



# Rollingwood Homeowners' Association



## Welcome Linda Cummings, Rollingwood Homeowners Association Secretary.



It is with great delight that we welcome Linda Cummings as the new secretary of the Rollingwood HOA. Linda and her husband, Steve, moved to their home in Rollingwood in 1998 and to this day remain active members of our homeowners' association, participating in events and assisting where needed.

Linda brings a wealth of experience to the job. She has a bachelor's degree in French and English and a master's degree in counseling and guidance followed by a teaching career in high school English and French at Leuzinger High School in Lawndale, along with positions in real estate and investing. Now retired, Linda has been delivering food and providing company and hope to home-bound seniors living on the Peninsula through Meals on Wheels.

Steve and Linda love to ski, especially in Mammoth and Utah, and are looking forward to the coming winter ski season after a two-year hiatus. Linda also enjoys participating in weightlifting and Zumba classes at the gym. Crossword puzzles, jigsaw puzzles and Wordle also are on her list, along with teaching herself to play piano and practicing most days. Linda also enjoys reading, especially non-fiction history and biographies. She also plays golf "badly", but likes being outdoors in nice weather.

Linda's diverse background and dedication to the welfare of others assures her success as she assumes her position as Secretary on the RHOA Board of Directors. She envisions more active member participation in the Rollingwood Homeowners Association that fosters a vibrant, caring community of engaged neighbors who join one another at RHOA

events and who appreciate a well-cared for environment that reflects the beauty of our neighborhood.

## President's Message Judy Bayer, RHOA President

### INSPIRED TO MAKE A DIFFERENCE

What an amazingly interesting Fall we have experienced: The weather has been erratic, the election has been mercurial, finding our Peninsula in the news because of land movement has been heartbreaking. We're in this together, and your Rollingwood Homeowners Association wants us all to work together at becoming involved with our neighbors and participating in neighborhood events and ongoing programs such as Neighborhood Watch. Our volunteers have made special events such as Let's Chat discussions of critical community issues, our Easter Egg Hunt, End of the Year Holiday Wine and Cheese Party, Summer picnic/potluck at Rockbluff Park, Annual Meeting, Oktoberfest and more possible through their hard work, dedication, and commitment.

We welcome your participation and encourage you to join us and become part of your Rollingwood community. YOU CAN MAKE A DIFFERENCE.

## Annual Meeting

The Rollingwood HOA Annual Meeting was held on October 8, 2024. Our guest speakers were Velveth Schmitz, Mayor of Rolling Hills Estates, and Frank Zerunyan, City Councilman, Rolling Hills Estates.



Mayor Velveth Schmitz was elected to the Rolling Hills Estates City Council in 2015. Velveth has been volunteering with the city of Rolling Hills Estates since 2006. She has served as a Commissioner on the Park and Activities and Planning Commissions.



City Council Member Frank Zerunyan is a three-term mayor and still serving Council Member in the City of Rolling Hills Estates. In his role as a public official, after serving as Chair of the Planning Commission in Rolling Hills Estates,

Frank was elected to the City Council in 2003 and re-elected in 2007, 2011 and 2015.

Mayer Schmitz offered an overview of the challenges and progress made by the City on multiple issues. Topics included an improvement plan for traffic flow within the City using grant money; development of a pedestrian plan; completion of Founder’s Park; launch of the George F. Canyon project; approval by the State of the “Housing Element” plan; and work on the Fire Warning and RHE Emergency Alert systems.

Councilman Zerunyan addressed Issues related to housing requirements placed on cities by the California state government. He mentioned that state affordable housing requirements are not necessarily bad since they encourage persons such as teachers, police officers, and nurses to become residents of the cities in which they are employed.

Presentations were followed by a question and answer session. Among the topics were: the State-mandated housing goal; concerns over traffic congestion and traffic planning; increasing use of and lack of traffic enforcement on electric bicycles ridden by children; role of the City, schools, law enforcement and parents to insure safe use of the electric bikes; school programs addressing safety when riding ebikes; lack of ability of the City to become involved in the “Ironwood/Silver Spur Condominiums” project; and, whether the City will implement plans to install a landslide monitor system.

### Neighborhood Events – Oktoberfest

Many thanks to Steve and Kathleen Campbell for hosting our annual Oktoberfest at their home on October 19, 2024, and to Kathy Swank and Marie Reichert for all of their help with planning, setting up and greetings. It was a wonderfully enjoyable evening.



## Good-bye and Good Luck to Richard Fowell

Many thanks from all to Richard Fowell for his 23 years of service on the RHOA Board of Directors. Richard served initially as Treasurer and later as Secretary for 20 years. At our Annual Meeting, Richard was presented with a “Thank You” card, an Amazon gift certificate, and a commemorative plaque by Doug Wickstrom and Kathleen Warford-Campbell.

## New Members

### Kathleen Warford-Campbell – Membership

It is a great honor to meet and greet our new neighbors to Rollingwood. Please help us to welcome The Carrillo Family at 5048 Foxpoint Lane, The Egan Family at 5171 Willow Wood Road, The Gassel Family at 26361 Dunwood Road, The Kulli Family at 5028 Willow Wood Road, The Lim Family at 36 Rollingwood Road, The Nguyen Family at 26511 Dunwood Road, The Putrimas Family at 5005 Willow Wood Road, and The Robinson Family at 5112 Willow Wood Road. We encourage our new families to join and participate in our HOA, and we look forward to seeing them around Rollingwood.

## Vice President’s News

### Doug Wickstrom

### Community Awareness Guide to E-Bikes

The L.A. County Sheriff’s Department recently prepared a handy community awareness reference guide to electric bicycles. The guide is expected to be available online at <https://lasd.org> under the “publications section” in the next few weeks.

Here are a few of the highlights from the guide:

The California Vehicle Code [312.5 (a) CVC] defines an E-bike as a “... bicycle equipped with fully operable pedals and an electric motor of less than 750 watts.”

- There are three classes of E-bikes (Classes 1, 2, and 3) depending on the degree of pedal assistance required to reach a speed of 20 miles per hour or 28 mph for a Class 3 E-bike.
- The Sheriff’s guide cautions that: “Parents are legally and financially responsible for the actions of their children.” Also, “E-Bike speeds may be too much for children to control. Know your child’s riding abilities.”

- The guide also presents checklists for ‘Theft Prevention/Recovery,’ and steps to take before purchasing an E-Bike.
- A closing note on the E-Bike guide points out that several types of two wheeled vehicles that may look like E-Bikes are actually electric motorcycles which require a motorcycle license to drive.

For more information on this topic, contact the Lomita Sheriff’s Station, Community Relations, at (310) 891-3241 or (310) 891-3218.

## RHE City News Highlights:

### Silver Spur Canyon 482 Unit Condominium Project Update

The proposed large condominium project, located west of Silver Spur Road in the City of Rancho Palos Verdes, was one of the topics discussed at the RPV Planning Commission meeting held on October 8th. At the meeting, the Commission voted to deny the developer’s appeal to the City’s determination that the proposed project does not qualify for “Builder’s Remedy” status under SC 85. This is not the end of the matter the developer has several avenues to appeal this decision.

Additional information on this topic is available at the website: [savethecanyon.net](http://savethecanyon.net) and through the Rancho Palos Verdes city website: [rpvca.gov](http://rpvca.gov).

## RHE Crime Report and Neighborhood Watch E-Mail List Being Revised

As reported in a separate announcement in late summer, a new mailing list is being created for the periodic “Crime Report” and “Neighborhood Watch Newsletter.” Andy Rein has volunteered to be our new Rollingwood Neighborhood Watch Coordinator and Crime Report distributor.

If you would like to be added to the updated list, or participate in Neighborhood Watch, please provide your contact information to Andy at: [Andy2175m4@verizon.net](mailto:Andy2175m4@verizon.net).

Also: remember to lock the doors and windows of your home when you are away and keep your car doors locked when parked on the street or in the driveway.

## National Night Out Doug Wickstrom

On the evening of Tuesday, August 6th, two dozen Rollingwood residents participated in National Night Out which was held throughout the country.

The main objective of NNO is to stimulate participation in the Neighborhood Watch program. In addition to promoting Neighborhood Watch, another major goal was for our residents to interact with Rolling Hills Estates municipal leaders as well as members of the Los Angeles County Fire and Sheriff's Department teams which protect Rollingwood.



The Rollingwood participants met RHE City Council members Debby Stegura and Velveth Schmitz. From RHE City Administration, Greg Grammer, City Manager; Alexa Davis, Assistant City Manager; and Jessica Slawson, Assistant to the City Manager, also participated. Deputy Derek Clotworthy, Community Relations Deputy for the Los Angeles County Sheriff's Lomita Station, chatted informally with those in attendance. The RHE County Fire Station 106 sent a large fire truck and crew to the event. Several children received guided tours of the big firefighting rig.

The City of Rolling Hills Estates and the Sheriff's Department provided informational material on various topics including Neighborhood Watch, Home Burglary Prevention, and a new LACSD Community Awareness Guide to E-Bikes.

A special round of thanks to Lisa and Mark Pope who opened their home for the meeting and provided refreshments for those who attended.

## City Council Supports Proposed California Landslide Legislation

The City Council authorized the mayor to submit a letter of support to Senate (CA) Bill 1461 (Allen), which would include landslides in state law for conditions that constitute a state of emergency by the state or local government.

## Emergency Preparedness/Earthquake Alerts

The City website offers the following advice: "Sign up for emergency alerts and notifications from Alert SouthBay by texting 'RHEalerts' to 888-777,

registering online at [alertsouthbay.com](https://www.alertsouthbay.com) or downloading the Everbridge app."

## RHE City Web Site

If you haven't done so, take a look at an excellent on-line source of information covering City activities and resources

<https://www.ci.rolling-hills-estates.ca.us/community>

## Community Appearance

### Warren Arata

Summer has passed and Halloween is over. Regular customers will see holiday decorations already at Home Depot.

We all have made it through the LACFD inspections, and hopefully all were in compliance. The weeds that popped up during the rains earlier in the year currently are all pretty much dead growth, (if they haven't already been removed) and a potential fire hazard and eye sore. State Assembly Bill 3074, (AB-3074) still is being defined by the Government and may or may not be implemented in 2025.

On that note, the City of RHE has approached a few homeowners in our neighborhood about upkeep of front yards and parkway areas. There were a few residences that had an over-abundance of weedy growth. They were contacted by the City's Compliance officer for remediation. Not only is neglect of your front yard a City code violation, it is a signal to criminals who troll the peninsula. When they see a profusion of neglected homes, it's a sign that there is lack of care and a good chance that an intrusion won't be noticed. We all know that a well-manicured neighborhood with eyes on the street is the best deterrent for crime.

Please refer to the City of RHE Municipal Code section 8.12.030/ 8.12.040.

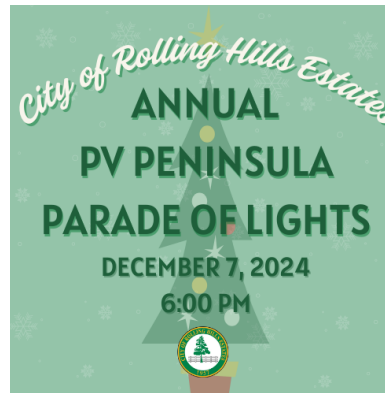
The Board also has fielded a few questions pertaining to the parking of recreational vehicles on the street and in driveways. To head off any conflicts, the City's regulations regarding parking RV's is as follows:

“Recreational vehicles may be parked in a side or rear yard with a minimum 10-foot setback. However recreational vehicles may not be parked or stored in yard areas contiguous to streets or highways.”

Rules for parking of oversized vehicles are explained in RHE Municipal Code of Ordinances, Chapter 17.06.440, titled: Off-street Parking Requirements (residential districts). The City's definition of an 'over-sized vehicle' as any motorized vehicle, non-motorized vehicle, trailer or combination thereof that exceeds any one of the following size dimensions, (inclusive of any projecting racks and or vehicle appurtenances): Twenty-two feet long, seven feet high or eight feet wide.

If you have your RV parked at your residence and are not sure if your RV is parked legally, you can contact the City's Code Compliance Officer at RHE City Hall [(310) 377-1577 ext. 104] for clarifications.

## News from the City



Plans are underway for the City of Rolling Hills Estates Annual Palos Verdes Peninsula Parade of Lights on Saturday, December 7, 2024 at 6:00 PM! This family-friendly event showcases the

unique character of our community with dazzling holiday floats, lively marching bands, Santa Claus, and community partners lighting up the streets of Rolling Hills Estates.

## Southern California Edison (SCE) Planned System Upgrades

Southern California Edison (SCE) will be working on planned equipment upgrades,



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pole replacements and wire hardening for fire protection in the northern part of the City, generally east of Rolling Hills Road. Most of the work will occur during the daytime hours from 8:00 am to 4:00 pm. Work along Palos Verdes Drive North will be conducted overnight, from 10:00 pm to 6:00 am, where traffic control will be implemented to maintain two-way traffic, but with delays. SCE may schedule temporary maintenance outages during construction. SCE will attempt to notify customers by phone, text, email, or mail at least 72 hours prior to outages. The project is estimated to last from October 1, 2024 to December 13, 2024.

**George F. Canyon Nature Center**

The George F Canyon Nature Center building is closed due to the aging condition of the facility. The canyon trail remains open, and Palos Verdes Peninsula Land Conservancy programming will continue with limited amenities.

An exciting new, state-of-the-art Nature Center building will begin construction soon. RHE will keep the community informed about the progress of the construction.

**Reminder: Overnight street parking is prohibited in the City of Rolling Hills Estates.**

Per RHEMC Section 10.24.090 (B)(1)

Permits allowing all night parking of vehicles may be issued dependent upon the length of time required by the applicant.

Temporary permits for up to five days can be obtained without application or investigation. Temporary permits may be renewed for additional five-day periods not more than twice consecutively or fifteen days maximum within any given calendar year.

For more information or questions, please call (310) 377-1577 or visit our FAQ page to learn more: [FAQS/rolling-hills-estates.ca.us](https://www.rwoodhoa.org/FAQS/rolling-hills-estates.ca.us)

**Biking Reminders from the City:**

When riding bicycles, e-bikes, scooters, etc., be safe and follow these simple tips:

- Ride in designated areas (i.e. bike lanes) and in the same direction as traffic.
- Always wear a properly fitted helmet and securely fasten the chin strap.
- Never use electronics while riding.
- Follow traffic signs and signals

Finally, the City of Rolling Hills Estates strictly prohibits riding bicycles, e-bikes, scooters, mopeds, skateboards, etc. on equestrian trails.

**Please join the HOA for 2025**

While it is not quite yet 2025 on the calendar, the Rollingwood HOA has already started it’s 2025 fiscal year and will happily accept early dues payments for 2025.

Your dues fund events like “Lets Chat” and “National Night Out”, landscape maintenance at the Entrances to our neighborhood and much more.

Your RHOA has submitted a landscape plan prepared by Bennett Landscaping to the City of Rolling Hills Estates to improve the landscaping at the Kingspine entrance. The City will reimburse the Rollingwood Homeowners Association 50% of the cost. At the present time, the RHOA does not have sufficient funds to cover our share of the cost primarily due to the lack of residents paying their RHOA dues.

We hope you will continue your support of the Rollingwood Homeowners Association and send your check to the RHOA treasurer. Please also include your phone and email contact information.

Your check for \$25.00 is payable to:

Rollingwood Homeowners Association (RHOA)  
Attn: Kathy Walker, Treasurer  
4902 Rockbluff Drive  
Rolling Hills Estates, CA 90274.

Payment may also be made with your smartphone VENMO app and our link [@rollingwoodhoadues](https://www.venmo.com/@rollingwoodhoadues) or simply scan our RHOA QR code to submit your \$25 payment. Remember to include your name(s), street address, email address, and phone number.



*Your Rollingwood HOA Board*

President	Judy Bayer	310-375-0012	jbayer3@cox.net
Vice-President	Doug Wickstrom	310-378-6861	wickinpv@cox.net
Secretary	Linda Cummings	424-350-6628	Steveandlinda45@gmail.com
Treasurer	Kathy Walker	310-378-8185	koreklaw@gmail.com
Community Appearance	Warren Arata	310-375-0828	riffledesigner@gmail.com
Membership	Kathleen Warford-Campbell	310-489-5612	kwc9rose@gmail.com
Communications	Will McCown	626-441-0029	willmc@ross-mccown.com

**2023-2024 Rollingwood Homeowners Association (RHOA)**

153/376 as of 9/30/24

<b>Bluemound (22/38)</b>	<b>Dunwood (12/37)</b>	<b>Rockbluff (16/48)</b>	<b>Rollingwood (23/51)</b>	<b>Willow Wood (18/52)</b>
Ellison	Leseberg	Galdones	Lutz/Heller	Pope
Augustsson	Stucker	Walker	Rosen	Schill
Hughes	Azer	Bertrand	Faurite-Zawitkoski	LaRue
Arata	Kabana	Zaslowsky	Simeral	Sans
Newman	Wolf	Humphrey	Chu	DaSilva
Wickstrom	Smith-Harris	Nodado	Degener	Ohlsson
Li	Reichert	Lim	Plebuch	Serhal
Park	Rester	Helf	Granacki	Closson
Doolittle	Middelburg	Fowell	Sunamoto	Fodor
Bailey	Wright	Bayer	Fafard	Greene
Matsubara	MacPhee	Cole	Cummings	Anderson
Sasselli	Chen	Murrey-Lyon	Wilkins	Green
Harriett		Ho	Yueh	Eberhard
Chae	<b>Broken Bow (7/13)</b>	Swank	Granata	Geil
Ouye	Park	Gaw	Lim	Ventura
Phillips	Davis	Saura	Lawniczak	Agnew
Libutti	Fernandez		Trujillo	Marshall
Daly	Wiese	<b>Silver Spring (11/32)</b>	Willens	Chaney
Smith	Strier	McCown/Ross	Badour	
Hofmeister	Corr	Valentekovich	Buchholz	<b>Kingspine (17/42)</b>
Liu	May	Center	Stamler	Ponce
Mendez		Hall	Pessian	Chobanian
	<b>Elmdale (13/37)</b>	Fujita	Lim/Bevilacqua	Gugisberg
<b>Silver Eagle (6/11)</b>	Ciszek	Lomino		Guelff
Kotsianas	Hall	Bitting	<b>Foxpoint (8/15)</b>	Tumanjan
Hui	Ireland	Dunn	McArthur	Sala
Huang	Batley	Enders	Omeze	Knauf
Cayamanda	Van Wie	Britsch	Kim	Fukasawa
Seide	Walsh	Dettling	Campbell	Elliott
Hulse	Witt		Kwoh	Cohen
	Kato		O'Neill	Munger
	Nielsen		Son	Ghayouri
	Liu			Apodaca
	Wakamatsu			Porter
	Kurt			Sabai
	Lininger			Aarabi
				Couture