

Mediterrania Homeowners Assn.

MEMBER NEWSLETTER

APRIL 2023

MEDITERRANIAHOA.COM

2023 Board of Directors

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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*

Greetings from your Mediterrania Board of Directors! Get ready for more positive changes this year.

- **Let's Welcome New Board Members.** We have had the same six Board Members since early 2020 and added another member in 2021. We thank all of the continuing Board Members for their dedicated service. We had been looking to start 2023 with some fresh faces and new ideas. At the Annual Meeting Dominique, George, Kamal, Samaan and Tony joined the Board. Let's welcome them.
- **New AT&T/Verizon Cell Antenna.** The wait for better cell service is nearly over after over five years of working with the City and the cellphone site contractor. AT&T decommissioned its site on the corner of Ganado and PVDE last year, and Verizon began the process of removing their antenna at the top of Floweridge. These two sites will be replaced by a single antenna on top of a light pole on the south side of Ganado with the electrical cabinet hidden behind new plantings with permanent irrigation on the north side of Ganado.

- **New and Significantly Expanded Brush and Tree Trimming Requirements** (as a result of a recently passed Assembly Bill). The State mandated requirements include the creation of a 5 foot ember resistant zone around your home. The County Board of Supervisors have added new fees and penalties for inspections and non-compliance. Please review the article inside for more details, as many of these requirements are new. This is the same information that you received from LA County Fire last month (but may have discarded thinking the handout was the same as prior years).
- **Hawaiian Theme Members Social On June 4th from 2-5pm.** The event will include a light lunch (BYOB wine or beer) and our speaker will be Torrance City Council Member Mike Griffith, who is the President for California Cities for Local Control. Mike's presentation will start at 3:30 pm and will end with questions. He has a lot of important information on initiatives being taken to keep single family residential neighborhoods intact.
- **Refreshed Landscaping.** The Board has already hired a contractor to refresh the plantings along parts of the entrance median strip both above and below the Ganado entrance. The planting process is already underway and should be finished soon.
- **UCLA Update.** We are expecting to hear shortly from UCLA regarding its planning for classes at the former Marymount campus and are working with the Chancellor's Office as they strive to expand out of Westwood.

President's Message ← page 1

It's great to see UCLA getting ahead of the calendar. ULCA has already cut down all of weeds on its hillside, which is consistent with being a good neighbor.

- **Annual Wine and Cheese in the Fall.** We will publish the date as soon as it has been finalized.
- **Halloween Kids Event?** We have had several successful events but are looking for additional volunteers. No need to be a member of the Board. If you are interested, please contact the Board and serve as a volunteer.

Membership! While membership is voluntary, without your support we cannot succeed. See the list of paid members on the back page of this Newsletter. If your name is not listed, please fill out an application and send in a check in the envelope included in this Newsletter. Homeowners will be members as soon as they pay their annual dues of \$50 and non-homeowners can join as associate members too. This will entitle you to attend the Homeowners Association functions and vote for and serve on the Board, and to know you are doing your part to support our amazing neighborhood. Please attend our Member events to meet new neighbors to maintain relationships with people you already know and encourage your neighbors to join and attend as well. Not only are we building a better community together, remember that safety starts with knowing your neighbor and looking out for one another.

MARK YOUR CALENDAR -MEDITERRANIA HOA SUMMER SOCIAL JUNE 4th

**Join us for a light lunch from 2-5 PM at
3677 Cliffsite Drive**

Meet and greet your neighbors at our Hawaiian Themed get together

Hear an interesting speaker – Mike Griffith, Torrance City Councilman & founder of CALIFORNIA CITIES FOR LOCAL CONTROL, a grassroots organization whose mission is to enlist all California Cities to join in an effort to let our California Legislature know that we want and need our cities to have LOCAL CONTROL over land use and zoning issues. He will tell us how California Cities for Local Control is working to SAVE OUR SINGLE-FAMILY ZONED NEIGHBORHOODS! He is currently scheduled to start speaking at 3:30 pm and will take questions.

PROTECT YOUR MOST VALUABLE INVESTMENT

New brush clearing requirements coming

Wildfire is an inescapable part of living in Southern California. Did you know that the Palos Verdes Peninsula is in the very highest fire severity risk zone in the state? With our high winds and steep slopes, our community is at exceptional risk. You can reduce the chances of losing your home to fire by managing vegetation around your home. The Los Angeles County Fire Department will start inspections this June to partner with homeowners in their responsibility to create a defensible space around their structures.

WHAT IS DEFENSIBLE SPACE?

Defensible space is the buffer you create between a building on your property and the grass, trees, shrubs, or any wild land area that surround it. This space is needed to slow or stop the spread of wildfire and it helps protect your home from catching fire – either from embers, direct flame contact or radiant heat. Proper defensible space also provides firefighters a safe area to work in, to defend your home. The County has established three numbered zones around a structure , with Zone 0 being new this year .

WHAT ARE MY RESPONSIBILITIES?

- Establish a 5-foot Ember Resistant Zone around all structures. This requires the removal of all vegetation within 5 feet of any structure. Zone 0 is new this year. Enforcement will begin in 2024, this year it is informational only.
- Within the next 50 feet (Zone 1), removal of flammable vegetation is required (for example: Acacia, Cedar, Cypress, Eucalyptus, Juniper, Pine, and Pampas Grass). Ornamental grasses and ground cover should be maintained at 3 inches or less.

Wildfire Info ← page 2

- Within the next 150 feet (or up to the property line, Zone 2) remaining vegetation is required to be thinned. Remaining vegetation around any structure has to be cleared, trimmed, thinned, or limbed up, removing flammable vegetation and dead wood.
- Specimen native trees and shrubs are permitted, provided they are spaced to not allow transmission of fire to a structure.
- It is recommended that specimens shall be spaced a minimum of 15 feet or 3 times the diameter from other specimens, structures, or surrounding native brush.
- All trees and shrubs must be maintained free of deadwood and litter. Shrubs should be trimmed up from the ground 1/3 of their height, trees should be limbed up to a minimum of 6 feet or 1/3 of their height up to 40 feet.

WHEN ARE THE HOME INSPECTIONS?

LA County Firefighters will start home inspections in June to determine compliance with vegetation guidelines. It is the property owner's responsibility to remove and maintain vegetation around all structures.

Do I need to be home when the inspection is conducted? You do not have to be home. The local fire station will attempt to complete the inspection through only unlocked and open access. If your gate is locked or your property is inaccessible, they will leave a notice so you can call to schedule an inspection.

Can I call someone if I need clarity on requirements? Inquiries should be directed to the Brush Clearance Unit at (626) 969-2375.

Will I receive a report showing if my property is in compliance? Yes, all property owners will receive an inspection report showing either 'In Compliance' or the violations that need to be corrected.

How much time will I have to make corrections? Owners will have a minimum of 30 days to complete corrections.

Tell me about the Inspection fee and how will I be billed? The inspection fee will be \$151 in 2023. The inspection fee will be assessed annually and show up on the November property tax bill.

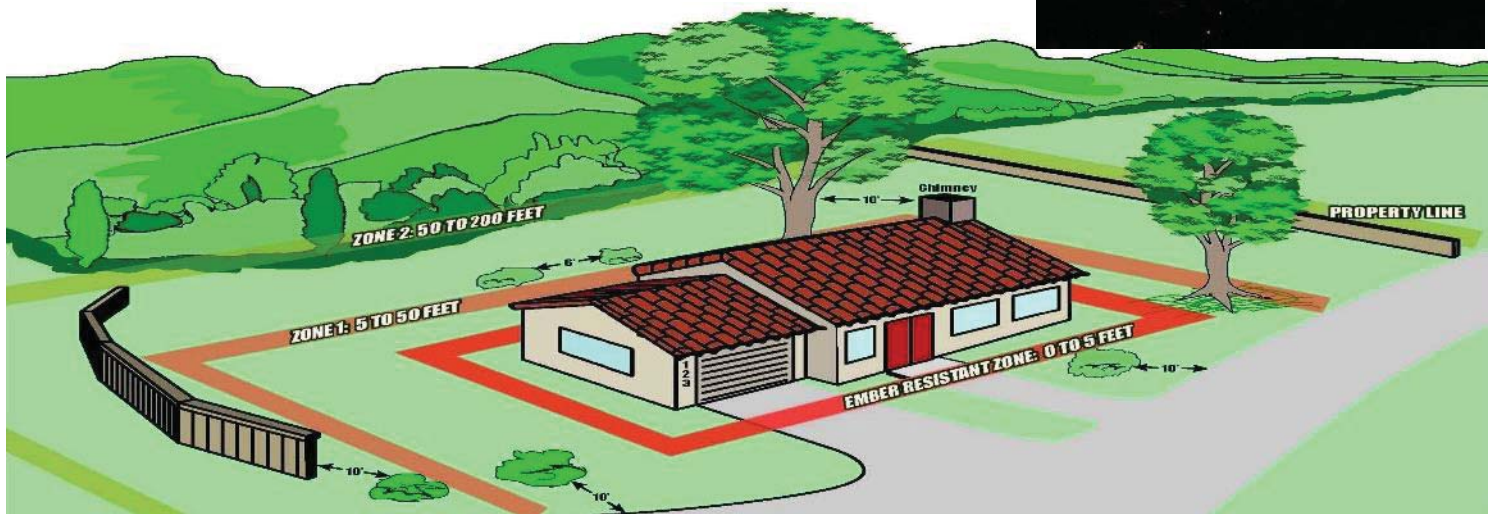
We understand all of this information can seem overwhelming, especially if it is your first time getting a brush clearance notice. For more information you can go to the following links:

<https://fire.lacounty.gov/fire-hazard-reduction-programs/>

<https://fire.lacounty.gov/wp-content/uploads/2021/05/Defensible-Space-booklet-2021WEB.pdf>

<https://openstates.org/ca/bills/20192020/AB3074/>

This is a photo of the 2009 wildfire in the Forrestal Preserve



PREPARE FOR WILDFIRES: CREATE AND MAINTAIN A DEFENSIBLE SPACE

SHERIFF RESPONSE TIMES

If you have questions, you can call the Sheriff's Lomita Station business line at 310-539-1661. Depending upon your problem, response times for the Sheriff to come out to your home differ greatly. Routine calls 60 minutes, priority calls 20 minutes, Emergency calls 7 minutes. Also, if you speak with someone at the station and are not satisfied with their answers, you should ask to speak with the Watch Commander.

2023 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 April 22. Enclosed is a preaddressed envelope for your convenience, you may just mail it or drop it off in Craig's mailbox at 31145 Palos Verdes Drive East.

Ajang, Mahmoud	Dunn, Jean & Roger	Kereb/Maslouh, Loubna & Najib	Pichler, Remo & Vivian
Andresen, Jason & Pam	Estes/Walston, Sue & Jack	Keroles, Kamal & Dalia	Redfield, Marty & Tom
Bakar, Samaan & Caroline	Flachner/Romano, Stewart & M. Amparo	Klopfer, John & Jean	Riedman, Betty
Bertolina, James & Nelly	Goel, Arun & Krishna	Koehler, Fred & Pat	Rodriquez, Daniel & Cathy
Bozin, Milivoj & Barbara	Grotz, Arlene	Lam, David & Dominique	Scherba, Mark & Barbara
Bozler, Hans & Diane	Gugliuzza, Thomas & Beverly	Lee, Henry & Soo	Schulz/Mathews, Matthew & Kesha
Canfield, Pearl	Hanner, Lillian & Becky	Li, Loretta	Sharar, Joe & Frances
Chargaff, Barbara & Thomas	Hansen, Wayne & Gwynn	Marshall, Arthur	Sheth, Bharti
Choi, Kahn & Ann	Harper, Jo Ann	Miller, Dean & Patricia	Snyder, Alice & Edward
Crudge, George & Shara	Harvey/Sulkowski, Bruce & Amy	Morris, Carol & Gregory	Soldoff, Stephen & Susan
Cyr, Tom & Suzy	Hevener, James & Vanessa	Muller, Kurt & Irene	Unmack, James & Olivera
Deraney, Fred & Arpy	Hibsman, Nora	Ott, Don & Patty	Waggoner, Susan
Dittmar, Tom & Chiao	Hill, Deirdre	Pekich, Don & Joyce	Whited, Craig & Gilda
Dontscheff/Mautner, Tony & Silvia	Honkawa, Tony & Yumi	Peterson, Jennette & Dionne	Wright, Robert & Shirley
Drake, Marilyn & Liana	Karp, Lois	Phan, Can Quang & Nga Thien	

Mediterrania Homeowners Association MEMBERSHIP APPLICATION 2023

(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 **2023** 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.

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.