

NEWSLETTER

Summer Block Party Success



This year the summer block party had musical entertainment! Two bands and a violin soloist provided the party attendees something to sing and dance about. The first band, "Mac", started off at 12:30 PM and sang many popular songs. Del Cerro local, Mike Schoettler was the drummer for the band. The second performer, violinist Brian Seo, is from Amber Sky, and played four songs. Including a tune from *Mary Poppins*, "Supercalifragilisticexpialidocious" to which his father danced. The third and final performance started at 3:00 PM. The band, "Bluesol", played a medley of their own tunes. The drummer for this band was also a Del Cerro local, Dan Whallon. Thank you to all the performers for braving the heat and playing for your neighbors. The combined time of the entertainment was about 2 hours and we are very grateful for the effort each performer made for the party.

Guests included the local fire stations, 106 and 56, and the mayor of RPV, Steve Wolowicz. The jumpy was well used by the children of the neighborhood, and burgers, hot dogs and chicken were well cooked by the volunteers who risked heat stroke to bring us hot food. Salads and desserts were provided by the attendees of the party.

Over 100 people braved the heat to attend the party and support their neighbors. Amazingly, nothing was rented, so all the chairs, tables, canopies and cooking equipment were supplied by members of the Del Cerro Homeowners Association.

Congratulations and thanks to the people of Del Cerro who worked hard to make the party a big and entertaining success.

Greetings from the Board

Summer has arrived with a vengeance. We hope you are finding time to enjoy family and friends.... And finding ways to beat the heat!

July 1st, the HOA Fiscal Year began and with it the newly elected Board took office. The Board members are:

Tom Chrien - Amber Sky
 Char French, Treasurer - Amber Sky
 David Seo, President - Amber Sky
 Michael Sherman - Crestwind
 Ajay Singh - Coveview
 Arnfinn Velken, VP - Amber Sky
 Gigi Villardi, Secretary - Crestwind

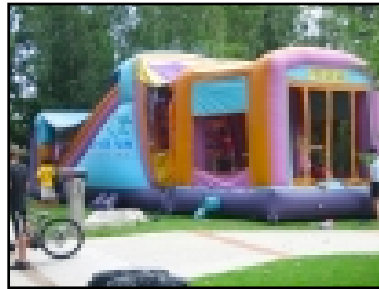
We are starting off with a full slate of Board members. The group is a good mixture of veterans and newcomers, both to the Board and to the neighborhood. Tom will be serving his third term. Char, David and Arnfinn are serving their second terms, although Arnfinn also served on the Board from 1985 to 1987. Michael Sherman and Gigi Villardi (who moved to Del Cerro with her family last summer) are serving for the first time, and Ajay Singh is joining the Board again after having previously served from 2002 to 2004.

In this issue, you'll find articles on the annual membership meeting, the summer block party, activities concerning the nature preserve, entrance improvement efforts, and much more. We hope you enjoy it!

-The Del Cerro HOA Board



Tom Villardi and Bob Jones man the BBQs



The jumpy was popular with the kids.



RPV Mayor Wolowicz and some party goers



Councilman Peter Gardiner at DCHOA Annual Meeting May 2006



DCHOA Members at the Annual Meeting



DCHOA Members at the Annual Meeting

ANNUAL MEMBERSHIP MEETING

The HOA's annual membership meeting was held on Wednesday, May 10th at the lovely home of Gigi and Tom Villardi. Twenty-eight Del Cerro residents and a visiting guest from Park Place attended. Many thanks to the Villardis for opening their home to the neighborhood for the event.

City Councilman Peter Gardiner joined us and answered residents' questions on many of the activities and issues in the city – including the selection process for the RPV committee that will be responsible for developing a plan to manage the recently-acquired open space, progress on the acquisition of the Upper Filiorum property owned by York Long Point Associates, paragliding in the Portuguese Bend open space, brush growth along the Crenshaw extension, the hazardous condition of the Crenshaw sidewalk, and street lighting in Del Cerro.

Mr. Gardiner encouraged residents with concerns to attend upcoming City Council meetings and address the Council during the public comment period. This is a time set aside during each meeting for residents to raise issues of concern that are not on the agenda, so the Council can initiate an evaluation and resolution of them. He also said that

residents can send him e-mails regarding their concerns to peter.gardiner@rpv.com, and he will ask the City staff to respond and report back to him. He will then, in turn, forward the responses to the concerned residents.

The attending residents genuinely appreciated having the opportunity to interact with one of our City officials. We are lucky to have such accessible City Council members who generously share their time and knowledge with our residents.

Following the discussion period with Mr. Gardiner, the Board provided a status report on the entrance improvement project, introduced a proposed Del Cerro HOA website, presented a proposed budget for the next fiscal year, provided feedback from the February survey of HOA activities, and offered future plans for initiating activities suggested by residents.

ENTRANCE IMPROVEMENT PROJECT

Many of our neighbors have commented on the need to improve the look of the Del Cerro entrance and have volunteered to help develop a plan to do so. We have approximately \$1,500 in available HOA funds this year, and are hoping to supplement those

with funds from the City's beautification grant program.

The program is funded from recycling revenue the City receives. Grants are made available to homeowner associations for improvements in their developments that can be seen and enjoyed by residents from city streets. (It is not available for maintenance activities.)

Becky Cicoria, daughter of Del Cerro residents Virginia and Mike Cicoria and a professional landscape designer, has worked with our team of residents to develop a design for our entry. Our plan includes moving the existing Del Cerro signs to angle them toward the Crenshaw-Seacrest intersection (so that they are mirror images of each other for symmetry) to improve their visibility from the street and to emphasize the residential entrance. We will also re-paint the brick imprint across Seacrest a brighter shade of brick red to emphasize the entrance to in-coming traffic.

The new look of the entry will include more perennial flowering plants and foliage of varying textures and colors. On the left side of the entry (the Yangs' side), the existing variegated pittosporum will be relocated to the area along all 3 segments of the wall to create a nice border of foliage. All of the existing agapanthus, lilies, and garlic plants will be relocated to the Crenshaw portion of the entry where there is more sun to encourage growth and flowering, and will be clustered around the existing boulders in that area. A flower bed of bright pink carpet roses will be laid in front of the newly angled sign - from the Crenshaw sidewalk, narrowing toward the sign - to draw the eye toward the sign. The roses are a profusely-flowering variety with beautiful glossy leaves that are resistant to mold. The roses are very showy, yet considered to be low-maintenance. Seasonal-color flowering plants (impatiens in spring/summer alternating with cyclamen or primroses in winter) will form a border along each side of the flower bed. Outside the rows of seasonal color will be a border of variegated garlic plants. Nandina and Loropetalum (Razzleberry) shrubs will be added beside the flower bed to provide a variety of foliage colors and textures. Fragrant star jasmine will be used as ground cover next to the walkway at the curve. We also plan to add in a few Clivia that will be placed on either side of the flower

bed behind the star jasmine. Clivia have large, lush, dark-green leaves and showy orange flowers, when blooming.

The right side of the entrance is a bit more challenging. Due to the frequent accidents that occur there and the extremely shady conditions that exist, we are somewhat limited in what we feel is prudent to accomplish there. We plan to plant variegated pittosporum, azaleas and variegated garlic plants along 2 segments of the wall, in front of the light fixture that illuminates the wall (to camouflage the fixture), and wrapping around the stone pine tree. These plants will provide a lot of interesting colored and textured foliage and some blooms. We will also plant very small variegated agapanthus in front of the light that illuminates the tree.

We believe that the additional plants will enhance the overall prominence and beauty of the entry. If you would like to see a lay-out of the design, feel free to call Kathy & Al Edgerton (310-544-7390).

We will need to maintain the entrance more diligently than we have in the recent past to assure that the plants thrive and continue to look nice. Board member Michael Sherman has volunteered to keep a close eye on the health of the plantings, work with our gardener to provide optimal conditions to help them thrive, and to assure that plants are replaced when necessary. If there is anyone who would like to volunteer to help Michael in this endeavor, your help would be much appreciated. Any interested residents should contact Michael.

Bids to complete the entrance enhancement project were obtained from 3 landscape companies and a grant application was recently submitted to the City. We expect to hear whether we are successful in obtaining City funds in late September or early October. Assuming success, we will start the landscaping shortly thereafter. If we are not able to obtain sufficient city grant funds to complete the project as planned, we may try to downsize the project to fit within available funds, look for resident volunteers to do some of the work ourselves, or try to obtain contributions from residents.

Many thanks to Becky Cicoria and our resident volunteers who have worked with the Board to develop the plans - Barbara Walch, Dottie Lancaster-Hashizumi, Judy Kulis, Ray Seager, Marge Zinn, and Helena Velken. And a special thanks to the Franklins

and the Yangs for working cooperatively with the rest of the team to achieve an entry we will all enjoy as we come and go in our daily routine.

PORTUGUESE BEND NATURE PRESERVE

The City of RPV has initiated discussions with Richard Riordan, former mayor of Los Angeles, to acquire the Upper Filiorum property to expand the City's Portuguese Bend Nature Preserve. The property consists of approximately 218 acres that are currently part of the area included in the Portuguese Bend Landslide Complex building moratorium. The property is located directly below Ocean Terrace and Island View and wraps around the canyons below Park Place, Del Cerro Park, and Burrell Lane. Investment group York Long Point Associates is the owner of the land. While developer Jim York is the head of the investment group, Mr. Riordan is a primary investor. The City is hopeful that a fair agreement to buy Upper Filiorum can be negotiated with Mr. Riordan. This acquisition would complete the City's goal of creating a 1,500-acre nature preserve. As in the case of the open space recently acquired from developer Barry Hon, federal, state, and local funds have been earmarked to cover most, but not all, of the probable acquisition costs of the York property.

CITY'S PUBLIC LAND VISION PLAN INITIATED

You may recall that we notified residents about a public meeting that was held on June 3rd jointly by the City and the PVP Land Conservancy to obtain input from PV residents on how the City's open space should be used and managed. The Annenberg Foundation has donated funds to the City and Land Conservancy to develop an over-arching vision plan for utilizing all of the City's coastal land as well as its existing and planned facilities – including the nature preserve, youth athletic facilities, the senior citizen center, the Point Vicente Interpretative Center, the PV Art Center, a possible equestrian center, and even the lighthouse below PV Drive South, which is currently federal land but would fit nicely into an integrated coastal use plan.

Mayor Steve Wolowicz welcomed participants to the visioning session and set the stage by acknowledging that the acquisition of the open space last year represented the attainment of a vision that was a decade in the making. He encouraged everyone

to think in terms of the legacy that we would like to create for our children and future generations. Councilman Larry Clark emphasized that we are embarking on a momentous journey as we architect the future of the PV coastline.

The first half of the session included presentations from various City committees and organizations that have already been preparing plans for developing and utilizing the City's property assets. The City and Conservancy folks emphasized that a lot of work has already been done, and that the objective of the current effort will be to build on the work already done and to integrate the ideas and plans into a comprehensive and unified vision plan. Most importantly, it must be consistent with the broad guidelines for use of the open space that were described in the Natural Communities Conservation Plan (NCCP), the document prepared by the City and the Land Conservancy which formed the basis by which the City requested and obtained the federal and state funding to purchase the recently-acquired open space. (If you would like to review a copy of the NCCP, it is posted on the RPV website at <http://palosverdes.com/rpv/planning/NCCP/index.cfm>.)

Numerous planning activities are already underway. An Open Space, Recreation, and Parks Task Force, formed in 2002, has been addressing several aspects that will become part of the plan – youth athletic facilities, open space utilization, land acquisition, a senior citizen center, City Hall/Upper Point Vicente utilization, and equestrian activities. In addition, a July, 2003, public opinion survey of residents regarding the use of Upper Point Vicente was taken. Results indicated that residents' highest priorities include a desire for trail heads leading to scenic overlook sites, a village green, City Hall renovation, and an outdoor pool.

The City and Land Conservancy have also designated Del Cerro Park as a site for recognizing those who created and brought to fruition the dream of a Portuguese Bend nature preserve.

Other planning ideas and efforts that have begun and were reported at the visioning session to be in varying stages of maturation include:

- Identification of wildlife corridors and potential habitat restoration areas;
- Identification of current types of trails (roadside, bluff top, bike lanes);

- Development of a conceptual design of an equestrian center. A design was first presented to the City Council and favorably received in 1998.
- Development of youth educational programs;
- Creating a 26-mile “loop trail” around the peninsula;
- Addressing the feasibility of acquiring the Coast Guard property that contains the lighthouse near PV Drive South. The 20-acre property is currently owned by the federal government and is listed in RPV’s General Plan as a very desirable acquisition;
- Establishing an outdoor living history area in Lower Point Vicente that contains a re-creation of a Tongva Indian settlement, an archeological dig site where children can be taught excavation, a farming area where the last local area farmer will teach his dry farming techniques, a geological study area with samples of various rocks and fossils, and a native plant garden.
- Conceptual design of a coastal center for animal rescue, shelter, and rehabilitation. Wallis Annenberg, director of the Annenberg Foundation, has asked that consideration be given by the city to build and manage such a site.
- Additional youth athletic facilities, a senior citizen center, and an amphitheatre.

During the second half of the visioning session, participants split up into 8 small groups to discuss their preferences and priorities for use of the open space and other City property (addressing the above-mentioned on-going activities as well as other areas of interest to group participants). Each group was then asked to present to the rest of the participants the consensus of the group. While there were varying opinions, recurring themes included:

- place emphasis on the unique land and ocean aspects of the coastal setting;
- keep the area in its natural state with the least amount of man-made features (such as paved trails, stone steps, or bridges);
- protect and restore endangered species habitats;
- have a well-planned, safe trail system with interpretive information at trailheads;
- maintain a strong educational component to enhance appreciation for the delicate eco-system

and to prevent or minimize harm to the beautiful surroundings,

- provide access to continuous coastal trails;
- consider the possibility of an equestrian center, an animal rescue center (if an appropriate location could be found), and “fun zones” for bikers and skateboarders outside, or adjacent to, the nature preserve; and
- provide adequate facilities for visitors – drinking fountains, restrooms, parking, portal areas for educational materials, clear and consistent signage, etc.

A landscape architecture and urban planning firm, Melendrez, is helping the City and Land Conservancy to consolidate the citizen input, to create a vision statement that encapsulates the values and priorities that were expressed, and to develop a few alternative concepts that can be reviewed. There will be additional public meetings later in the year to review the plans.

City representatives reminded the visioning session participants that, while many thoughtful ideas were offered, the City has budgeted only approximately \$100,000 per year for open space improvements. A lot of work will go into prioritizing the wide variety of recommendations and allocating funding.

NATURE PRESERVE PUMP COMMITTEE STARTS

In conjunction with the development of the comprehensive vision plan for utilizing all of the City’s property and facilities, a separate committee of 15 PV residents has been formed to develop utilization plans specifically for the City’s open space during the next year. It is known as the PUMP committee (for Public Use Master Plan). The open space utilization plan will become part of the City’s comprehensive vision plan. Del Cerro resident Al Edgerton is a member of the committee. In addition, Eva Cicoria, daughter of Del Cerro residents Virginia and Mike Cicoria, is a member of the committee. The Cicoria family has been a long-time supporter of acquiring and maintaining open space on the peninsula.

The committee held its first meeting in July (primarily focused on committee organizational/management issues). The next meeting will be held on August 9th. The meeting agenda will include (i)

reviewing and rationalizing existing preserve sub-area names (e.g., Forrestal, Portuguese Bend, Abalone Cove, etc.) to develop a meaningful and integrated set of names, and (2) beginning to identify the trails that will be developed and maintained in the preserve. For purposes of evaluating the trails, the preserve has been divided into 5 sections. The next several meetings will focus on trail selection and trail uses in each of the sections. Following that effort, the committee will address other possible activities outside, or adjacent to, the preserve, such as archery, farming, bikers' fun zone, parasailing, etc.

Al Edgerton plans to ask for input and feedback from our residents as plans begin to be formulated. In addition, a page has been established on the RPV website to post public meeting notices and information on progress and important decisions made regarding the vision plan and PUMP activities at <http://www.palosverdes.com/rpv/planning/planning-zoning/RPV-Vision-Plan-summay-0330061.cfm>. You can also sign up to receive periodic updates by e-mail at that web address.

POINT VIEW UPDATE

You may recall from our Winter newsletter a discussion regarding the Point View Project, which is a 94-acre single-family home development (consisting of 84 homes) being proposed by York Long Point Associates that would be built on land west of the Portuguese Bend Community and Wayfarers' Chapel, north of PV Drive South, and directly below the bluff behind the Ocean Terrace development and McBride Trail. Approximately 60 of the 94 acres fall within RPV's Landslide Moratorium Area. York has requested that the 60 acres be excluded from the moratorium area to enable the developer to build on it. A hearing on the project's draft environmental impact report (EIR) was held last fall.

There was an enormous volume of comments and concerns expressed by RPV residents at the EIR hearing, especially on the section regarding the potential geological impact of construction in that area, and the potential for landslide activation and resulting damage to existing nearby homes. Since then, the City geologists and the developer have been evaluating comments and preparing a Final Environmental Impact Report to respond to all the concerns raised. Publication of the Final EIR and

additional public hearings were planned for this summer/fall, after which the City Council was expected to decide whether to allow the 60 acres to be excluded from the moratorium area. No such moratorium exclusion has ever been granted by the City since the 1978 moratorium was enacted.

That effort has now been placed on hold. In response to the almost universal opposition to the project, the developer recently modified the proposed development by cutting the number of homes and the amount of earth that would be moved during the construction. The revised proposal calls for 72 homes (rather than the previous plan for 84) to be built on 50 acres (previously 94 acres), and movement of 770,000 cubic yards of soil (instead of the 4 million cubic yards originally proposed). By comparison, 1.2 million cubic yards were moved at Trump National Golf Club to remove and stabilize the large landslide. York also indicated that additional earth borings will be conducted to precisely identify the landslide boundaries, and that the new project will stay completely out of the landslide complex. (Sufficient borings have not been made up to now to adequately identify the boundaries. Whether enough borings can ever be made to precisely identify the boundaries (which can occur at multiple depths) and to establish the required margins of safety is still an unanswered question.)

The study will not begin until November to avoid disturbing the nests of the protected California gnatcatchers. The results will be submitted to the City around the end of the year or later. Opportunities for additional public review and comment will occur next year. The City's approach to considering construction in the moratorium area will be precedent-setting for similar decisions in other landslide-prone areas of the City.

The Point View project (also known as Lower Filiorum) is not part of the York land that the City and Land Conservancy are currently negotiating to acquire to add to the Portuguese Bend nature preserve. The open space area (known as Upper Filiorum) is adjacent to, but north and east of the Point View property.

BRUSH FIRE SEASON HAS ARRIVED – TAKE PRECAUTIONS!

The brush fire season started June 1st. Last summer, we were reminded of the importance of maintaining the required 100-ft. perimeter of brush clearance around structures when a brush fire was ignited by an electrical spark in the canyon next to Del Cerro Park. The firemen who fought the blazes said that our diligent efforts in keeping brush away from our homes is what enabled them to control the fire and keep it from consuming our homes and potentially claiming lives. So let's all do our part to protect our families and neighbors from the ravages of fire by continuing to be diligent.

FRIENDLIEST NEIGHBORHOOD IN PV

Last year when we moved to the Del Cerro neighborhood we were so surprised by the friendliness of all our neighbors. We have lived in PV for almost 16 years. We have moved locally a few times, been involved with our church, our children's school, Girl Scouts, and Pop Warner cheerleading but nowhere have we met people that were so openly friendly as in the Del Cerro area.

While still unloading our furniture our immediate neighbors came over to say hello and invited us over for brunch along with a few others. Soon after, we were invited to a bar-be-que down the block which I found out is an annual event. Kathy and Al, doing their walk, got us involved with the PV Peninsula Land Conservancy. The Christmas party was a great get together and we look forward to the summer block party. The women's luncheons once a month are another great way to attach names with faces.

In most of the areas we lived in you would see your neighbor's garage door open, a car drive in, garage door close, and that was the extent of neighborhood involvement. We all lead very busy lives and are tired at the end of the day, but it's wonderful to be a part of an area where people enjoy getting together.

I would like to thank all the residents in Del Cerro and let everyone know that your kindness does not go unnoticed. My family and I noticed.

from Gigi Villardi

HOA FINANCIAL INFORMATION

The HOA budget for fiscal year 2007 was approved by the Board at its June meeting. Summaries of both the FY 2006 actual budget results and the FY 2007 budget are included below for your review.

The HOA under-ran its budget for FY 2006 by approximately \$1,800 (\$600 from higher dues payments and \$1,200 in lower expenses).

The FY 2007 budget is based on the assumption that the HOA will have 100 dues-paying members, yielding \$5,000 in available funds. Expenses of \$4,057 have been budgeted. The anticipated entrance improvement project is not included in the budget yet. It will be incorporated into the budget when the availability of city grant funds (and the resulting project scope) has been confirmed. We will also need to develop an understanding of the increased maintenance costs that we will incur as a result of the current entry improvements (for increased watering, fertilizing, seasonal color, and other plant replacement) and adjust the financial plan, if necessary.

The Board has also continued to set aside approximately \$2,000 of unused funds accumulated from expenditure under-runs in prior years. These funds will be held as a reserve in case they are needed for major repairs of the lighting or watering system at the entry. Major repairs occur very infrequently, but when they do occur, they are likely to be much higher than our annual recurring budget can handle.

*Thank you to Al and
Kathy Edgerton*

The Edgertons have resigned from the Del Cerro HOA Board in order to pursue interests that were postponed as a result of their dedication to our community. Their contributions of time and energy have been tremendous and we thank them for their efforts on our behalf.

	FY 2006 Budget	FY 2006 Actuals	FY2007 Budget
Dues	\$4,550	\$5,165	\$5,000
Expenses			
Gardening	990	900	990
Water	540	548	533
Electricity	284	284	284
Lights/ Sprinklers Repair & Maintenance	<u>200</u>	-	<u>100</u>
Sub-total Entrance Exp.	\$2,014	\$1,732	\$1,907
Holiday Party	1,000	645	200
Annual Membership Meeting	350	193	250
Summer Block Party	-	122	1,200
Newsletter Printing	300	91	150
Office Supplies/PO Box/Misc. Exp.	73	76	100
RPV Council of HOAs	45	45	50
Corporation Fee to Sec'y of State	-	20	-
Reserve	<u>300</u>	-	<u>200</u>
Total Expenses	\$4,082	\$2,924	\$4,057
 Total Dues Less Expenses	 \$ 468	 \$2,241	 \$ 943
 Unused Funds from Prior Years	 <u>1,956</u>	 <u>1,956</u>	
 Cumulative Unused Funds	 \$2,424	 \$4,197	
 Entrance Improvement Project – Available Funds		 \$1,500	 \$1,500

ANNUAL MEMBERSHIP DUES

As you know, it is time for us to pay our annual HOA membership dues of \$50. So far, we have received payments from 48 families. If you have not yet sent in your dues for the 2006-2007 fiscal year, we would appreciate your sending a check payable to Del Cerro Homeowners' Association to Del Cerro HOA, P.O. Box 3704, Palos Verdes

Peninsula CA 90274, or you may drop off your check in the box at Char French's front door (2 Amber Sky).

Last year we received dues payments from 104 members. We're hoping to increase participation this year to enable us to continue the entrance enhancement efforts.

Please Communicate With Your Board

If you 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.

- Tom Chrien - 310-541-6772 or tchrien@mac.com
- Char French 310-541-9877 or charfr@aol.com
- David Seo 310-544-9218 or davidandcindy_seo@hotmail.com
- Michael Sherman 310-541-3686 or mjsherman44@earthlink.net
- Ajay Singh 310-377-0406 or bedisingh@yahoo.com
- Arnfinn Velken 310-541-4077 or velken@prodigy.net
- Gigi Villardi 310-544-9777 or gigi@mkc.us