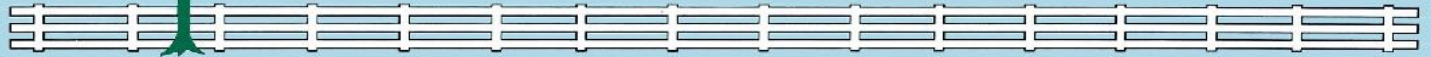




Rollingwood Homeowners' Association



Welcome Kathleen Warford Campbell, Membership Chair



Your Rollingwood Homeowners Association Board is excited to announce and welcome Kathleen Warford Campbell as our new Membership Chair. Kathleen has a wealth of experience as an administrator and a continuing legal education manager at a large international law firm. We look forward to applying that to her

new role to enhance life for new neighbors and longtime residents of Rollingwood.

Kathleen has lived in Rolling Hills Estates for 37 years. She received a B.S. degree from Arizona State University.

Spending time with friends and family, especially her daughter, son-in-law and two grandchildren is special for Kathleen along with traveling; reading historical fiction novels; walking and playing with her golden retriever, Bear; and, knitting and gardening are among Kathleen's favorite activities. She and her husband Steve, have graciously hosted our many RHOA activities including our Octoberfest and Let's Chat gatherings. They have also helped oversee several social events including our Easter Egg Hunt and Rockbluff Park Playground opening.

Kathleen brings a wonderful history of giving back to her new position as our RHOA Membership Chair. She joined our Board from 1995 to 1999 as Community Appearance Chair and from 2013-2017 as our Treasurer.

Kathleen's skilled background and commitment to the enrichment of our Rollingwood community is wonderful assurance of future success. Her vision for the RHOA Board is to continue to enrich our Rollingwood community through fun family events,

public service updates and community enhancement projects. Thank you Kathleen.

President's Message

Judy Bayer, RHOA President

Spring has spread her beautiful greenery, dazzling blossoms, and blue skies throughout Rollingwood. How fortunate we are to live in such a lovely setting. Maintaining our landscaping sends a positive message to our neighbors that we care about our lovely environment, and we take pride in its beauty. We feel a sense of community, of connection. Our dedication encourages a friendly neighborhood that we are proud to call home. Let's all join together to keep the spring spirit alive in Rollingwood. Join your RHOA, support your Neighborhood Watch, say hello to your neighbor, participate in RHOA events,

Don't forget, we've added an electronic payment option for your convenience. If you have the Venmo



app on your smartphone, search for our link: @rollingwoodhoadues or simply scan this RHOA QR code to submit your \$25. payment. Please include your name, address, and contact info (email/phone). The RHOA profile setting is

set for PRIVATE, which limits text visibility to the sender and RHOA treasurer. You may still provide or update your information by emailing Kathy Walker at koreklaw@gmail.com. You also may complete the RHOA questionnaire that is available on our webpage (rwoodhoa.org) and delivered to you with our annual Winter Newsletter (January). And please be assured that personal checks are always welcome. For those still paying by check, please make your check payable to Rollingwood HOA and mail it to Kathy Walker, Treasurer, 4902 Rockbluff Drive. Many thanks for the hard work of Kathy Walker and her team to set up the Venmo account for us. They did an outstanding job!

Neighborhood Events

-Warren Arata



On April 19th, Rollingwood HOA held a 'Let's Chat'. The event was hosted by Mark and Lisa Pope who graciously opened their home for the event. We had a great turnout, and a lot of important information was passed around. Jessica Slawson, Management Analyst from the City Manager's office was there representing RHE and fielded questions about City vs homeowner responsibilities pertaining to many of the open space areas within and surrounding our community. Interim Chief Brian Kane and Community Services Liaison Rosemary Vivero from the Los Angeles County Fire department presented information on the LACFD inspection process, and the process by which violators will be notified and fined if violations are not corrected. They also discussed SCE's role in reducing fire fuel within their easements. The subject of evacuation vs shelter in place also was discussed. Deputy Foresters Delos Reyes and Wen Wang represented LACFD Forestry Division and highlighted how LACFD looks at defensible space in Los Angeles County's wildland-urban interface.

All together it was a great presentation with several opinions, good and bad, about our current situation. More of our residents are attending our Let's Chat presentations. With the increased attendance comes more and varied opinions from the neighborhood which bring to light many nuances and issues others may not know about. It's also a great opportunity to meet others from the neighborhood.



Thanks again to the Pope's for opening their home to this great event.

For more information about the Brush Clearance requirements see page 5.

Easter Egg Hunt

It was not easy for your Easter Egg Hunt Committee to recommend the cancellation of the event, though it turned out to be the right decision. The weather was terrible and ruled out any possibility of a fun time. Not to worry, however; Kathleen Campbell and Kathy Swank have seen to the safe keeping of the 6000 plastic eggs with goodies until next year's festivities.

Neighborhood Watch



We need to rebuild our Rollingwood Neighborhood Watch, to resume its vital role in enhancing the safety, security, and well-being of our neighborhood. With Springtime in the air, the time is perfect to rejuvenate our

program. Many of the questionnaires returned with RHOA dues indicate a willingness to participate in the Rollingwood Neighborhood Watch program. We hope you will participate and have the opportunity to interact with one another, build relationships, and work toward keeping our neighbors safe.

Communication with our local law enforcement will be enhanced. Neighbors will develop a sense of ownership and responsibility for the safety and security of our community, which will lead to increased involvement and confidence.

A strong neighborhood watch contributes to a higher quality of life for residents by creating a safer and more secure environment. When we feel safe in our neighborhood, we are more likely to engage in outdoor activities, socialize with neighbors, and take pride in our community.

Please contact me if you are willing to participate in a committee to rebuild our Rollingwood Neighborhood Watch Program. It will be much appreciated. Email: jbayer3@cox.net.

See Something, Say Something

a Message from RHE and the LA County Sheriff's Department:

As RHE continues its partnership with the Los Angeles County Sheriff's Department and neighboring cities to prioritize public safety, we all appreciate our community working to protect themselves, their families, and each other. One way to do that is to report any suspicious behavior to local authorities as soon as you see it. When you see something ... say something. The Lomita Sheriff's Station non-emergency number is (310) 539-1661. We also encourage residents to join Neighborhood Watch, which supports crime prevention in our community.

News from Community Relations and Ordinance Education

Doug Wickstrom, Vice President.

Update on Recent SCE Power Outage:

On April 4, 2024 there was a power outage in a large section of Rollingwood that lasted several hours. The Southern California Edison Company reports that the outage resulted from a fallen tree branch that shut down one of the Edison power lines until repairs were completed.

We also asked the Edison Company to review the seemingly frequent power failures in Rollingwood versus other sections of PV and also for an update on the power system upgrade that was planned for the Rollingwood and adjoining areas.

Preparations for Emergencies (Let's Chat):

At the close of the informative RHOA "Let's Chat" meeting held on Friday, April 19th, LA County Fire Department representatives provided several interesting handouts. Topics included establishing and maintaining a 'Defensible Space' between a home or other structure and nearby plants, brush, and trees. An informative guide on this topic is available on the L.A. County Fire Department web site: fire.lacounty.gov.

In dealing with family preparations for emergencies, CalFire also provides landscaping tips and ideas on "firescaping" your residence at their website: readyforwildfire.org.

One other important piece of information: the Rollingwood/Marloma area of the Palos Verdes Peninsula, is located in **Evacuation Zone RHE-E008**. To find out what this means for your family's emergency preparations, take a look at the information available at the website: PVPready.gov. Among other helpful ideas, the site provides a list of emergency kit contents and a pre-planning checklist for personal, legal, financial and other important data.

Another source for local emergency and disaster information is the web site:

AlertSouthBay.com.

George F. Canyon Nature Center Project Moves Forward

The City reports that contracts for construction of the new 3,300 square foot nature center, located at the intersection of Palos Verdes Drive North and Palos Verdes Drive East, should be awarded in June or July of this year.

The new Nature Center will feature a meeting room/class room and viewing decks to promote the canyon and its trails. The Palos Verdes Peninsula Land Conservancy continues to manage the land as well as the new facility which has an estimated cost of almost \$4.0 million.

Crime Report from L.A. County Sheriff's Department Lomita Station

Since late February, there was only one crime reported on the Sheriff's public information system; theft of a package at a residence on Bluemound Road on April 8th.

Don't let your guard down, 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.

RHE City Web Site:

If you haven't already done so, take a look at the excellent on-line source of information covering City activities and resources (<https://www.ci.rolling-hills-estates.ca.us/community>).

5323 Ironwood Street (Silver Spur Canyon) Condominium Project

In January, 2024, a real estate developer, under the corporate name of "Verdes Estates, Inc.", submitted a preliminary set of plans to the City of Rancho Palos Verdes for a proposed 641,193 square foot condominium project in RPV. The 4-building complex, each with 7 stories of above ground residential units and 3 stories of below ground parking, would be located in the the empty canyon between Silver Spur Road (on the east) and Birchfield Avenue (on the west) in the City of RPV. The presently undeveloped canyon property is southwest of the Lutheran Church on Silver Spur Road.

The proposed development is of interest and concern to Rollingwood residents because:

- The seven stories of above ground level buildings are likely to impact views from some Rollingwood residences.
- There is a potential negative impact on some Rollingwood home values due to the addition of large, high-density buildings in a single family housing community.
- There is an almost certain adverse impact on traffic for Rollingwood residents using the Kingspine Road and/or Willow Wood Road entrances to Rollingwood.
- There is a potential impact on child school placements (Silver Spur Elementary) due to the 482 new residential units in the RPV canyon.
- Heavy construction vehicle traffic during the construction period will likely impede Rollingwood vehicle flow around PV Drive North and Silver Spur for an extended period of construction.

In addition to the items above, the preliminary plan application (page 4 of the submission to the City of RPV) contains a list of 21 waivers and 3 incentives requested from the City of RPV by the developer. Several of these waivers have a potential adverse impact on Rollingwood residents.

One of the major elements underlying this developer's action relates to Government Code Section 65589.5 (d), known as the "Builder's Remedy." It is a provision of the California Housing Accountability Act that prevents jurisdictions without a substantially compliant housing element from denying certain new housing projects. These projects might proceed even if they don't comply with the local jurisdiction's zoning ordinance or general plan.

For additional information on the "Builder's Remedy" issue, on the proposed Ironwood Street project, and/or contact information if you want to become involved, you can check out two web sites:

www.savethecanyon.net; and www.pvpwatch.com/news.

You can also contact our State Senator, Ben Allen, at: Senator.Allen@Senate.CA.gov and/or our State Assembly Member, Al Muratsuchi, at: <https://a66.asmdc.org>

The RHOA Board will continue to stay in touch with the organizations contesting the proposed project and point Rollingwood residents toward sources of information on the project and related issues.

Community Appearance Update

Warren Arata

...a month into Spring.

We are well into Spring, and it looks like the rainy season has finally ended. With all the rain we had in the past months and now with sunshine and warmth bathing the landscape, we have seen much growth, both wanted and unwanted. It's an opportune time to tackle the removal of all of the weeds and over-growth around the house – just in time for Los Angeles County's June brush clearance requirements.

Most of the Palos Verdes Peninsula is in a state designated Very High Fire Hazard Severity Zone, which means that homeowners are required to maintain defensible space on their property and near structures. The clearing of dry and heavily vegetated areas is a critical wildfire prevention measure.

The brush clearance deadline is June 1, 2024

Most residents will have received an Annual Brush Clearance Notice from the Los Angeles County Fire Department in which requirements and deadlines are outlined. However, all residents are encouraged to keep landscaping maintained and clear of dry or dying brush/vegetation. In doing so, potential fire hazards can be removed or reduced that could lead to the destruction of valuable property or land and lower air quality.

Did you know that choosing the right plants and caring for them properly can make your garden more resistant to wildfires? Fire-smart landscaping aims to provide community members living in wildfire-prone California areas with information on plant species that can withstand flying embers and intense heat. To review landscaping tips and other resources on firescaping, please visit these helpful resources:

CalFire: [Fire-Smart Landscaping For Enhanced Wildfire Safety](https://www.fire.ca.gov/resources/safety/fire-smart-landscaping) (readyforwildfire.org)

[West Basin Municipal Water District PowerPoint Presentation](https://www.westbasin.org/presentation) (westbasin.org)

Below is the link to City of Rolling Hills Estates page that will direct you to other websites informing you of all you need to know about brush clearance removal:

<https://www.rollinghillsestates.gov/departments/public-safety/brush-clearance>



Riding bikes can be a quick and fun way to get to around town and to school, especially on some of our city's idyllic, tree-lined streets; however, bicycles, including e-bikes, scooters, mopeds, skateboards, etc. on equestrian trails are strictly prohibited in Rolling Hills Estates.

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

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



The City of Rolling Hills Estates welcomes dogs along trails, in open spaces, and within parks. However, as a reminder, in order to promote the safety of the animals, the public, trail users, equestrians and their horses and surrounding wildlife, dogs must

remain on their leash under the full control of their owners at all times, as required per the City's Municipal Code and LA County Code (RHEMC §12.24.090 & LACC §10.32.010).

It is in all owners' best interest to leash their dogs to prevent them from approaching other animals that could be fearful, aggressive or in training.

For questions regarding the City's leash law or to report an off-leash dog, please contact (310) 377-1577.

To report a lost dog, please contact Los Angeles County Animal Control at (310) 523-9566

Your Rollingwood HOA Board

President	Judy Bayer	310-375-0012	jbayer3@cox.net
Vice-President, Community Relations & 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	riffledesigner@gmail.com
Membership	Kathleen Campbell	310-489-5612	kwc9rose@gmail.com
Communications: Newsletter/Website	Will McCown	626-441-0029	willmc@ross-mccown.com

2023-2024 Rollingwood Homeowners Association (RHOA)

131/376 as of 5/12/24

Bluemound (18/38)	Dunwood (10/37)	Rockbluff (15/48)	Rollingwood (21/51)	Willow Wood (15/52)
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		Cole	Cummings	Anderson
Sasselli		Murrey-Lyon	Wilkins	Green
Harriett	Broken Bow (6/13)	Ho	Yueh	Eberhard
Chae	Park	Swank	Granata	Geil
Ouye	Davis	Gaw	Lim	Ventura
Phillips	Fernandez		Lawniczak	
Libutti	Wiese		Trujillo	
Daly	Strier		Willens	
	Corr		Badour	
			Buchholz	
			Stamler	
Silver Eagle (5/11)	Elmdale (12/37)	Silver Spring (9/32)		Kingspine (13/42)
Kotsianas	Ciszek	McCown		Ponce
Hui	Hall	Valentekovich		Chobanian
Huang	Ireland	Center	Foxpoint (7/15)	Gugisberg
Cayamanda	Batley	Hall	McArthur	Guelff
Seide	Van Wie	Fujita	Omeze	Tumanjan
	Walsh	Lomino	Kim	Sala
	Witt	Bitting	Campbell	Knauf
	Kato	Dunn	Kwoh	Fukasawa
	Nielsen	Enders	O'Neill	Elliott
	Liu		Son	Cohen
	Wakamatsu			Munger
	Kurt			Ghayouri
				Apodaca