

# NEWSLETTER

## Del Cerro Holiday Party



*-photo courtesy of Bernice Green*

The back room at Tallichet's restaurant in Lunada Bay was filled to over-flowing with neighbors and friends who gathered for a delightful afternoon of friendship, live entertainment, good food and drink, and gifts aplenty!

Hors d'oeuvres and wine (the latter donated by the HOA Board members) were served as neighbors gathered.

Following dinner, Santa (David Seo), Rudolph (Brian Seo, age 6) and Zachary Chrien led attendees in singing Christmas carols. Brian also accompanied our singing with his masterful violin playing. Yes, 6 years old and having played the

violin for a total of three months, he exhibited amazing talent, poise and confidence. A truly gifted child!

Over 30 gifts were donated for the gift raffle. Residents chose their winnings – everything from a hand-crocheted scarf and potholders to intricately made Christmas figures, bottles of wine, poinsettias, DVDs, puzzles, toys, and candy. The wonderful gifts were generously donated by the following residents: the Goddards, Villardis, Greens, Seagers, Singhs, Moores, Herans, Lees (Henry and Julie), the van Bienes, and Board members.

### Greetings from the HOA Board

Happy New Year to all. We hope you had a wonderful holiday season and you are all starting the new year refreshed and invigorated.

The Board welcomes Jackie Showalter (7 Crestwind) as our newest member. We appreciate her volunteering to join us. We finally have all 7 positions filled, and now a representative from Crestwind is on the Board. Thanks, Jackie.

You'll find some new articles in this newsletter: (1) Pardon Our Dust, a summary of remodeling activities in the neighborhood, (2) Tidbits of Del Cerro History, and (3) Meet Your Neighbors.

We hope that you'll help us keep these articles going by offering your ideas for future newsletters. Please contact any of the Board members with your input.

Please mark your calendars for the upcoming annual membership meeting, 7:00 PM Wednesday, May 10 at the Villardis' house (25 Crestwind). Thanks, Gigi and Tom, for opening your beautiful home to us for the meeting.

We hope the new year brings you good health and much happiness.

*-The Del Cerro HOA Board*

Bernice Green caught the spirit of the occasion with her great photography. As you can see from the photos included in the newsletter, everyone had a wonderful time. The Seos and the Edgertons have CD versions of all the pictures, should anyone be interested in a copy.

Many thanks to the Franklins for storing our holiday party and summer picnic signs throughout the year and for allowing the HOA to post these signs in their yard to announce upcoming events.

We are very fortunate to live in a neighborhood of interesting and “fun to be with” people!



- Photos courtesy of Bernice Green.

NEIGHBORHOOD WATCH

Within the last 2 months, on 2 separate occasions a person, possibly under the influence of drugs or alcohol, was seen wandering the Del Cerro neighborhood. If you notice a stranger in the neighborhood who appears to be lost, wandering aimlessly, or disoriented, you should immediately call 911 (if there appears to be an emergency) or the Lomita Sheriffs station at 539-1661 (for non-emergencies). This will assure that the person will get any needed help as well as assure the safety of our neighborhood.

Block	Block Captain	Phone Number
Amber Sky	Megan Moore	265-1986
Seacrest & I-20 Oceanaire	Ray Seager	377-0094
21-40 Oceanaire	Carolyn Moebius	377-7137
41-62 Oceanaire	TBD	TBD
Coveview & Moonmist	Judy Kulis	377-2977
Crestwind	Michael Sherman	541-4589

NEIGHBORHOOD TRAFFIC SAFETY

Please remember that the speed limit in residential areas is 25 MPH. There are many children and adults who walk and ride bicycles in the neighborhood. Excessive speed by a motorist may cause an accident. Children may be crossing a street at a curve. Please drive slowly and remember an extra 30 seconds to get home is worth the safety of the neighborhood.

Remember, the life you save could be your own or that of someone you know and love.

KUDOS FOR RESIDENTIAL DECORATIONS

Did you see the wonderfully enchanting holiday decorations that sparkled this season? The Abrams’ (44 Oceanaire) and the Villardis’ (25 Crestwind) decorations were simply breath-taking – each a unique scene from a winter wonderland. The Schoettlers’ (1 Coveview) snowmen, reindeer and lights and the Merolas’ (2 Moonmist) beautifully decorated star pine were also very imaginative. (Where did you find those tree ornaments that could survive the 50 mph winds on January 2nd? We found

a few that had been blown a half-block away, but they weren't damaged at all!

#### PARDON OUR DUST

Have you noticed all the remodeling and landscaping going on in the neighborhood lately?

*On Oceanaire....*

The Schrivvers (#61) are adding a room in the front of their home, a new entry, and updated landscaping; and they have decided to start remodeling their kitchen. The Yardumians (#58) have replaced the hardscape and landscape in their front and back yards, and refinished their pool. The Donegans (#42) replaced the landscaping in their front yard following the electrical fire that damaged their plants on the front slope last summer. The Franklins (#15) have also replaced their back and side fences with a combination of stone and wood that blends well with the stone wall at the Del Cerro entrance. They also re-landscaped the back of their lot adjacent to the Crenshaw extension.

*On Coveview....*

The Schoettlers (#1) are remodeling their kitchen and installing hardwood floors throughout most of their home. And now they are going to put a deck in their back yard. The McFarlands (#5) have replaced the front yard hardscape and landscaping, creating the look of a tropical island resort.

*On Crestwind....*

The Joneses (#3) had so much fun updating the hardscape and landscaping in their front yard last year that they decided to completely remodel the inside of their home – moving walls, re-facing the fireplace wall, new stone floors, new cabinetry, new lighting, new furniture, etc. etc. etc. (The “while we’re at it” and “might as wells” get you every time!) The Shermans (#4) have just obtained approval from the RPV Planning Department for a major remodeling of their entire home. Stay tuned for progress on this one.

Keep up the good work, everyone. The progress is often difficult and protracted, but well worth the effort once it's completed. Do we hear any offers for a tour of the new digs?

#### MEET YOUR NEIGHBORS

Did you see the November 7, 2005, article in the Daily Breeze about our neighbor Gary Fujii (18

Oceanaire) and his interesting work in biomedical research?

Gary is a chemist with bachelor's degrees in biological sciences and physical sciences from UC Irvine and a PhD in physical chemistry from UCLA. He has a biotechnology business, known as Molecular Express, that is doing biomedical research in several areas, including development of a totally new approach to producing vaccines.

With funding from the U.S. National Institutes of Health, Gary's team of researchers is combining efforts with researchers at Cal Poly Pomona to develop a flu vaccine that may protect against multiple influenza strains, including the deadly avian flu which has killed 70 people in Asia and has spread as far as Eastern Europe.

Conventional vaccines target flu proteins that mutate rapidly, creating the need to continually update the vaccine to maintain its effectiveness. In addition, current proven vaccine production methods require 6 to 8 months to create a vaccine. The result can be a vaccine that is at risk of becoming obsolete or ineffective by the time it is ready for distribution.

Gary and his team are developing a vaccine that targets a flu protein that changes little from one strain to another, providing a universal immune response to a wide range of flu viruses. It is hoped that as few as 20 different vaccines, rather than hundreds, might protect against virtually all known flu strains, including the avian flu.

His goal is also to reduce the vaccine production cycle to approximately 1 month, while eliminating the negative side effects that can occur with conventional methods. Vaccines are generally developed from a live, but weakened, virus or bacterium which can cause some recipients to develop the disease or experience toxic side effects. His process would use only a tiny benign fragment of the virus or bacterium, minimizing the risk of side effects.

Experiments, carried out in part by the U.S. Centers for Disease Control and Prevention, on the effectiveness of the flu vaccine in producing an immune response in mice have had promising results. The next step will be to test the vaccine against the most virulent flu strains, which are kept in tightly controlled federal laboratories. After that,

Gary's team will conduct trials to see if people have any adverse reactions to the drug.

Molecular Express also has other biomedical research projects including an Army-funded project studying the perfect regeneration of severely damaged or severed limbs. Gary is also developing novel treatments for breast, ovarian, prostate and brain cancers. In his "spare" time, he also runs businesses that make photographic development chemicals, a silver coating used in high speed ball bearing applications, and environmentally friendly nail polish.

Chat with Gary when you have a chance. He is a very interesting individual.

Also...*The Peninsula News* recently reported that long-time resident Mary Kaighan (#23 Oceanaire) received a Lifetime Achievement Award from the Mary and Joseph League for her many years of support of the Mary and Joseph Retreat Center, including as its executive director for the last 19 years. As many of you are aware, the Center is a non-profit interfaith retreat and conference center located on Crest Road next to St. John Fisher Church. The Mary and Joseph League is an auxiliary support group of the Center.

Congratulations, Mary, for the well-deserved honor.

#### TIDBITS OF DEL CERRO HISTORY

This article is the first in a continuing series we'll include in future newsletters as we attempt to reconstruct a little of our community's history. The DCHOA Board is actively seeking historical information, especially from long-time residents. Please contact Al or Kathy Edgerton (544-7390) if you have remembrances, photographs, or other historical artifacts to contribute.

The following tidbits were gleaned from a review of the homeowners' association records.

The development's earliest CC&Rs were recorded in June 1959. The Del Cerro HOA was formed in 1964, with articles of incorporation filed in May of that year and charter granted shortly thereafter. The HOA has continued to the present time – with periods of dormancy from approximately 1969 to 1975 and 1990 to 1997.

Prior to the formation of the City of RPV in 1973, Del Cerro, Ridgecrest (at Crenshaw and Crestridge), and Mesa Palos Verdes (at Crest and Whitley Collins) developments were under the jurisdiction of the County of Los Angeles. In 1967, all 3 developments attempted to be annexed into Rolling Hills Estates, due to the familiar concerns that later led to the formation of RPV – primarily that of over-development and loss of the semi-rural atmosphere of the area. Annexation was favorably supported by a vote of 456 to 65 in those 3 areas. The RHE City Council went through an approval process – a first reading of an ordinance, a second reading, and a resolution passed by the Council. However, a petition with sufficient signatures was submitted by RHE residents to the City Council to put the annexation to a city-wide vote of the RHE citizens. The annexation proposal was defeated in early 1968.

House numbering in Del Cerro was changed from 4 and 5 digits to 1 and 2 digits in 1979. Previously, Seacrest, Crestwind and Coveview residences had 4 digits (yes, even Seacrest. Was that overkill?); and Amber Sky, Moonmist, and Oceanaire ones had 5 digits. A majority of Oceanaire, Moonmist, Amber Sky, and Seacrest residents voted overwhelmingly to change the numbering system, but Coveview and Crestwind voted against it. A petition was submitted to the City of RPV to reflect a request for the re-numbering of the residences on the 4 streets that had voted in favor, but not for the other 2. The City staff reviewed the petition, and concluded that, since 70 of the total 102 ballots in Del Cerro had approved the change, the entire development would be changed.

And....Did you know that, during the early 1960s, Dana Andrews, leading man of movies in the 40s and 50s lived with his wife and children at 43 Oceanaire, current home of Geoff and Peggy Goddard? (Do you remember the obsessed sleuth in Laura, troubled WWII vet in *The Best Years of our Lives*, and the beguiling GI in *My Foolish Heart*?) Residents of that time remember him as a very kind, gracious and gregarious man (and, of course, ruggedly handsome). From 1963 to 1965, he was the president of the Screen Actors Guild. He struggled for many years with alcoholism, but later overcame his addiction, and is believed to be the first actor to do a public service announcement about alcoholism to highlight the growing societal problem. He was also a

member of the National Council on Alcoholism. In their later years, he and his wife lived in Studio City until he passed away in 1992.

#### PORTUGUESE BEND OPEN SPACE UPDATE

As you may be aware, the sale of the Portuguese Bend open space area to the City of RPV by Barry Hon closed on December 22nd. The Palos Verdes Peninsula Land Conservancy will soon begin developing plans for restoring it as a nature preserve to support outdoor activities and native wildlife for the enjoyment of current and future generations. What a special holiday gift for all our Del Cerro families!

#### POINT VIEW PROJECT STATUS

Our last newsletter contained an introduction to the Point View Project, a 94-acre single family home development being proposed by Jim York 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 is requesting that the 60 acres be excluded from the moratorium area to enable him to build on it.

According to Eduardo Schonborn, the RPV Planning Department Associate Planner managing the project review process, there was an enormous volume of comments and concerns expressed by RPV residents at the hearings on the draft environmental impact report (EIR) last fall, especially on the section regarding the potential geological impact of construction in that area. He indicated that additional time will be required to respond to all the concerns raised and that publication of the Final EIR addressing those concerns will likely be delayed until at least March or April. There will be an extensive period for additional public hearings and public comment after it is issued before the City Council decides whether to allow the 60 acres to be excluded from the moratorium area. That decision will probably not be made before late summer or fall of this year.

#### UNCLAIMED FUNDS UPDATE

Well, folks, we've had some limited success thus far in finding documentation to establish a claim for

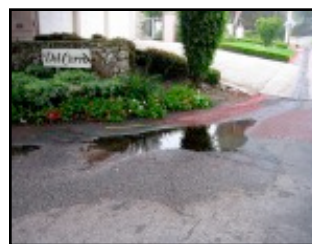
old Del Cerro HOA funds that have been assigned to the state of California due to extended periods of inactivity. As you will recall, there was a CD valued at \$3,400 and an uncashed check for \$148 that were unclaimed. We have found documentation to establish that the \$148 belongs to our HOA. However, it appears that the CD belongs to a Del Cerro Shores HOA in San Diego. We will file a claim with the State Controllers' Office shortly to obtain the \$148. Many thanks to all who provided suggestions and leads to pursue.

#### UPCOMING ANNUAL MEETING

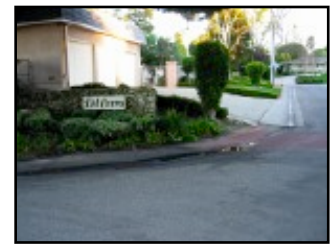
Mark your calendars for the DCHOA annual membership meeting. It will be held on Wednesday, May 10, 2006 at 7PM at 25 Crestwind. We plan to invite a member of the RPV City Council to address city-wide issues of interest. We'll also present a proposed homeowners association budget for the next fiscal year and discuss potential entrance improvement ideas at the meeting. We'll add other topics as we begin to plan the event. If you have any topics you think would be of interest to the neighborhood or nominations for next year's board, please contact one of your Board members.

The meeting will be a nice opportunity to hear what is happening in our neighborhood and our community as well as to visit with neighbors. We look forward to seeing you there.

#### PUDDLE AT DEL CERRO ENTRANCE



**Before**



**After**

As you may have noticed, the uneven asphalt that caused the persistent puddle at the entrance has been repaired.

Also, many thanks to George Papps for asking the City of RPV to repair a damaged curb on Oceanaire by his home. Early detection of cracking helped to prevent the possibility of more significant damage occurring during the subsequent January rains.

HOA MID-YEAR BUDGET REPORT

Below is a brief summary of the HOA year-to-date budget performance. A total of \$4,965 in dues has been received from 99 residents. Approximately 40% of the budget has been spent through the first half of the fiscal year. After reviewing the summary, if you would like additional information regarding the budget, please feel free to call any member of the Board.

**Calendar**

**May 10, 2006**  
 7:00 PM, 25 Crestwind  
 Del Cerro Homeowners Association  
 annual membership meeting.

**Del Cerro Homeowners Association  
 2005-2006 Budget Status Report  
 31-Dec-05**

		<b>FY 2006 Budget</b>		<b>Year-to-date Actuals</b>
<b>Total Dues</b>	<b>\$</b>	<b>4,550</b>	<b>\$</b>	<b>4,965</b>
<b>2005-2006 Expenses</b>				
Entrance Expenses				
Gardening	\$	990	\$	450
Water	\$	540	\$	253
Electricity	\$	284	\$	142
Lights/Sprinklers Repair/Maint.	\$	200	\$	-
Sub-total Entrance Expenses	\$	2,014	\$	845
Holiday Party	\$	1,000	\$	645
Annual Membership Meeting (May)	\$	350		
Summer Picnic	\$	-		
Newsletter Printing	\$	300		
Office Supplies	\$	25	\$	5
P.O. Box	\$	48	\$	24
RPV Council of Homeowners Associations annual dues	\$	45		
Miscellaneous Expenses	\$	300	\$	14
Sub-total 2005-2006 Expenses	\$	4,082	\$	1,533
<b>Total Dues Less Expenses</b>	<b>\$</b>	<b>468</b>	<b>\$</b>	<b>3,432</b>
Unused Funds from Prior Years	\$	1,956	\$	1,956
<b>Cumulative Unused Funds</b>	<b>\$</b>	<b>2,424</b>	<b>\$</b>	<b>5,388</b>

**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 plan to meet around the middle 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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