertaken. The City utilizes contract inspectors who have been certified in their field of expertise by the City, and who can be made available on very short notice to keep your project moving forward. The City is committed to making inspectors available within 24 hours of a phone call request. If you call by 4:00 PM, someone can generally be at the site to inspect the work the next business day.

It should be noted that permits are a matter of public record. Information on the existence or status of one may be obtained by calling the City and asking for information on permits for a specified address. Permits allow work to be performed from 7:00 AM to 7:00 PM daily, excluding Sundays and holidays.

There is also a process for obtaining permits after the fact, if necessary. This may occasionally be necessary when a resident decides to sell a house. Residents and realtors are required by law to disclose any non-permitted modifications to a home before a sale can be completed. Often lack of a permit can stall or prevent a sale from being completed until permits are obtained and inspection/clearance completed; otherwise, the would-be buyer may have trouble obtaining insurance.

#### NEW RPV WEB SITE

To facilitate better communication, the City has recently launched a new web site. On the

introductory web page, there are numerous drop-down menus that the user can browse, so that the user does not have to drill down through many pages on a trial-and-error basis to find the desired information. The new format of the web site is intended to enable much faster access to desired information.

There is also a section on the front page that scrolls through late-breaking news in the City. In addition, there is a form that may be used for non-emergency requests. The City staff is committed to respond to all such requests with an answer (or at least an acknowledgment that the issue is being reviewed) within 24 hours of receipt. If a user does not know to which City department a request should be addressed, it can be sent to the City Manager or the City Clerk, and either will make sure the request is forwarded to the appropriate department. The City's web site is <http://www.palosverdes.com/rpv>.

The City would appreciate any and all feedback from users of the new web site. The staff has worked hard to make communication with the City much easier, and will continue to improve the web site's usefulness, based on the feedback they receive.

Residents may also contact the City's main reception desk by calling 377-0360. The people who answer the phone are long-time employees and are very knowledgeable regarding City operations and where to get information. They can quickly transfer callers to the appropriate department.

#### PORTUGUESE BEND OPEN SPACE UPDATE

The PVP Land Conservancy and the City of RPV are busy initiating efforts to develop a public use management plan for the newly-acquired Portuguese Bend Preserve. A committee is being formed to address how the area will be used and the facilities needed to support the desired activities (including public access, trailhead locations, parking, trail use, fencing, restrooms, and signs). The committee will also recommend ways to address and mitigate the impacts to neighborhoods abutting the Preserve. The committee will be composed of residents of the area and representatives of likely users of the open space, and will be challenged with recommending to the City Council a plan that balances the sometimes competing interests of the

various parties. The committee will begin meeting in June.

The City and the Land Conservancy also plan to hold a public meeting on June 3, 2006, from 9:00 am to 12:00 noon, to obtain input for the development of a vision plan for the open spaces within the City. It will be held at Ridgecrest Intermediate School at 28915 North Bay Road, Rancho Palos Verdes. All Del Cerro residents are encouraged to participate in this public meeting as well as the committee work – both from a user viewpoint and as residents whose neighborhood is likely to be affected by the activities in the preserve.

You may have noticed that the Conservancy held its first volunteer day in the Portuguese Bend open space in April to begin the process of restoring the immense area to its native state. There are many non-native plants that will need to be taken out and replaced with native ones. (The Conservancy has a nursery where it raises native plants for this purpose.) Watch for announcements of future volunteer days in the PV Peninsula News. The Conservancy can use our help and it's a great family and neighborhood activity where we can all learn about how to nurture the area's ecosystem.

#### HOA QUARTERLY BUDGET REPORT

Here is a brief summary of the HOA year-to-date financial performance against the budget and an updated forecast of estimated total-year expenses.

A total of \$5,165 in dues has been received from 103 residents. Approximately \$2,200 has been spent through 10 months of the fiscal year. It is expected that most of the FY 2006 under-run will be spent early in the next fiscal year on the entrance improvement project. However, the reserve accumulated from unused funds from prior years will remain available to cover any major repairs at the entry that may be needed.

A proposed budget for next year will be presented at the annual membership meeting on May 10th.

After reviewing the summary, if you would like additional information regarding the budget, please feel free to call any member of the Board.

**Del Cerro Homeowners Association  
2005-2006 Budget Status Report  
30-Apr-06**

	FY 2006 Budget	Year-to-date Actuals	Total Year FY 2006 Forecast
<b>Total Dues</b>	<b>\$ 4,550</b>	<b>\$ 5,165</b>	<b>\$ 5,165</b>
<b>2005-2006 Expenses</b>			
Entrance Expenses			
Gardening	\$ 990	\$ 750	\$ 900
Water	\$ 540	\$ 423	\$ 508
Electricity	\$ 284	\$ 284	\$ 284
Lights/Sprinklers Repair/Maint.	\$ 200	\$ -	\$ -
Sub-total Entrance Expenses	\$ 2,014	\$ 1,457	\$ 1,692
Holiday Party	\$ 1,000	\$ 645	\$ 645
Annual Membership Meeting (May)	\$ 350	\$ -	\$ 250
Summer Picnic	\$ -	\$ -	\$ -
Newsletter Printing	\$ 300	\$ -	\$ -
Office Supplies/P.O. Box/Misc. Exp.	\$ 73	\$ 76	\$ 91
RPV Council of Homeowners Associations annual dues	\$ 45	\$ 45	\$ 45
Corporation Fee to Sec'y of State	\$ -	\$ 20	\$ 20
Reserve	\$ 300	\$ -	\$ -
<b>Total 2005-2006 Expenses</b>	<b>\$ 4,082</b>	<b>\$ 2,243</b>	<b>\$ 2,743</b>
<b>Total Dues Less Expenses</b>	<b>\$ 468</b>	<b>\$ 2,922</b>	<b>\$ 2,422</b>
Unused Funds from Prior Years	\$ 1,956	\$ 1,956	\$ 1,956
<b>Cumulative Unused Funds</b>	<b>\$ 2,424</b>	<b>\$ 4,878</b>	<b>\$ 4,378</b>

**SLOW DOWN, PLEASE!**

Many of our residents have recently commented on the increasing number of vehicles traveling at excessive speeds in our neighborhood – especially on Oceanaire, Coveview, and Crestwind. Please be reminded that the speed limit is 25 mph. The curve on Oceanaire is especially hazardous. We realize that residents are often unaware that they are gaining speed as they descend down the hill, or that their speed increases at the top of the hill after accelerating to climb the uphill grade. Please be cognizant of your speed, and ask your family members, household workers and friends who frequently visit to do the same. If you notice a neighbor becoming a little careless, please speak up.

We have obtained new signs from the City to remind drivers of the speed limit, and have placed them on Oceanaire, Coveview and Crestwind. (Thanks to the Schoettlers, Donegans, and Warrens for your cooperation.) If anyone else would like to put a sign in his or her yard, please contact a member of the Board and we will be glad to provide one.

We all want to have a safe neighborhood for our families, friends and pets, so we must all do our part.

**Calendar****May 10, 2006**

7:00 PM, 25 Crestwind Drive.  
Del Cerro Homeowners Association  
Annual Meeting

**July 23, 2006**

Del Cerro Summer Block Party

**Please Communicate With Your Board**

If you'd like to join the Board, have a neighborhood question, or have any ideas for future newsletters, please contact a board member. We usually meet on the second Wednesday of each month. If anyone would like to attend a board meeting to raise an issue, feel free to contact a board member to find the date of the next meeting and to place your item on the agenda.

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David Seo	544-9218 or <a href="mailto:davidandcindy_seo@hotmail.com">davidandcindy_seo@hotmail.com</a>
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