

Mediterrania Homeowners Association

Member Newsletter -- Winter, 2015



Mediterrania HOA's Annual Membership Dinner
Sunday, January 31, 2016
Ladera Linda Community Center, 32201 Forrestal Dr.
5:30pm til 8:00pm



You are cordially invited to join the rest of your Mediterrania neighbors at our annual dinner meeting, By-Laws mandate that we get together in January of each year to discuss whatever's on our agenda, vote on any proposed changes, and elect new Directors to fill vacancies. You'll note that we picked a Sunday when there'd be no NFL playoff games. You're welcome. :)

We'll have guest speakers, like Mayor Ken Dyda on streamlining RPV, Capt. Blain Bolin on crime & terrorism, RPV Maintenance Supervisor Sean Larvenz on our streets, trees & shrubs. We're also considering a PowerPoint slide show to display ideas for redesigning our entry in consideration of drought consciousness while still remaining attractive. The dinner menu's still a work in progress but it'll be catered by the same folks who've done many of the City's functions, to rave reviews.

Since there won't be another Newsletter til Spring (March?), you can get the full Dinner agenda via email after the next Board meeting. Remember, paid-up dues means you & a guest (spouse?) dine for free, so please join us.

This year we have two Directors retiring upon the completion of their two-year terms (Pat & Joyce), however, we've had three vacancies all year, meaning we'll be electing up to five new Directors. If you'd like to submit a name (including your own) to run for the office, kindly contact the Board via email at MediterraniaHOA@aol.com, or feel free to call Pat Carroll, President, at 310-850-2045.

Please be sure to read Page 4 and the format we're obligated to follow in order to make sure all members get equal representation in the governance of our HOA.



Happy
Holidays



Important RPV Numbers

[310 Area Code unless noted]

Building Dept.....	541-7702
California Water Svc.....	257-1400
City Hall.....	377-0360
Cox Cable.....	377-1800
EDCO Trash	540-2977
Fire Station #83 (Miraleste)	831-4624
Police - Lomita Sheriff.....	539-1661

2015 Board of Directors

President: Pat Carroll (pecarroll@aol.com)

Vice President: Jerry Hashimoto (jhashimoto3@cox.net)

Secretary: Chris Wilson (cw.cwanda@gmail.com)

Treasurer: Joyce Kochanowski (joiryed@aol.com)

CHOA Rep: Jerry Hashimoto (jhashimoto3@cox.net)

Streets & Landscaping: Chris Wilson (cw.cwanda@gmail.com)

Arts Jury: Sue Estes (sueestestlive@outlook.com)

Newsletter: Pat Carroll (pecarroll@aol.com)

Newsletter Distribution: Ela Heyn (elhe@cox.net)

Traffic & Safety: Chris Wilson (cw.cwanda@gmail.com)



President's Message by Pat Carroll

The year is winding down and it's been eventful in many respects, the drought being paramount. We've faced an unprecedented change in our lifestyles due to Mother Nature, and blame it on whatever you want, but the fact is we're darn near out of water. Many thanks to all who've pitched in to help alleviate this condition by cutting back on water use and/or redesigning their landscaping to more drought-tolerant use. We're living here together, so we have to work together to keep it our little part of paradise.

Your Board of Directors, though short three members all year, has continued to work on keeping Mediterrania a great place to live. The entry looks as good as ever and the upgrade of the sprinkler system will ensure the landscaping's maintenance in keeping with proper water saving measures. There are still some landscaping matters to be accomplished (removal of dead trees & shrubbery along City easements), and we're working with RPV to accomplish some of these goals.

Cell towers will pop up here & there. We want RPV to notify us of where, when, and the environmental neighborhood impact. The contractor's installation application doesn't mean we can't discuss the matter with the neighbors affected and the City.

Our website <http://www.palosverdes.com/mha/> will get a face lift since Palos Verdes on the Net is not going to host RPV HOAs after December. This means starting up fresh with a new host. Our webmaster, Betty Riedman, is the webmaster for other RPV HOAs as well, and we'll be starting an overhaul soon.

You're also aware that via our email address of mediterrania@aol.com we can send you mass emailings of various things, like the Newsletter (in PDF), security, traffic and other alerts, etc.

When this Board got together for it's initial meeting on March 2nd, we got a lot accomplished, including who's going to do what, how often should we meet. etc.. We found that we worked well and cohesively as a unit, spiced with the gift of give-n-take when it comes to a sense of humor. My thanks to them all.

Now check out the pictures below of a few low water-use plants that're being looked at for possible use in the MHOA entry.



Diates bicolor



Lantana x 'New Gold'



Leonotis leonurus



Vinca major



Euonymus fortunei



Cuphea hyssopifolia



Phormium tenax



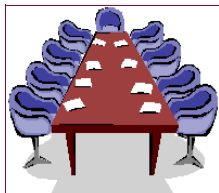
Buddleja davidii



Pennisetum rubrum



Coprosma repens

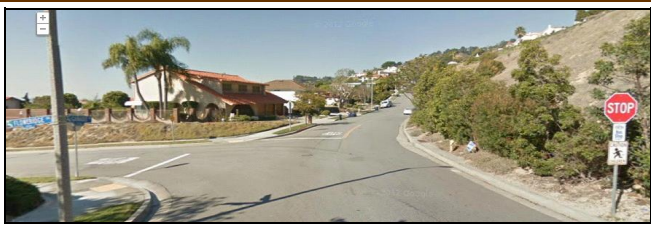


Board of Directors [a recap of items discussed at the October 6, 2015 meeting]

(1) We're still waiting for a proposal from a local individual for landscaping and periodic maintenance in the entry area. (2) The printing of the quarterly Newsletter has been transferred to the PVPUSD printing shop due to a cost savings and the "keeping it local" aspect. (3) Residents are again urged to clean out swales in anticipation of El Niño inasmuch as there is property owner legal liability involved if the swale's runoff should cause damage to lower property. (4) Marymount's athletic field plans were scrapped due to expired time limits. (5)

Mailing of the Newsletter test showed no improvement in distribution so hand-delivery will continue. (6) E-mailing of alerts, etc. has appeal and will be used. (7) All CHOA websites will have to change as of 1/1/16 due to the current host ceasing its hosting. (8) Discussion of By-Laws pertaining to a) an eventual small dues increase, b) voting by Proxy, and c) number & frequency of Board positions. (9) January's Annual Dinner logistics. There will be a Board meeting in December, and again in mid-January to assure all that the Annual Dinner is well planned.

[and here's a recap of items discussed at the December 8, 2015 meeting] (1). **The Board approved a modest \$5 increase in the annual dues, effective 1/1/16, still keeping MHOA at the lowest end of all RPV HOAs dues while allowing for some flexibility in any future tract expenditures.** (2). **It was further agreed that those whose 2016 dues have already been paid would be "grandfathered" at the old rate for the year.** (3) GS Bros. gave a quote for landscaping services that was not cost feasible, thus other quotes will be sought. (4) the five open Board positions need to be filled and an appeal will be made to all members. (5) Board terms and number of vacancies each year needs to be addressed wherein there might be only three vacancies each year. (6) All facets of the Annual Dinner were examined, and another Board meeting will be held on January 12 to finalize all details so as to ensure a successful event. Names of guest speakers and dinner guests were submitted and will be contacted. (7) Upon completion of voting in the new Directors, a joint meeting of the old/new Board will (tentatively) be held on February 16.



Streets & Landscaping by Chris Wilson & Sue Estes

Wish List for Streets and Landscaping

Sorry to say there are probably not enough reasonably available funds for immediate work on all the neighborhood landscaping that one might want to do, but here are some thoughts on things to wish for.

First, trees are being removed for various reasons – e.g. beetle problems coupled with drought stress – but not replaced. For hillside stability and aesthetics, there should be replacement trees acquired, planted, and nurtured. New trees should be drought tolerant. Water needs to be conserved, of course, but a priority should be to keep as many trees as the community started with.

Second, work on xeriscaping – converting old-style landscaping into drought-tolerant landscaping. Ideally, the new plants should be able to survive 10-20 years with limited maintenance. Decorative rock and stones should be used along with succulents and similar drought-resistant plants. As a goal, the plants should be those commonly used around comparable new construction versus plants that were most “in fashion” 20-40 years ago. In buying landscaping, it helps to consider what’s in fashion now, but also what’ll be reasonably fashionable in 10+ years. Why? It may enhance or maintain property values, so some attention to what seems “fashionable” from a high-end real estate buyer’s perspective seems advisable.

Third, work on trimming vegetation that has sort of “gone wild”. For example, there are oleander trees at PVDE and Ganado that are extremely successful and need to be trimmed back to prevent impending street sign blockage. Thankfully, Sean Larenz from the City has been helpful in allocating trimming and tree removal resources as needed for the MHOA neighborhood. If anyone is a licensed landscape architect, or is in a program to become licensed, and would like to help out with xeriscaping designs and plant selection, please speak up. Also, if anyone would like to provide volunteer services associated with xeriscaping (including installing drip irrigation) please advise.



Neighbors and Trees – Here’s a recap of a column by Ron Sokol, a local attorney who answers questions on various topics each Wednesday in the Daily Breeze. Mid-October’s questions and Ron’s answers (paraphrased here for brevity) center on the age-old problem of “whose tree is it anyway?”

Q #1: A neighbor’s tree branches hang over into our yard. One of them broke, falling on and damaging our furniture. The neighbor claims the roots are on both sides, so dual responsibility.

RS: CA Civil Code Sec. 833 says if the trunk’s on his side, it’s his responsibility, and further that it’s his duty to sufficiently trim the tree to avoid injury or harm to a person or property.

Q #2: A neighbor cut down one of our trees while we were at work, saying it was causing problems for his property, a claim that couldn’t be confirmed.

RS: CA Civil Code Sec. 3346(a) says plaintiffs can seek damages to compensate for the actual loss. An appellate case even took into account a loss of property value. The neighbor’s trespassing falls under CA Penal Code Sec. 602, and if it was a “shade tree”, the act may have violated CA Penal Code Sec. 622.

Q #3: We need to trim a large tree, the trunk of which appears to be on our property as well as a neighbor’s. Who pays?

RS: CA Civil Code Sec. 834 states: “Trees whose trunks stand partly on the land of co-terminous owners belong to them in common”. In other words, it’s a matter of shared responsibility.

Our thanks to Ron Sokol, and Frank Suraci (Daily Breeze Editor), for permission to revisit this timely column. Here are two more cases that address the same issues, courtesy of Board Member Chris Wilson:

<http://www.yourlegalcorner.com/articles.asp?ID=78&cat=estate> and <http://www.aoausa.com/magazine/?p=633>

Remember that these cases are examples, and you should contact an attorney before contemplating any future actions. 3

BY-LAWS OF THE MEDITERRANIA HOMEOWNERS ASSOCIATION

ARTICLE III – MEMBERSHIP – Section 1. VOTING MEMBERSHIP. Ownership of one or more parcels of land located within the boundaries of the above-described area shall entitle the owner or owners thereof to apply for one voting membership in the Association.

ARTICLE VI – VOTING RIGHTS – Each voting membership, as defined in Article III – MEMBERSHIP, shall entitle the holder or holders thereof to one (1) vote at all regular or special meetings of the members. Votes may be cast in person or by written proxy, filed with the Treasurer, at least 72 hours before the Annual Meeting. A proxy shall be in writing, signed by the owner, or owners of the voting membership stating the name and address of the property and the name of the designated proxy holder and entitle the holder thereof to one vote at the meeting so designated in the proxy. A proxy shall be void if the voting member appears in person at the meeting.

Your MHOA needs a simple majority of paid up members attending the Annual Dinner to officially do business, thus:

1. If you've already submitted your 2016 dues you're automatically entitled to vote. If unable to attend, send in the Proxy Form.
2. Or you can pay your dues before the Annual Dinner, but if unable to attend please submit a Proxy Form.
3. Or you can pay your dues at the door upon arrival at the Annual Dinner and be eligible to vote.
4. Or, if none of the above apply, please submit your dues after the Annual Dinner.

**MEDITERRANIA HOMEOWNERS ASSOCIATION
PROXY FORM**

Annual Homeowners Meeting
January 31, 2016

Either your attendance or this proxy form is needed to establish a simple quorum. If you attend the meeting after having executed this proxy, this proxy will be considered revoked and you will be entitled to vote in person.

I, _____, residing at _____ Rancho Palos Verdes, CA,
do hereby give my proxy to _____ for the above-referenced meeting.

Signed: _____

Dated: _____

Mediterrania Homeowners Association

MEMBERSHIP APPLICATION for 2016

Name(s): _____

Address: _____

Phones: (home) _____ (other) _____

Email(s): _____

Want e-alerts on breaking news or special events, check here? _____

Make your annual dues (**\$25.00**) payable to "Mediterrania HOA",
and mail/deliver in the enclosed envelope to:

Joyce Kochanowski, Treas., 31022 Hawksmoor Dr., RPV CA 90275

Thanks for supporting your neighborhood homeowners association.

Pat Carroll, President – Mediterrania HOA email: pecarroll@aol.com

Note: Personal info shown above will never be given, sold, or transferred to any other source. It's for internal use by the Mediterrania HOA for purposes of maintaining member information and dissemination of newsletters and e-alerts.