



Rollingwood Homeowners' Association

President's Message

Judy Bayer

Together We Thrive: A Summer of Community Participation and Care

As summer brings blue skies, blooming gardens, neighborly chats, and family outings to Rockbluff Park, it's the perfect time to reflect on how fortunate we are to live in Rolling Hills Estates, in Rollingwood, in a lovely, friendly neighborhood. What makes our neighborhood special? It's not just the well-maintained homes, the peaceful, safe streets, or the sunshine—it's **YOU**. Our community thrives when each Rollingwood resident takes part, whether by participating in neighborhood activities, volunteering to help prepare our entryway on Kingspine Drive for landscaping, or simply paying your Rollingwood homeowner Association dues on time.

We all want to see the Kingspine landscaping project completed. Your Rollingwood Homeowners Association Board of Directors is working on the financial aspects of the project, and at the present time there is not adequate funding to cover the costs even with the City of Rolling Hills Estates covering up to one half of what is charged. Why? Because fewer than 50% of our Rollingwood neighbors have paid their annual dues payment of \$25.00. Thank you to all who pay your dues. To those of you still remiss, please, we need you.

Checks may be made payable to: Rollingwood Homeowners Association and mailed to Rollingwood Homeowners Association:

Attn: Kathy Walker, Treasurer
4902 Rockbluff Dr.
Rolling Hills Estates,
CA 90274

Payment also may be made with your smartphone VENMO app and our link @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.

Let's make this summer a season of connection, care, and continued growth together. Join us as we give special thanks to those who have made the effort to contribute to the vibrancy and efficacy of our neighborhood.

Thank you:

Kenny Libutti, Warren Arata, and Doug Wickstrom for the hours spent clearing the Kingspine parkway areas of weeds and detritus and filling 100 bags of debris for trash pick-up in preparation for our new landscaping.

Nancy and Bob Gragg, Kathleen and Steve Campbell, Kathy and Bob Swank, Lisa and Mark Pope for so graciously hosting holiday and Let's Chat events, Neighborhood Watch and other gatherings.

Kathleen and Steve Campbell, Kathy Swank, Sheridan McArthur, Maneska Cohen, and Carmelita Cayamanda for all they did to make our Easter Egg Hunt such a success.

Steve Campbell who has created the amazing flyers for all of our RHOA events.

Judy Munger and Wyatt Stucker, plus your Homeowner Association Board of Directors for delivering flyers and RHOA newsletters to every home in Rollingwood.

Martha Espinoza and the Espinoza family for the beautiful seasonal arrangements decorating the Willow Wood entry sign.

And to everyone in Rollingwood who has helped a neighbor in need, donated to their RHOA, maintained their property, joined in our activities, please know that every effort - large or small - has strengthened the sense of community in Rollingwood, the place we are proud to call home.

Easter Egg Hunt May 15, 2025

The Easter Egg Hunt was a huge success with perfect weather and about 35 children participating. Our volunteers, Kathy Swank, Sheridan McArthur, Maneshka Cohen, Kathy Walker, and Steve Campbell, did a fabulous job and the children had a wonderful time. Several families stayed after and enjoyed their picnic. Thanks much to our Easter Bunny who made the day.



LET'S CHAT

Be fire-wise protecting your home from fire hazard with Jessica Slawson, Assistant to the City Manager and Assistant Fire Chief Brian Kane

Jessica spoke about *Alert South Bay*, RHE's Real Time Emergency Notifications System for real-time emergency alerts. This system allows the city to disseminate information via text, email, phone, and other methods during emergencies. Residents can sign up for alerts by texting "ALERTSB" to 888777 or by registering on the [AlertSouthBay](https://www.alertsouthbay.com) website. The system is part of a regional effort with other South Bay cities. to ensure residents receive timely information during emergencies, including wildfires.

Jessica also provided the group with several fire safety documents including KNOW YOUR ZONE (<https://www.pvpready.gov>), [BE WATER WISE](#) - use water efficiently in your yard and still safeguard your property from wildfires, and a QUICK GUIDE TO SAFETY before, during, and after a wildfire.



Chief Kane introduced the *Genasys Protect* app for your computer or smart phone that will provide you with your zone and necessary information that will assure against receiving false information. With the *Genasys Protect* mobile app, you can follow a zone or turn on your location to get notified about danger wherever you are. For more information see <https://protect.genasys.com> or search your phone's app store for "Genasys Protect".

The conversation included a look at the current, updated local fire map which includes fire hazard severity zones along with insight on the brush clearance requirements, including "Zone 0" requiring the removal anything combustible including vegetation and potted plants, within 5 feet of the home. Questions and answers followed the discussion.

Jessica recently was promoted to Assistant to our RHE City Manager, Greg Grammer. She has been with the City of Rolling Hills Estates for nine years as Planning Administrator and Administrative Analyst. She is the City Emergency Management Coordinator wherein she helps promote and administer important emergency preparedness programs in the city. She also is the Public Safety Liaison with the L.A. County Fire Department and Sheriff's Department where she works closely with Deputy Derek Clotworthy, the Neighborhood Watch coordinator in Lomita. She also oversees a bimonthly Neighborhood Watch/Neighborhood Leadership meeting. As you can tell, Jessica's focus is on community engagement with an emphasis on emergency preparedness.

Speaker Brian Kane was promoted to assistant fire chief, Los Angeles County Fire Department, on February 21, 2025. He is assigned to Division I, South Bay which includes Rolling Hills Estates. He has served the Department for over 25 years, since beginning his career as a firefighter. As Assistant Fire Chief, Chief Kane is responsible for providing technical and administrative supervision to staff allocated to Division I within the Central Regional Operations Bureau, which is comprised of 10 cities, three battalions, and 20 fire stations. He has several assistant chiefs and many battalion chiefs (fire stations) under his command – including Catalina Island. If there is a two-alarm fire or higher, he will get a call, even in the middle of the night.

News from the Membership Chair

Kathleen Warford-Campbell

Over the past few months, I have met several new neighbors and introduced them to the benefits of our Rollingwood HOA. Please welcome The Braga Family at 26355 Dunwood Road, The Lee Family at 4821 Elmdale Drive, The Brandt and Goll Family at 22 Rollingwood Drive, The Schwarz and Harris Family at 37 Rollingwood Drive, and The Fuller and Shell Family at 5123 Willow Wood Road. We look forward to seeing them all at our upcoming Rollingwood HOA events.

Special request: If you know a neighbor whom I have missed welcoming, please send me an email at kwc9rose@gmail.com, and I will touch base with them ASAP.

Community News

Doug Wickstrom

Getting the “Right Stuff”

On an annual basis, and frequently more often, the Board of Directors of your Rollingwood Homeowners Association, revisits our plans for the year. Many of you have replied to the questionnaire we include with the January newsletter and dues solicitation envelope. This is the primary source of information for the board to confirm that it is on target with what you and your family would like to see.

Many projects and programs are initiated by the Board with themes and topics relating to ideas you provided in the past. Examples include the “Let’s Chat” programs, the “Children’s Easter Egg Hunt,” the “Oktoberfest” get together, and the December “Holiday Wine and Cheese Party.” Your Board also supports the “Neighborhood Watch” program and other projects during the year.

We appreciate your suggestions and attempt to act upon them when possible.

Please feel free to contact any of your board members with your questions, suggestions, or concerns.

Summer Activities in the City of Rolling Hills Estates

The City is offering a range of activities and entertainment options for you family this summer. Here are a few examples:

- [Concert in the Park](#), Saturday, July 19th, 4 to 6 PM, at Ernie Howlett Park
- [Outdoor Summer Movie Series](#), Saturday evening, August 16th, at Ernie Howlett Park
- [City Celebration](#), Saturday, September 13th, 9 AM to 3 PM, at the Empty Saddle Club, 39, Empty Saddle Road.

Check the Rolling Hills Estates City web site <https://www.rollinghillsestates.gov/community/events> or call City Hall for more information on these programs.

Update on the Silver Spur Canyon Condominium Project (5323 Ironwood Street)

The proposed 482-unit condominium project to be located in the canyon west of Silver Spur is still alive. The developer is filing a lawsuit to move ahead with his request to place the project under the state “Builder’s Remedy” status and thereby proceed on a fast track basis. No details about the court filing or a hearing date are available.

If you are interested in following the activity on this project, you can check out the pvpwatch.com and/or savethecanyon.net web sites which post periodic updates.

Deep Dive into the Rolling Hills Estates City Web Site

For new Rollingwood residents, the Rolling Hills Estates city web site (<https://www.ci.rolling-hills-estates.ca.us>) provides a valuable source of information on a large array of topics and resources available to the community.

Your Rollingwood Homeowners Association Board members receive many questions that can be quickly answered by checking out the City’s web site. Here are just a few “frequently asked questions” that are answered in a very organized series of column headings and ‘drop down’ boxes on the site:

- Issues related to trash pick-up by the Waste Management Company
- Request trimming of a City street tree (usually on a 4- or 5-year interval unless special arrangements are made with the City). There is also a view preservation process.

- How to report a concern to the appropriate City department (street pothole, streetlight outage, graffiti, coyotes, and other issues).
- Specific re-roofing requirements of the City.
- Overnight on-street parking permits.

If you haven't done so, have look at this excellent on-line source of information covering many of our City's activities and resources. Also, do not forget to sign up for the City newsletter with even more timely information.

Rolling Hills Estates City Services and Staff

RHE staff is available to help with your questions during regular business hours:

- Monday to Thursday from 7:30 AM to 5:30 PM
- Friday from 7:30 AM to 4:30 PM.

You can contact City Hall at (310) 377-1577 or through its web site: [RHE.city/contact](https://www.rhe.city/contact) which provides a list of services and staff contacts.

For after-hours support, the Los Angeles County Sheriff's Department, Lomita Station can be contacted at (310) 539-1661. For emergencies, call 911.

Community Appearance **Warren Arata**

We are Just entering our summer season as well as the fire season. Southern California has endured a few really bad fire seasons, and we all need to do our part to ensure our neighborhood is safe. June was the month that LACFD starts their review of properties to ensure compliance. Please review your situation in both your yard and home to ensure that your property is safe and compliant. This ensures that your property is safe and that you are not an ignition source for neighbors.

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. It also provides links to the County for the latest information from LA County Fire Department

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

RHOA has been working on upgrading the entry at Kingspine for about a year. Our major hurdle is financing. The design has gone through a few iterations, the last being approved by the City's Parks and Activities Commission for the 2024/ 25 fiscal year.

The City's Street Entryway Beautification Program provides matching City funds for approved landscape improvements for HOA's up to a limit. We had gone through the process with the City to obtain approval but were hampered by limited funds. To aid in our goal, we took it upon ourselves to reduce the scope of work by the contractor and did most of the demo work ourselves. That's why you see the parkways on Kingspine at Silver Spur pretty much bare. Thanks to both Doug Wickstrom, (our RWHOA VP) and Kenny Libuti, (past Board member) for spending many hours out there removing the old landscape. We will need to re-submit the installation contract to the City as this is a new fiscal year to again obtain approval before the work can begin. It is a long process of approvals we hope will end with a new fresh look at our entry. If you have any specific questions, you can email me at riffledesigner@gmail.com.

If you can help our cause with a donation in any amount, it would be much appreciated. Our HOA runs on a shoestring and struggles to support our neighborhood activities and to ensure a safe, welcoming community. Your donation may be forwarded to Kathy Walker, 4902 Rockbluff Dr., (310) 378-8185. Please note that your donation is specifically for the landscape upgrade on Kingspine Road at Silver Spur Road.

Trash receptacles visible from your front yard have become a bit of an issue of late. Our City's municipal code calls for trash cans to be stored in a location that hides them from view from street/ sidewalk.

REMINDER - Overnight Street parking without a permit is prohibited in the City of Rolling Hills Estates. For more information on obtaining a permit please see the City's website:

<https://www.rollinghillsestates.gov/how-do-i/park-temporarily-on-street>

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

2024-2025 Rollingwood Homeowners Association (RHOA)

As of July 7, 2025 150 of 377 (40%) of household paid

Bluemound (23/38)

Daly
Wickstrom
Newman
Jennings
Doolittle
Bailey
Sasselli
Matsubara
Arata
Hughes
Leslie
Gargano
Harriett
Ellison*+
Espiritu
Getman
Gonzalez
Agustsson
Li
Phillips
Hofmeister
Chae
Libutti

Broken Bow (8/14)

Hale+
Chung
McCauley
Strier
Corr+
Wiese
Davis
May

name* paid multiple FY
name+ made donation

Dunwood (13/37)

Leseberg+
Gassel
Stucker
Reichert
Harris-Smith
Kabana
Nguyen
Wolf
Middelburg
Azer
MacPhee
Wright
Stiebel

Elmdale (10/37)

Walsh
Witt
Lininger
Hall
Ireland
Batley
Wakamatsu
VanWie
Kurt
Liu

Rockbluff (21/48)

Walker+
Nodado
Wills
Woodland
Hanson
Schmitt
Swank
Galdones
Ho
Cline
Gragg+
Bertrand+
Helf
Lim
Roberts
Bayer
Saura
Uyesugi
Humphrey
Avalos
Zaslowsky

Kingspine (13/41)

Sala
Chobanian
Ponce
Gugisberg+
Knauf
Sabai
Guelff
Cohen
Munger
Elliott
Tumanjan
Fukasawa
Aarabi

Rollingwood (23/51)

Cummings
Crowley
Granacki+
Faurite
Willens
Degener
Pessian
Plebuch
Granata
Heller
Suppelsa*
Stamler
Buchholz
Chu
Yueh
Lawniczak
Graupner
Lai
Lim
Wilkens
Sunamoto/Carper
Rosen
Brandt

Silver Spring (8/32)

McCown
MacFarlane
Lomino
Valentekovich+
Kela
Bitting
Watts+
Britsch/Rein

Willow Wood (17/52)

Putrimas
Kan
Reyes
LaRue
Quinto
DaSilva
Anderson
Green
Ohlsson
Sans
Pope
Schill
Fodor
Greene
Closson+
Ventura
Marshall

Foxpoint (10/15)

Warford-Campbell+
Kim
Swanholt+
O'Neill
Omeze
Kalin
Lenz
McArthur
Son
Iwasaki

Silver Eagle (4/12)

Hulse
Seide
Hui
Huang/Eu