

Mediterrania Homeowners Assn.

MEMBER NEWSLETTER

AUGUST 2022

MEDITERRANIAHOA.COM

2022 Board of Directors

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Marymount NAC: Craig Whited / Lois Karp

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Newsletter

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NOTE: To contact the Mediterrania Board or an individual Board member, please send an email to Mediterrania@Cox.net. If you are sending to a particular board member, please put their name in the subject line.

PRESIDENT'S MESSAGE *by Craig Whited*

Why do so many families move to Mediterrania and remain here? Throughout the pandemic your Board of Directors has asked what makes Mediterrania so desirable and what can we do to keep it that way. Undoubtedly the unobstructed views of Catalina Island and the Pacific Ocean, the gorgeous sunsets and moderate weather cannot be easily replicated. Our small community of 250 homes is extra special because it is a true community where neighbors lookout for each other and take pride in our neighborhood. Past and present HOA Boards, made up of residents, have rolled up their sleeves and given Mediterrania its own character. As the President of the MHOA for the past three years, I am proud of what we have accomplished working together, but I also want to point out some of the serious challenges we are facing as a community and as an HOA. Please keep in mind that during this difficult period, the same Board Members have been working together in the same positions for nearly three years (some for over five years), and we really need others to join us in these efforts. I would like to ask each of you to join or renew your dues-paying membership today and to seriously consider joining the Board to continue the initiatives that are underway and to have a voice in the future direction of our HOA.

- Have you noticed all of the beautiful landscaping at our Ganado entrance? Although we do not own the entrance, the City of RPV does, we have been given the right to maintain it, lest it turns into an overgrown eyesore like some HOA's face. We have attempted to make it consistent with an enclave of multi-million dollar homes by using a large portion of our already low HOA dues.

- While the City has a contractor who comes periodically to remove weeds and trim trees and bushes, we determined that we needed to hire a gardener to make sure that the series of plantings on either side of the entrance befits our neighborhood. Having our own gardener coming by twice a month has proven effective in keeping the landscaping looking attractive as well as repairing the damage caused by the careless ones who walk and ride by and break the sprinkler heads along the curbs.
- We are one of five HOAs in RPV who have invested in leasing multiple security cameras. These cameras not only provide a strong deterrent but also assist the Sheriff's Department in identifying vehicles who enter and leave our HOA entrance by sending real time information to the Sheriff's Dispatcher as captured by the automated license plate readers built into our camera system.
- In May we had our first in person "Annual Meeting" since early February 2020 at Bob and Shirley Wright's

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beautiful home on Cliffsite Drive. Coming up on ***Sunday, October 9th (please ink this into your calendar)*** will be our traditional Wine & Cheese Party at Simone and Carole Bakar's home on Seaclaire. Be sure to bring your favorite wine or a tray of hors d'oeuvres and your questions for the City Council Candidates who have been invited to mix and mingle. The HOA will also be providing a variety of appetizers.

- For the remainder of the year, we will have two more events. On ***Sunday afternoon, October 23rd***, the MHOA will sponsor a Hallow Harvest themed party for members and their children. The party will take place on Eaglehaven Circle and will have activities for the young and young-at-heart, including a Halloween costume competition, popcorn and plenty of treats. Please come, especially if you are new to the neighborhood and have kids.
- To end our year we will be having our regular ***Annual Meeting on Sunday February 5th*** at a site yet to be determined. During this meeting we will have a catered dinner and a speaker from the City Council as well as the election of six new Board Members.
- What challenges do we face? Two major ones, the first revolves around the Marymount property as the educational institution has been completely shut down and the property that overlooks Mediterrania is set to be sold this coming month. Along with this, the State of California has mandated that the City of RPV designate several hundred high density multi-family housing unit areas and one of these areas is on the western corner of the Marymount property. (Please see the article on Marymount inside.) The very existence of what makes our City so inviting is the low housing density and the State of California has already taken steps to remove density control from our elected City Council and have Sacramento dictate what can be built and where. In fact, the continued existence of single-family neighborhoods is under direct attack.
- Our last major challenge is recruiting new Board Members. While we have had two new members join the Board, Kamal Keroles and Sue Estes, we still need six more Board Members to replace those of us who have been on the Board for five or more years and are stepping down effective immediately after the Annual Meeting in February.

Please step forward, volunteer a few hours a month, and let's continue to keep Mediterrania the place where so many have come to live and enjoy.

Thank you for allowing me to serve you as the President these last three years.

MARYMOUNT CALIFORNIA UNIVERSITY will permanently close August 31, 2022!

By Lois Karp

Marymount has had financial problems for some time and Covid restrictions did not help. But the final blow came when their proposed merger with St. Leo University fell through at the end of April. Marymount California University has been spending an enormous amount of time and energy helping their students to find a new university to continue their education. The official last day for students is August 12 and the administrative closing will be August 31.

Marymount has hired the real estate firm of Berkadia to market and sell the property. According to Marymount President Brian Marcotte, there has been great interest in purchasing the property. Bids will be accepted, reviewed and analyzed starting July 12th. Things are very fluid and, depending on the buyer, Marymount is hoping for a final purchase agreement by the end of August.

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Marymount has been working with RPV for some time, before the closure of the school, to officially split the property into two legal parcels. This would allow them to sell the land to two buyers if the interest is there. The upper portion where all the existing buildings are, could be sold separately from the lower front area along PVDE which includes the south slope. There have been rumors regarding what may be replace the college. Everything from homes, town homes, Assisted Living, another school, etc. The property is currently zoned Institutional so the property may have to be rezoned depending on who purchases the land. A zone change triggers a Public Hearing.

Firstly, the new buyer must officially ask the City Council to put their request for a new project on an Agenda at a City Council meeting. After the City Council decides to consider it, it will go to the Planning Commission, and after significant deliberations and hearings the approved project will go back to the City Council with more Public Hearings before final approval. As described, this will be a lengthy procedure. It will be a long time until we see a new project built on this land. We will need to stay informed, write emails, letters and/or appear at the Hearings. Mediterrania HOA will be keeping you advised of these events. This new project is of extreme importance because the new use of the Marymount land will have a major effect on the value of our homes and the quality of life in Mediterrania and Mira Catalina HOA's.

Mediterrania HOA and Mira Catalina HOA are prepared to diligently work together to assure our residents that we obtain a compatible use for the property. No matter what the proposed use or who purchases the property, there will be Public Hearings regarding the new use and possible new zone. It is very important to have all our homeowners participate and do their share when RPV holds Public Hearings.



WE NEED YOU ON OUR BOARD!

Do you care about this neighborhood and your property values? If so, please join the MHOA Board (thank you Kamal Karoles and Sue Estes for already joining, but we need several more). The next two years will be crucial ones, as we grapple with the overlapping challenges of land use decisions concerning the (now former) Marymount University campus as well as the larger issues flowing from attempts by the CA State government to usurp land use control and mandate development in a manner which threatens single-family zoning. The Board also will continue with our efforts to maintain our entrance in a manner befitting our homes' current multi-million-dollar price tags, to inform and encourage our fellow residents to properly maintain their slopes and defensible spaces from ever-increasing fire risk, and to lobby the City for our fair share of services and infrastructure investment. And, of course, we will do our part to foster the relationships which make our neighborhood strong and safe by bringing our neighbors together including through the upcoming Wine & Cheese, Hallow Harvest, Annual Meeting and now annual Cinco De Mayo mixer. Many of the current Board Members have served for five or more years and several have agreed to stay on only through the end of the year, so we really need new Members to join us and take an active role. We are looking for both newer residents and also veterans to ensure all voices are represented. So, please do your part and join us. We need you! Please contact us at Mediterrania@cox.net to volunteer or for more information.

2022 MHOA PAID MEMBERSHIP


Considering the costs of the annual lease of the security cameras as well as ongoing expenses for landscape maintenance, we are asking everyone in the MHOA residential area to please pay the annual dues of \$50. Whether you are a homeowner or a renter, you are receiving substantial benefits in terms of the camera security and the maintenance of our entrance. The list below shows those who have already paid their annual membership dues by July 31st. ***For those with unpaid dues, a pre-addressed envelope is included for your convenience; you may just mail it or drop it off in Craig's mailbox at 31145 Palos Verdes Drive East.***

Adler, Phil & Marti	Folk, Tom and Dona	Kobayashi, Mariko	Redfield, Marty & Tom
Ajang, Mahmoud	Goede, Walter & Carol	Kochanowski, Joyce	Requicha, Aristides & Shain
Andresen, Jason & Pam	Goel, Arun & Krishna	Koehler, Fred & Pat	Riedman, Betty
Arnesty, Jonathan & Margie	Grotz, Arlene	Kollar, Bob	Scherba, Mark & Barbara
Bakar, Samaan & Caroline	Gugliuzza, Thomas & Beverly	Lai, Joseph & Chao, Meichi	Sharar, Joe & Frances
Bao, Willie & Georgina	Hanner, Lillian & Becky	Lakis, John & Angela	Sheth, Bharti
Barger, Joe	Hansen, Wayne & Gwynn	Lee, Graymond & Sophia	Shim, John & Kelley
Bauchman, Morton & Margaret	Harper, Jo Ann	Lee, Henry & Soo	Sichan, Alicia
Beresford, Dean & Laura	Harrison, Michael & Theresa	Li, Loretta	Singh, Harmen & Dalbir
Berkson, Andrea & Richard	Harvey/Sulkowski, Bruce & Amy	Marshall, Arthur & Dorothea	Smith, Nina
Bertolina, James & Nelly	Hashimoto, Jerry & Kinuko	Mathews, John & Munja	Snyder, Alice & Edeard
Bozin, Milivoj & Barbara	Hevener, James & Vanessa	Mautner/Dontscheff, Silvia & Anton	Stevens, Mike & Kathy
Bozler, Hans & Diane	Hibsman, Edgar & Nora	McAlpine, Col. Aubry & Patricia	Streit, Christina
Brar, Harminder & Suminder	Hill, Deirdre	Miller, Dean & Patricia	Sylvester, Michael and Marie
Canfield, Pearl	Hochedez/Hong, Benoit & Joohee	Mock, Ted & Mary Jo	Throckmorton, David & Deborah
Casares/Davis, Michael & Daniel	Honkawa, Tony & Yumi	Moore, Jean & Robert	Trutanich, Nick & Elaine
Chargaff, Barbara & Thomas	Hove, Ralph & Marilyn	Muller, Kurt & Irene	Ueda, Kevin & Nicoli
Chelini/Kennel, Al & Judi	Hu/Zheng, Yu & Liu	Nutter, Jennifer	Valot, Tim & Martha
Cyr, Tom & Suzy	Huang/Li, Wei & Xiaowei	Ortolano, Joan	Walston, Jack
Deraney, Fred & Arpy	Jaacks, John & Holly	Ott, Don & Patty	Wang, Michael & Lily
Dittmar, Tom & Chiao	James, Loretta	Ozaki, Charles & Mitsuko	Whited, Craig & Gilda
Drake, Marilyn & Liana	Jankovich, Todd & Maureen	Parker, Gail & Robert	Wolf, Marie
Dunn, Jean & Roger	Karp, Lois	Peterson, Jennette & Dionne	Woo, Kathleen & Elizabeth
Estes, Sue	Kerkeb/Maslouh, Loubna & Najib	Peterson, John & Pam	Wright, Robert & Shirley
Fager/Cerami-Fager, Robert & Cathy	Keroles, Kamal & Dalia	Petrotta, Paula	Zugsmith, George & Jayne
Ferraro, Barbara & Charles	Kim, Brian & Susy	Phan, Can Quang & Nga Thien	
Fischer, Kimberly and Alan	Kim, Jay & Sophia	Pichler, Remo	
Flachner/Romano, Stewart & M. Amparo	King, Mimi & Kelly	Razepoor/Safavi, Nasser/ Marjan	
	Klopfer, John & Jean	Rebeck, Joseph & Nita	

Mediterrania Homeowners Association

MEMBERSHIP APPLICATION AND PROXY FOR 2022

(Please cut out and return in full with your Dues payment)

 **Name(s):** _____

Check One: Homeowner/Member Renter/Associate Member

Address: _____

Phone(s): (Primary) _____ Other: _____

E-mail(s): (1) _____ (2) _____

Opt-Out (check): I do not wish to receive the newsletter and notifications via email.

Make your **2022** annual dues (**\$50.00**) payable to "Mediterrania HOA" and mail or deliver to: **Craig Whited, Pres/Treas., 31145 Palos Verdes Drive East, RPV, CA 90275**

Thank you for supporting your Mediterrania Homeowners Association!

Comments and Suggestions. Send in via e-mail (mediterrania@cox.net) or insert below:

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