

Rollingwood Homeowners Association

Newsletter

Briefly

- ◆ **COVID-19:** The City of Rolling Hills Estates continues to email weekly COVID-19 updates critically important for our welfare. If you are not receiving the publication, you may sign up for it at news@rollinghillsestatesca.gov. Other important informational websites include publichealth.lacounty.gov (L.A. County residents also may call 2-1-1) and COVID19.ca.gov.
- ◆ **Southern California Edison Presentation** to Rollingwood Residents via “Zoom” (p. 2)
- ◆ Reports of recent **coyote sightings** in Rollingwood. (p. 3)

From the RHOA President, Judy Bayer



Sea^son's Greeting^s to all Rollingwood residents, and again, thank you for your support and understanding as we have navigated our way through 2020. It has not been easy, but hopefully you have been able to stay safely connected with loved ones.

Hopefully, too, you have found positive outlets to relieve the stress of restrictions imposed for your safety. Seeing so many neighbors walking throughout the day and evening, greeting one another, smiling, listening to the musical sound of calling owls, and enjoying the colorful sunset undoubtedly has helped to encourage a positive vision for 2021.

Thank you so much for the dazzling display of holiday decorations this year. The sparkle and bright colors of the lights, not to mention the snowmen, sleighs, and reindeer, have brought joy to young and old alike. The Gray Family at 4740 Rockbluff Drive were the winners of the Rolling Hills Estates Holiday House Decorations Contest for their Western Wonderland depiction.



Ali and Derek Taylor at 4930 Elmdale also were recognized by the City for the beauty of their display.

Roger and Ana Toumayan at 5113 Bluemound Road won the award presented by your RHOA for their beautiful display.



Special thanks to Jim Knau^f, RHOA Communications Chair. With our newly reformatted newsletter he created, we will be able to stay informed about happenings in Rollingwood, Rolling Hills Estates, and our greater community. Also, please be sure to check out the RHOA website at rwoodhoa.org. Emailed suggestions are welcome (jamesknau@verizon.net).

This year, along with the hand-delivered newsletter, you received the RHOA questionnaire and an envelope addressed to Kathy Walker, RHOA Treasurer, 4902 Rockbluff Drive, in which to mail your \$20.00 RHOA dues. Please take a moment and fill out the questionnaire and send your check for \$20.00 made out to the Rollingwood Homeowners Association in the envelope provided.

Again this year, we are striving to exceed 50% participation from our residents. Think about it: While the cost of living has been rising steadily, RHOA dues have remained at only \$20.00 a year. To maintain a high level of services provided, your support is critical.

PLEASE JOIN TODAY.

Board Reports

Community Relations and Ordinance Education

Southern California Edison Presentation to Rollingwood Residents via “Zoom”

Nine members of the Southern California Edison staff made a presentation to 32 RHOA members (not including spouses) via Zoom on Tuesday evening, November 17. The 24-page SCE slide presentation was titled “Circuit Reliability Review, Rolling Hills Estates, 2020.” We’ve placed the recorded verbal and slide presentation on the RHOA web site via a link to Zoom (please make sure you note the password code for access to Zoom, including the “@”).

SCE representatives provided information on Edison’s power distribution system in Rolling Hills Estates through the slides and verbal discussion. They also addressed issues for the portion of the system servicing Rollingwood. Specifically, SCE covered: an overview of Edison’s power grid, recent capital investments to the power grid system, outlook for the future, wildfire risk (including planned power shutoffs), a lengthy segment dealing with measures of reliability and customer circuit reliability, causes of outages, customer service procedures, claims applications, and services for disabled residents.

RHE City Code Enforcement

For residents not familiar with the many services provided by the City of Rolling Hills Estates, here is some information on one resource that may come in handy:

The City maintains a “Code Enforcement” function for violations of municipal codes and zoning rules. A simple illustration is an unmaintained pool (stagnant, green water) that requires immediate attention. Code enforcement can be reactive (responding to a report from a community source) or proactive (initiated by the code inspector). If you would like to report a violation, please contact Cameron Hall, RHE Code Compliance Officer, at (310) 377-1577 ext. 104 or by email at cameronh@ci.rolling-hills-estates.ca.us.

When someone reports a code violation, Code Enforcement opens a “complaint” and works toward resolving the violation through a multi-step process. You can obtain more information on the city website, under “departments/code-enforcement.”

Butcher / Solana and 24601 Hawthorne Boulevard Real Estate Development Projects

The proposed 248-unit Butcher/Solana Real Estate Development in the City of Torrance near the intersection of Via Valmonte and Hawthorne Blvd. remains in an inactive status. The Planning Department in the City of Torrance reports that there has been no project activity for many months.

A separate development project at 24601 Hawthorne Boulevard, near the intersection of Via Valmonte and Hawthorne Boulevard, is moving ahead. Structure silhouette flags have been raised at the site, and the Torrance Planning Department is waiting for a traffic study from the developer before releasing an “Environmental Assessment” (EA) for the project. City Planning reports that the project has been scaled back from 13 residential units plus 4,500 sq. ft. of commercial space to 11 residential units and 3,300 sq. ft. of commercial space. A 30-day public comment period will start when the EA is posted. The Torrance Planning Commission will hold a hearing on the project some time after that.

Both of these projects will significantly impact traffic flow along Hawthorne Blvd. at Via Valmonte if/when they reach the construction stage and completion.

The RHOA Board is staying in touch with the Planning Department for the City of Torrance as the **24601 Hawthorne Blvd.** project approaches the public comment stage. We will continue to keep you informed.

Community Appearance

Update on the City’s Progress on Sidewalk Repair

The City has received the proposal from Los Angeles County Department of Public Works, noting that the County would be addressing some of the sidewalk issues in Rollingwood. Unfortunately, the budget necessitates addressing the problem in phases. This first phase will look to repair sidewalks on Rockbluff Drive, Silver Eagle Road, and Broken Bow Lane. If you regularly walk these streets, you might have noticed that the County has already marked locations where they will be executing repair work. The County has opted to repair sidewalks by street rather than by handling worst-case offenders first. They most likely opted for this strategy as it’s much cheaper to mobilize a crew to a smaller local rather than spreading them around. This work is supposed to be scheduled for January 2021. Further work to repair sidewalks within Rollingwood would be planned for 2022.

Current Status of Unkempt Homes

Since the last update, a few homes have addressed issues of unkempt parkway and front yard areas. We have seen an overall improvement in our Rollingwood neighborhood, though there are still properties that need more than a bit of TLC. Hopefully, the many fresh landscapes in our neighborhood will become an incentive for more residents to address their overgrown and poorly maintained front yards, including the shrubbery and tree branches protruding onto sidewalks that need to be trimmed.

On a positive note, more sidewalks are a bit easier to walk. There were many locations where soil had sloughed off slopes adjacent to walks, making them a bit dicey to negotiate, especially at night.

The City is the only entity that can contact an owner and let them know that they may violate City Codes because of the condition of their front yard appearance. Since the last update, the City did contact a handful of owners and have had success in coaxing them to clean up their front yard.

If you wonder if a house is non-compliant/ in violation of City codes, please refer to the City's Municipal Code Chapter 8.12. To review the entire Chapter 8.12 - Abatement of Substandard Building and Property, please refer to https://library.municode.com/ca/rolling_hills_estates/codes/code_of_ordinances?nodeId=TIT8HESA_CH8.12ABSUBUPR

Rolling Hills Estates Community News

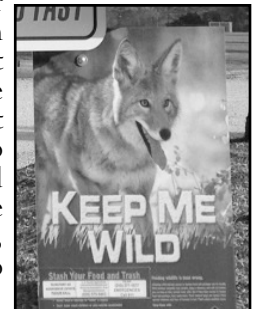
Rolling Hills Estates publishes **News and Updates** to keep residents informed about current happenings in our City. A recent issue reminded residents of the recent surge of residential burglaries in RHE. The Los Angeles Sheriff Department's Lomita Surveillance Apprehension Team has been actively investigating throughout the Peninsula and neighboring cities within its jurisdiction, especially in areas where homes back on to trails, golf courses, or open spaces.

Helpful tips to prevent burglaries include:

- ◆ See something, say something.
- ◆ Communicate with neighbors and let them know if you will be out of town.
- ◆ Make your residence appear like you are at home, such as installing lighting that turns on with timers.

Coyotes In Rollingwood

There have been many reports of recent coyote sightings in Rollingwood. Generally, coyotes are reclusive animals and nocturnal; however, they have been seen and heard in Rollingwood, causing concern for our pets' safety. Please remember to keep your pets in at night. Put garbage in tightly closed containers that cannot be tipped over. Remove water sources; for example, put away bird feeders at night to avoid attracting rodents and other coyote prey. Provide secure enclosures for rabbits, poultry, etc. Encourage your neighbors to follow the same practices.



If you would like more information about coyotes, check the website www.keepmewild.org or <https://www.ci.rolling-hills-estates.ca.us/departments/public-safety/coyote-management>.

Brush Fire Behind Rockbluff Drive

We recently experienced one of the most ravaging fire seasons in California history. Each spring, the members of the fire department visit homes that back up onto Hawthorne Blvd. and explain the importance of brush clearance. It is necessary to assure the safety of all of our Rollingwood residents that we keep our property cleared of brush and debris at all times.

For example, in November, several houses on the south side of Rockbluff Drive were threatened when a fire started in the dry brush on the hillside between them and Hawthorne Boulevard.



Brush on backyard hillsides had not been cleared from several homes. There was concern that the fire could spread to the homes or that embers from the burning areas could alight on a nearby flammable shake roof, resulting in serious additional fire damage. The fire department and sheriff responses were swift and efficient, and fortunately no injuries or significant damage were reported.

A neighbor and his 16-year-old son spotted the fire when it initially started and knocked on doors to warn folks of the danger, a wonderful example of the caring and concern of wonderful Rollingwood residents. Thank you.

Play Equipment at Rockbluff Park

Rockbluff Park playground equipment located at the west corner of Hawthorne Blvd. and Palos Verdes Drive North was removed in February 2020. It was no longer American Society for Testing (ASTM) compliant and in need of significant repair. When the play equipment was removed, the RHOA requested its prompt replacement. The playground was designed for youth ages five to twelve years old.

A three-member subcommittee formed to guide the replacement of the play structure met on October 15, 2020. Rolling Hills Estates Parks and Activities Commission members Lisa Van Ingen Pope and Jeff Romanelli, along with RHOA's Judy Bayer currently serve on the committee. They are reaching out to Rollingwood residents, especially those with young children or grandchildren, to provide input on the best and most fun type of structure for the children to enjoy. The annual questionnaire distributed with the newsletter invites your ideas and suggestions. Please take a moment to jot down your vision for this project, or you may contact any member of the committee mentioned above. Your input will be critical to the decisions made to create a play area for our children. And the good news is that the City has budgeted \$100,000.00 for the project.

And a Final Word...

At the beginning of 2020, we looked forward to a calendar full of our usual RHOA events and activities, never dreaming of their cancelation because of COVID-19. We are looking forward to a semblance of normalcy in 2021 and a calendar brimming with social gatherings and educational meetings and to Neighborhood Watch along with our Annual Meeting.

Please stay safe and healthy.

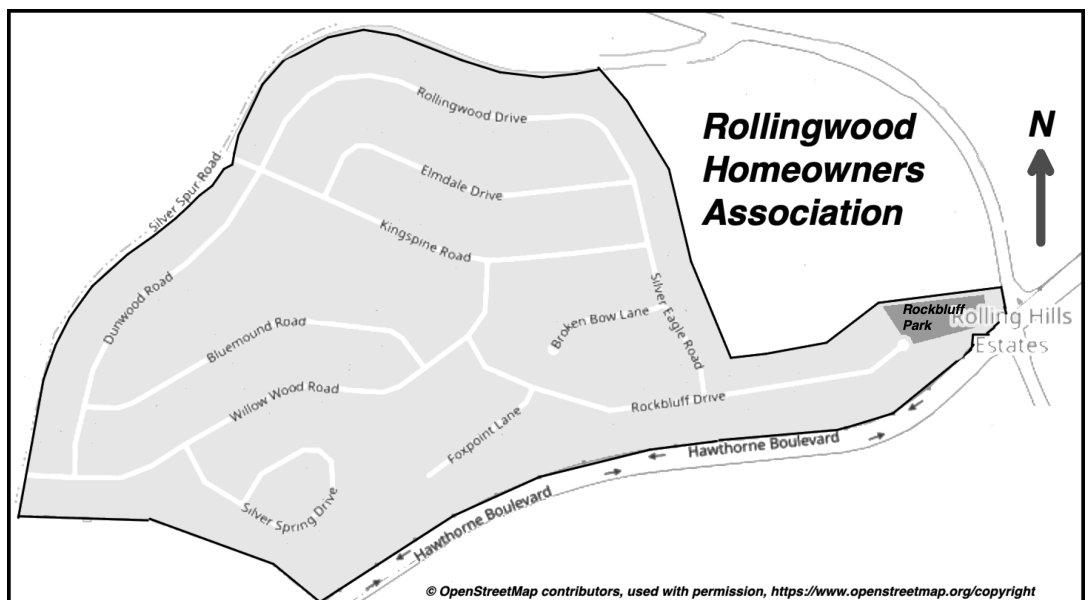


Your RHOA Board

- ◆ President, Judy Bayer, 310-375-0012, jbayer3@cox.net
- ◆ Vice-President, Community Relations and Ordinance Education, Doug Wickstrom, 310-378-6861, wickinp@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
- ◆ Communications: Newsletter/Website, Jim Knauf, 310-750-5899, jamesknauf@verizon.net

The Streets Where We Live

- ◆ Bluemound Road
- ◆ Broken Bow Lane
- ◆ Dunwood Road
- ◆ Elmdale Drive
- ◆ Foxpoint Lane
- ◆ Kingspine Road
- ◆ Rockbluff Drive
- ◆ Rollingwood Drive
- ◆ Silver Eagle Road
- ◆ Silver Spring Drive
- ◆ Willow Wood Road



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**ROLLINGWOOD HOMEOWNERS ASSOCIATION QUESTIONNAIRE
2021**

We are living through unprecedented times, sharing moments of hope and resilience with friends, family and loved ones. Your Rollingwood Homeowners Association once again is asking you to complete the below questionnaire to provide feedback to assist us in making informed decisions regarding the ongoing safety and connectivity with all of our neighbors.

First and Last Name(s) of Adults in your home: (Please Print legibly)

1. _____

2. _____

Address: _____

Telephone: Home: _____

Cell: _____

Email Address: _____

Please take a minute to answer the following questions from your RHOA Board:

1. The majority of responses from the 2020 Questionnaire were in favor of the RHOA publishing a neighborhood Directory for our Rollingwood residents. Will you work on a committee to help create the RHOA Directory? **Yes** ___ **No** ___
2. Do you have computer technical expertise, and if so, will you help your RHOA Board develop future Virtual activities for our neighborhood? **Yes** ___ **No** ___
3. Rolling Hills Estates has budgeted funds for the replacement of the playground equipment at Rockbluff Park in 2021. Would you be interested in participating in a virtual meeting to talk about what you envision for the new playground structure? **Yes** ___ **No** ___



**Thank you very much from your Rollingwood Homeowners Association Board of Directors.
Please stay safe and well .**

**RHOA DUES ARE STILL ONLY \$20.00 PER HOUSEHOLD
Please make out your check to the Rollingwood Homeowners Association
and return it to Kathy Walker, 4902 Rockbluff Drive in the envelope
provided.**