



# Rollingwood Homeowners' Association

Happy Summer 2021!



The board members of the Rollingwood Homeowners Association (RHOA) hope you enjoyed Independence Day 2021 celebrations with family and friends, now that many COVID-19 restrictions have been eased. Your RHOA will continue to provide current updates and information on COVID-19 and other pertinent information to everyone in our community through the RHOA website (<http://www.rwoodhoa.org>).

**National Night Out**



We missed connecting with our neighbors, friends, and families at **National Night Out** last year. So, we are excited to share its return with you on **August 3, 2021, 5-7 pm**, at the homes of Lisa and Mark Pope, 5257 Willow Wood Road, and Diane Ross Mccown and Will Mccown, 6 Silver Spring Drive.



What is National Night Out? National Night Out in Rollingwood is our annual neighborhood gathering that promotes safety, awareness, and

mutual support through in-person interaction with our sheriff and fire department representatives, local City Council members, and city staff. Through such partnerships and neighborhood fellowship, we work together to decrease crime and make Rollingwood a safer, more caring places to live. National Night Out also enhances the relationship between neighbors, law enforcement, and our city, bringing all together in a friendly atmosphere.

We hope to see you there.

### Fire Safety Measures in Rollingwood

Jessica Slawson, an Administrative Analyst for Rolling Hills Estates (RHE), was present at our recent "Let's Chat" virtual meeting with Captain Matt Levesque of the Los Angeles County Fire Department. After our meeting, Captain Levesque contacted Jessica and Mike Goldsmith, Maintenance Superintendent for Rolling Hills Estates. Together they inspected the northeast side of Hawthorne Boulevard that runs parallel to Rockbluff Drive. They determined that it needed fairly extensive abatement of brush, dead and dying trees, and other hazardous vegetation. The city has now hired a contractor and scheduled work to clear the area.

**Congratulations to all the Rollingwood Graduates,** from high school, intermediate and elementary school – even law school! It's been a challenging year, and you all deserve a standing ovation for your patience and perseverance.



Be sure to check out our **updated and redesigned website at [rwoodhoa.org](http://www.rwoodhoa.org)**. We hope you find it helpful and informative.

Reminder: RHOA dues have remained at only \$20.00 a year. **PLEASE CONSIDER JOINING TODAY.**

— Judy Bayer, RHOA President

## Board Reports

### Vice President's News from Community Relations and Ordinance Education

#### RHE City News

#### City-sponsored programs are rolling out this summer.

- The schedule of events includes:
- **Movie Night** at Howlett Park, Thursday, July 24 at 8 pm. The movie title is to be determined.
  - **Hills Are Alive Race** scheduled for Saturday, August 7 (40<sup>th</sup> running of this 10k and 5 k walk/run race along riding trails through the city starting and ending at Ernie Howlett Park).
  - **Movie Night** at Howlett Park, Thursday, August 21 at 8 pm. The movie title to be determined.

#### City Website Links to COVID-19 Updates and Other Useful Information

The city website offers helpful information on the resources available to Rollingwood residents. One example is the link to L.A. County public health updates on COVID-19. As of early June 2021, 78% of Rolling Hills Estates residents over 16 years old have had one or more vaccine doses. There have been 290 cases of COVID-19 in RHE, with eight reported COVID-19 deaths.

The South Coast Air Quality Management District (AQMD) has a “**charging incentive program**” to help offset hardware costs for residential electric vehicle charger installations. Rebates are first-come, first-served and provide the lower of \$250 or the cost of the charger.

#### Development Projects near Hawthorne Boulevard at Via Valmonte

As mentioned in previous newsletters, the RHOA is monitoring the activity on the following projects due to their potential impact on traffic flow along Hawthorne Boulevard at the intersection with Via Valmonte:

- **24601 Hawthorne Boulevard Mixed-Use Residential and Commercial Project**  
An 11-unit residential project (plus 3,000 sq. ft. of commercial space) has reached the “Public Comment” stage in the City of Torrance Planning Department. The Environmental Assessment is out for public review as of June 6, and written comments are due back to Torrance Planning no later than July 7. Then, the project will be presented to the Torrance Planning Commission for approval.

Due to the probable adverse impact of this project on traffic flow for Rollingwood and other nearby residents, the RHOA plans to submit a comment

letter to the City of Torrance. The City of RHE also has indicated that it intends to submit a comment letter to Torrance Planning.

- **Butcher/Solana Project**

According to the City of Torrance Planning, the proposed 248-unit Butcher/Solana Real Estate Development in the City of Torrance (also near the intersection of Via Valmonte and Hawthorne Boulevard) remains in “limbo” Department. As a result, Torrance has suspended its planning review of this large residential project, pending further steps by the developer.

#### Warren Arata, Community Appearance Updates

#### City address Rollingwood neighborhood sidewalks and Street Trees.

The County has completed repairs on the worst offending sidewalk trippers along Rockbluff Drive, Silver Eagle Road, and Broken Bow Lane. These repairs constitute the scope of work the County was able to address this year. 2022 will bring another round of sidewalk repairs about at the same time of year. Repair/replacement of sidewalks required the removal of a few street trees. Earlier this month, RHE Maintenance Superintendent, Mike Goldsmith, proposed to the Park and Activities Commission that the eight trees removed be replaced with *Pyrus Kawakami* (Evergreen Pear). Trees were also removed on Broken Bow, but the Maintenance Supervisor opted not to plant on this street because the parkway planters there are only 24 inches wide.

#### Kingspine Road Entry

This year the RHOA Board will be submitting to the City’s Parks and Activities Commission a plan to clean up and upgrade the landscape along Kingspine between Silver Spur and Dunwood. Both north and south parkways are due for a facelift. The city has a beautification program that will provide matching funds for Homeowner Associations, a maximum of \$2,500 provided by the city, so long as programs funds are still available. The board is currently putting together the application for review and comment by the city. Many thanks to the RHOA member who contributed the anonymous donation of \$500 to help complete the project.

#### Pines on Rockbluff Drive

You may have noticed that all three of the large pine trees near the top of Rockbluff Drive have been removed. Southern California Edison removed the tree farthest up the slope since it was threatening their power pole. The owner removed other two a few weeks later.

The trees were very large and leaning, so kudos to the owner for addressing the possible threat the pines posed.

Please be aware of the condition of trees located in your yard. There are many properties in Rollingwood with trees that may be unstable due to their hillside location. We are well into fire season, and properties with dense tree canopies and shrubs, especially if they are dead or dry, are potential fire hazards. Please refer to the following link regarding brush clearance.  
<https://fire.lacounty.gov/fire-hazard-reduction-programs/>.

Overly tall and dense trees and shrubs also may impact the great views from some of the homes in our neighborhood. Please be aware of the landscape on your property and how it may affect your neighbors.

**Juanita Stucker, Rollingwood Membership Update:**

Please welcome our new homeowners so far this year as the real estate market continues to set record-breaking sales:

- |                  |                             |
|------------------|-----------------------------|
| 4836 Elmdale     | Tsitsujina/Kaplsarov Family |
| 4930 Elmdale     | An/Park Family              |
| 5024 Elmdale     | O'Brien/Brown Family        |
| 5026 Kingspine   | Yan/Erlick Family           |
| 4842 Rockbluff   | Carlton Family              |
| 4918 Rockbluff   | Schmitt Family              |
| 15 Silver Spring | Grappy Family               |
| 5107 Willow Wood | Kim/Hong Family             |

Delivery of our Rollingwood Homeowners Association Handbook to our new neighbors still fell under the Covid safety protocols, but we look forward to meeting our new neighbors personally as we continue to “get back to normal.”

Thank you to both our new and long-time residents for participating in our association. Rollingwood is truly a special neighborhood, with a volunteer HOA board working hard to continue that tradition. Hopefully, we will have some social events allowing us to get together soon.

If you have any questions or would like to pay your dues for this year, feel free to give me a call or send me an email, and I will deliver a payment envelope to your home. Dues are only \$20.00 annually.

**Rollingwood Reminders**

Trash goes out Wednesday morning, comes in by Wednesday night. No trash containers stored in your front yard.

Drive 25!



**West Basin Summer Water Conservation Tips**

It's officially Summer, and as we look ahead to warmer, drier temperatures, with outdoor water use at its peak, it's essential to remember water-efficiency practices. So this Summer, remember these tips to help keep conservation a California way of life.



## **No HOA Dues Increase – Yearly Dues Will Remain at \$20**

Given the past year’s challenges, the RHOA Board has determined to maintain the current annual rate of only \$20.00 per year. It’s an incredible value for all that your RHOA has to offer, and we sincerely hope that by keeping dues at the current low figure, we can achieve a high-level turn-out of dues-paying residents. Our goal this year is to achieve at least 50% of Rollingwood members paid by the end of summer. For context, we had only about 34% of Rollingwood residents who paid their dues last year, one of our lowest levels to date. However, we are confident that this year we will achieve our current goal and appreciate everyone’s support in making that happen.

So, you might ask, what has your RHOA Board been up to during this past year-plus of the COVID-19 crisis? Well, read on!

The RHOA Board has:

- Arranged virtual neighborhood events like the recent “Let’s Chat” meetings with Captain Matt Levesque of the Los Angeles County Fire Department and an update from representatives of Southern California Edison.
- Worked with the City of Rolling Hills Estates on the design and layout for new playground equipment at Rockbluff Park, which should be in place within the next months.
- Reviewed requests for home improvements for neighborhood compatibility.
- Doug Wickstrom, Vice President, has kept abreast of building plans in the adjacent City of Torrance and drafted correspondence to the Torrance Planning Department advising of the significant traffic impact of such construction on Rollingwood residents.
- Richard Fowell, Secretary, has provided minutes of our Board meetings which we continued to hold each month via Zoom. Check out the Board meeting minutes on our website (as well as recordings of our most recent “Lets Chat” events).

- Kathy Walker, Treasurer, has maintained our financial records, arranged for our annual audit, and kept updated RHOA membership data.
- Warren Arata, Community Appearance Chair, has worked with city staff on tree replacement selection for parkway areas in our neighborhood and a new landscape design for our Kingspine Road entry.
- Juanita Stucker, Membership Chair, has greeted our new neighbors and provided families with Rollingwood Handbooks.
- Jim Knauf, Communications Chair, has actively maintained and now completely redesigned our RHOA website, providing you with current RHOA, RHE, and Los Angeles County Public Health access and other local updates. Check it out at [rwoodhoa.org](http://rwoodhoa.org). In addition, he has edited, published, and ensured the distribution of our quarterly neighborhood newsletters with safety and community updates and much more.
- We are planning future in-person gatherings, including National Night Out on August 3 and Oktoberfest with traditional sausage, beer, and pretzels, date to be determined.
- We are planning the RHOA Annual General Meeting to be held on October 19 in person at the Palos Verdes Peninsula Library. Details are forthcoming. Please plan to attend.
- At the Annual General Meeting, we will present the annual Neighborhood Beautification Award for the Rollingwood residence that reflects a well-maintained, sustainable, and aesthetically designed appearance.

If you have not already done so, please take a moment to renew your RHOA membership for this year. Your check for \$20.00 should be made payable to the **Rollingwood Homeowners Association** and mailed to

**Rollingwood Homeowners Association  
Attention: Kathy Walker, Treasurer  
4902 Rockbluff Drive  
Rolling Hills Estates, CA 90274.**

Or, as noted above, contact Juanita Stucker, and she will deliver a payment envelope to your home.

### 2020-2021 Rollingwood Homeowners Association (RHOA)

#### Current Paid Membership List FY 2020-2021 (\$20/household)

By RHOA Street:

**Bluemound**

Breeding^  
Ellison^  
Hughes  
Wickstrom  
Chae  
Agustsson  
Hanson  
Arata  
Sasselli  
Paul  
Newman  
Khan  
Li  
Smith, S&E  
Espiritu  
Park  
Harriett  
Matsubara  
Hofmeister  
Bailey  
Libutti  
Phillips

**Silver Eagle**

Hui  
Enders  
Seide

**Dunwood**

Reichert  
Kabana  
Leseberg  
Wolf  
Stiebel  
Stucker  
Smith, J.  
Middelburg

33

**Elmdale**

Ireland  
Saito  
Linger  
Batley  
Walsh  
Tayler  
Hall  
VanWie  
Kurt  
Ciszek  
Nielsen  
Rodriguez  
Brown  
Hills  
Liu

**Kingspine**

Coleman  
Sabai  
Sala  
Chobanian  
Gugisberg  
Knauf  
Kasabian  
Munger  
Ponce  
Guelff  
Couture  
Ghayduri  
Tumanjan  
Elliott

**Brokenbow**

Strier  
Wiese  
Davis  
Fernandez

33

**Rockbluff**

Hollingshead  
Walker  
Carlton  
Ewing  
Galdones  
Swank  
Helf  
Zaslowsky  
Humphrey  
Bertrand  
Saura  
Lim  
Bayer  
Gragg  
Dyke  
Cline  
Woodland  
Rutherglen  
Raymundo  
Schmitt  
Wills

**Willow Wood**

Greene  
Fujita, L.  
Fodor  
Doell  
LaRue  
Serhal  
Clossen  
Sans  
DaSilva  
Ohlsson  
Ventura  
Kan  
Agnew

34

**Rollingwood**

Granacki  
Rosen  
Austin  
Willens  
Lutz/Heller  
LaBorde  
Wilkins  
Fafard  
Degener  
Chu/Tsai  
Yueh  
Graupner  
Pessian  
Faurite-Zawitkoski  
Plebuch  
Lawniczak  
Poon  
Suppelsa  
Badour  
TiuLim  
Cumming  
Simeral

**Foxpoint**

O'Neill  
Campbell  
Kim  
Omeze

**Silver Spring**

Medawar  
Bitting  
Valentekovich  
Garabedian  
Hall  
McCown-Ross  
Britsch/Rein  
Dunn

34

134 paid members

\*Submitted 5/18/2021 by Treasurer- Kathy Walker

### Your RHOA Board

President	Judy Bayer	310-375-0012	jbayer3@cox.net
Vice-President, Community Relations & Ordinance Education	Doug Wickstrom	310-378-6861	wickinpv@cox.net
Secretary	Richard Fowell	310-373-7097	heliograph09+ot2015@gmail.com
Treasurer	Kathy Walker	310-378-8185	koreklaw@gmail.com
Community Appearance	Warren Arata	310-375-0828	deswks@cox.net
Membership	Juanita Stucker	310-251-9400	jmstucker@outlook.com
Communications: Newsletter/Website	Jim Knauf	310-750-5899	jamesknauf@verizon.net

