



*ROLLINGWOOD*

*HOMEOWNERS ASSOCIATION*

<http://www.rwoodhoa.org>

## NEWSLETTER

Spring 2020

**Editor's Note: In light of the ongoing COVID-19 situation, we are devoting much of this newsletter to providing Rollingwood residents with reliable information regarding the pandemic. The Board sincerely hopes this information will prove useful to you.**

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Brokenbow Lane

Dunwood Road

Elmdale Drive

Foxpoint Lane

Kingspine Road

Rockbluff Drive

Rollingwood Drive

Silver Eagle Road

Silver Spring Drive

Willow Wood Road

With the uncertainty and drastic changes that accompany dealing with the COVID-19 pandemic, the Rollingwood Homeowners Association and your Neighborhood Watch are working diligently to keep you informed and to ease your discomfort as you navigate these turbulent waters. The health and safety of our neighborhood is our top priority. Please keep up with information from trusted sources. Public health and government responses to the coronavirus have been updating daily. Your RHOA website: <http://www.rwoodhoa.org> links to two such sites: the City of Rolling Hills Estates (RHE) and the Los Angeles County Department of Public Health Coronavirus page. Valuable information also is available from the Centers for Disease and Control Prevention (CDC) and the World Health Organization (WHO) sites. If you want critical news sent to you, go to <https://tinyurl.com/RHEeNews> and sign up for the RHE online Newsletters and Nixle updates. Nixle will send alerts via text message, phone call, email, web and/or social media. (Nixle is an emergency notification system that can keep you up to date with important information from your local public safety departments and schools.)

You are also urged to take precautionary measures to prepare yourself and your family to help prevent the spread of this disease. **Public Health guidelines include:**

- Maintaining social distancing (6 feet between persons from different households).
- Staying home when ill.
- Washing hands frequently with soap and water for at least 20 seconds or longer; using alcohol-based hand sanitizer products with at least 60 percent alcohol.
- Covering coughs and sneezes with tissues and disposing used tissues into a trash container. (If tissues are not available, one should cough and sneeze against the inside of the elbow.)
- Avoiding touching the eyes, nose, or mouth.
- Avoiding non-essential travel, public gatherings, and places where groups of people congregate.
- For individuals who are elderly, have underlying health conditions, or are pregnant, considering contacting their providers early on when sick.

**COVID-19 PUBLIC HEALTH GUIDANCE, March 16, 2020, from the California Department of Public Health**  
**Self-Isolation is indicated for older adults and those who are deemed to be at elevated risk, including:**

- Individuals over 65 years of age
- Individuals who have serious chronic medical conditions such as:
- Heart disease
- Diabetes
- Lung Disease
- Individuals who have compromised immune systems

And some **GOOD NEWS:** Pavilions at the Peninsula Center provides senior hours Monday through Friday from 7:00 AM – 8:00 AM, and Trader Joe’s and others are giving seniors priority. Amazon also is prioritizing health and safety items for shipment. Check on these policies frequently, however, as they may change at any time.

As of today, the IRS tax payment and filing deadlines have been extended 90 days.

**On-line Grocery Shopping and Delivery:**

If you have wanted to try on-line grocery shopping and delivery, now is the time! Four of our local stores - Vons/Pavilions, Ralphs, Sprouts and Costco offer this option, all through Instacart, an independent shopping and delivery service. Some may have more of a lag time due to demand right now. However, there has been a positive response to these services.

Ralph's [www.ralphs.com](http://www.ralphs.com)

Pavilions [www.pavilions.com](http://www.pavilions.com)

Sprouts [www.sprouts.com](http://www.sprouts.com)

Costco [www.costco.com](http://www.costco.com)

Whole Foods uses Amazon Prime as their delivery service which is free if you are a Prime member. Amazon Fresh is another resource.

Again, **please keep up with current information from trusted sources.** Government responses to the coronavirus pandemic are being updated daily. Please be aware that considerable misinformation is being spread through social media. Before believing what you may hear or read from others, take the time to check the online resources cited in this newsletter. For example, drinking water every 15 minutes will NOT protect you from infection. Nor can you conclude that you don’t have the virus if you can hold your breath for 10 seconds without coughing. Nor are there any approved drugs available for the treatment of COVID-19, despite statements to the contrary. These and other untrue assertions are circulating widely and should not be accepted uncritically.

**Newsbits from Doug’s Community Relations Desk**

**Accessory Dwelling Units**

The RHOA’s February 29<sup>th</sup> “Let’s Chat” get together was attended by a “standing-room-only” crowd in excess of 30 Rollingwood residents. RHE City Council member Frank Zerunyan gave us an informative presentation on the issue of “Accessory Dwelling Units” and their place in the City of Rolling Hills Estates. Highlights of the issues Frank covered are:

An Accessory Dwelling Unit (ADU) is a self-contained living unit not to exceed 750 sq. ft. located on the same residential parcel as its primary dwelling unit. The ADU can be attached, detached, or internal (*i.e.*, inside the primary unit). A Junior ADU (JADU) can be contained within the primary living unit or an accessory structure. (continued on next page)

### **(ADUs, continued)**

The California state legislature is encouraging an increase in the number of housing units in the state and ADUs/JADUs are part of the state's envisioned solution. Limited only by building set-back rules, homeowners can build ADUs/JADUs as supplemental housing for a relative or to provide rental income.

Other than a neighborhood compatibility review, any ADU/JADU that meets code requirements will be approved by RHE with no discretionary review or public hearing. The normal county building codes, permitting process, and building inspections are in force.

Mr. Zerunyan doesn't expect a large number of ADU/JADU projects in the City of Rolling Hills Estates, but it is an issue that residential homeowners should be aware of.

If you plan to add an ADU/JADU on your property and use it to house a low-income person (family member, etc.), the City would like to know so that the City can count the project for its state low income housing requirement.

Details about the ADU issue can be found on the RHE City website in the Agenda Section for the Planning Commission meeting held on March 2, 2020. The City code section that is at issue is: Chapter 17.56 – Accessory Dwelling Units.

More information on this topic can also be obtained by contacting the Planning Department at City Hall: (310) 377-1577

### **Butcher/Solana Real Estate Development**

The proposed 248-unit Butcher/Solana Real Estate Development in the City of Torrance (near the intersection of Via Valmonte and Hawthorne Blvd.) is still alive. This large residential development could significantly impact the traffic flow along Hawthorne Blvd. at Via Valmonte.

After a delay of several months, the developer has requested that the City of Torrance reactivate the project review process and continue with the City's review of approximately 700 written comments from concerned citizens, local cities (including the City of Rolling Hills Estates), and several homeowner's associations (including the RHOA).

The RHOA Board, along with many interested individuals and groups, are staying in touch with the Planning Department for the City of Torrance as the project approaches the public comment stage prior to final approval. We will keep you informed of developments.

### **Rockbluff Park Playground Equipment**

Have you or your kids noticed that the large piece playground equipment at the south end (uphill) portion of Rockbluff Park has been removed? The equipment was showing wear and tear, and the City removed it in February due to safety concerns. The RHOA is working with City management to replace the playground set as soon as possible; According to Cynthia Morquecho, RHE Community Services Supervisor, the plan for the playground is in progress. Because of the current situation, however, a plan for a community meeting to address the project has been put on hold. The city is hoping to host a virtual meeting online in the near future to discuss options for moving forward.

It will help facilitate on-going communications with the city if you share your comments concerning your children's use of the park facilities with your RHOA Board.

In the meantime, **the swings at the park are being sanitized on a daily basis.**

## EVENT CANCELLATION

**April 11** (Saturday) Easter Egg Hunt

### STILL SCHEDULED: WHAT'S COMING IN ROLLINGWOOD

**August 4** (Tuesday) National Night Out – Local law enforcement and City representatives share with neighbors how to maintain safe homes and streets

**September 12** (Saturday) Let's Chat – What would you like to talk about?

**October 3** (Saturday) Oktoberfest – Good fun, beer and sausage, lederhosen, and music

**October 13** (Tuesday) General Meeting – Speaker on prominent local issues, RHOA Board report, election of RHOA Board officers, annual financial report, and more.

**December 27** (Sunday) End of Year Holiday Wine and Cheese Gathering - a progressive gathering of neighbors to share an evening of warm-hearted conversation and sociability.

Please check the RHOA website for possible further cancellations or postponements of RHOA events.

### MEMBERSHIP IN THE ROLLINGWOOD HOMEOWNERS ASSOCIATION

Did you know that over 250 Rollingwood residents are receiving their newsletter via email? Only a few without e-mail access still receive hand-delivered copies. Did you know that fewer than 50% of our residents paid homeowner association dues last year? Did you know that only 76 folks have paid dues so far this year, a number far fewer than last year? There are 385 homes in our neighborhood. The RHOA Winter Newsletter outlined all of the activities and projects in which your RHOA is involved. RHOA dues are only \$20.00 per year, and your support is critical to the maintenance of our beautiful neighborhood and enjoyment and protection of our community. If you haven't already done so for 2020, PLEASE take a moment and send your check for \$20.00 made out to the Rollingwood Homeowners Association to Kathy Walker, 4902 Rockbluff Drive, Rolling Hills Estates, CA 90274. Thanks!!!

### THE ANNUAL QUESTIONNAIRE

Our thanks to those of you who filled out the annual questionnaire. Your comments, suggestions, and offers of help are of great value and will be addressed by the Board. Please keep your thoughts and ideas coming!

### BEAUTIFICATION AWARD

The Rollingwood Homeowners Association Award for this season went to James and Elaine Knauf on Kingspine Road. Their water-wise landscaping is beautiful and reflects the care and concern our community demonstrates in maintaining our neighborhood. Congratulations to James and Elaine.

Stay healthy and stay in touch,  
Your Rollingwood Homeowners Association Board of Directors

**Rollingwood Homeowners Association: Paid-Up Membership  
March 2020**



<b>Agustsson</b>	<b>Fafard</b>	<b>Leebow</b>	<b>Raymundo</b>
<b>Arata</b>	<b>Fowell/Colbert</b>	<b>Liu</b>	<b>Sabai</b>
<b>Bayer</b>	<b>Gilster</b>	<b>May</b>	<b>Saura</b>
<b>Boucher/Bertrand</b>	<b>Granacki</b>	<b>McCown</b>	<b>Schill</b>
<b>Britsch/Rein</b>	<b>Granata</b>	<b>McKee/</b>	<b>Seide</b>
<b>Campbell</b>	<b>Guelff</b>	<b>Meda-</b>	<b>Strier</b>
<b>Chen</b>	<b>Gugisberg</b>	<b>Moghad-</b>	<b>Stucker</b>
		<b>dam</b>	
<b>Chobanian</b>	<b>Hall, Jr.</b>	<b>Munger</b>	<b>Swank</b>
<b>Chu/Tsai</b>	<b>Harriett</b>	<b>Newman</b>	<b>Valentekovich</b>
<b>Clossen/Adachi</b>	<b>Helf</b>	<b>Nielsen</b>	<b>Walker</b>
<b>Corr</b>	<b>Hollingshead</b>	<b>Ohlsson</b>	<b>Weise</b>
<b>Crowley</b>	<b>Hughes</b>	<b>O'Neill</b>	<b>Wickstrom</b>
<b>Cummings</b>	<b>Judge</b>	<b>Park/</b>	<b>Wolf</b>
<b>Davis</b>	<b>Kabana</b>	<b>Phillips</b>	<b>Wong/Lim</b>
<b>Degener</b>	<b>Kalik</b>	<b>Plebuch</b>	<b>Zannella</b>
<b>Doell</b>	<b>Knauf</b>	<b>Pliaconis</b>	<b>Zawitkoski/Faurite</b>
<b>Doolittle</b>	<b>LaBorde</b>	<b>Ponce</b>	
<b>Dunn</b>	<b>Lawniczak/</b>	<b>Pope</b>	
<b>Enders</b>	<b>Leseberg</b>		
	<b>Lutz/Heller</b>		