

Marquez Knolls Property Owners Association

Board Meeting Agenda

Monday, October 19, 2009, 6:30 p.m. – 8:30 p.m.

St. Matthew's School Assembly Room, 1031 Bienvenida, Pacific Palisades

All Marquez Knolls Residents are welcome to attend

Please join us for a short "social hour" from 6:00 p.m. - 6:30 p.m.

Meet your Board, meet your neighbors.

MKPOA PURPOSE: The purpose of the association is to promote and encourage the preservation of the beauty and healthful environment of the residential subdivisions located in the Marquez Knolls area of Pacific Palisades, California by informative, educational, mediative, and other lawful activities for the benefit of residents of the community.

MKPOA BUSINESS: As directors of the corporation, the board shall have the authority to represent the Marquez Knolls Property Owners Association in all issues including but not limited to: CC&R enforcement, developments affecting the community, variances, traffic, public health and safety, and crime prevention. The board shall have the authority to interact with other community entities, i.e., the Pacific Palisades Community Counsel, Chamber of Commerce, Design Review Board, Hillside and Canyon Federation, PPRA and other Homeowners Associations.

6:30 Start of Business Meeting

1. Introduction of the Board

2. Introduction of Audience

3. Certification of Quorum (6 Board Members, 51% of 11)

4. Adoption of Minutes, September 21, 2009

5. Consideration of Agenda:

6. Treasurer's Report

7. Reports, Announcements and Concerns from Board Members and Advisors

7.1 The next meeting will be on November 16, 2009 at St. Matthews's.

7.2 Next meeting host

7.3 Requests for Phase I/Phase II mediation assistance with view obstruction by trees.

7.4 Newsletter publication scheduled for end of November (Christy Dennis)

7.5 Appointment to C-PAB Executive Board

7.6 Re-open Marquez Playground

7.7 Guard rail at Enchanted Way

7.8 Board Member Photo for web site

8. Old Business

8.1 Review of Financial Report, web site publication (Janet Turner)

8.2 Private Patrol Update (Haldis Toppel)

8.3 Graffiti activities and miscellaneous at top of Lachman Lane (Sylvia Boyd, Haldis Toppel)

9. New Business

9.1 LAPD Crime Prevention - Burglary from Motor Vehicle, envelopes

9.2 Evacuation route and maps in and out of the Highlands.

10. Discussion: (continued)

10.1 Blighted and over-height walls, fences, hedges

11. General Public Comment

8:30 12. Adjournment

Additional Information

7.5 Appointment to C-PAB Executive Board

MKPOA President, Haldis Toppel, has been appointed by LAPD Capt. Evangelyn Nathan to join the Executive Committee of the West Los Angeles LAPD Community Police Advisory Board (C-PAB).

C-PAB is a partnership between LAPD and the local community. It meets every fourth Tuesday of the month at the West LAPD station at 1663 Butler Avenue. Community members are encouraged to attend to voice their concerns and suggestions on crime reductions, safety, and quality of life issues.

Community-Police Advisory Boards were created in 1993 throughout the City for each for the 21 geographic areas (Police Stations) to provide community members with an opportunity to share information and advice with their respective Area and to take information from the police department back to the community.

7.6 Re-open Marquez Playground

An agreement between LAUSD and LA City Recreation & Parks opened the Marquez Elementary school playground to the public in 2002. That agreement has since expired. Funding for liability insurance, clean-up, and opening and locking of the gates is not available under current City budget constraints and the playground was recently closed to the public. MKPOA has coordinated negotiations among LA City officials and LAUSD with the help of Councilman Bill Rosendahl's office to find a viable solution to re-opening the playground.

LAUSD has agreed to the following conditions and will re-open the playground within one week when the community establishes a single purpose non-profit corporation, gets liability insurance, and signs a license agreement with LAUSD for the public use of the playground:

1. Children must be supervised, meaning that each child will have to be accompanied by an adult.
2. Food is not allowed on the play ground - reason: food trash attracts bugs and rodents.
3. No dogs allowed.
4. Operated during daylight hours only
5. Private Patrol opens and locks the gate at agreed upon time.
6. Private Patrol may not enter playground while armed but may patrol and observe the playground from the street.
7. Playground must be clean when school starts in the morning. Parent group will arrange for clean up if needed.

A parent group under the leadership of George Kalmar has been formed to establish a charitable organization, get insurance, and raise the necessary funds.

7.7 Guard rail at Enchanted Way

The 40-year old wooden guard rail at the shored-up portion of Enchanted Way has collapsed, leaving a 10 ft. drop to the ground below unprotected. MKPOA has contacted the City's Street Maintenance Department via the 311 non-emergency number. A replacement of the guard rail is scheduled.

8.3 Graffiti activities and miscellaneous at top of Lachman Lane

The fire road, adjacent State Park, and the general neighborhood at the top of Lachman Lane has been plagued for years with trash, graffiti, illegal drinking, smoking, camp fires, drug use, and general nuisance, primarily at night. The area has become a public safety concern, especially during the fire season. In response to neighbors' complaints and concerns, MKPOA has contacted the agencies which share responsibility of the area, LAPD, LAFD, and State Parks.

Much has already been accomplished: All agencies have since patrolled the area and have issued numerous citations and arrests for under-age drinking, illegal smoking on State Park land, and drug use. The State Park Ranger has done an outstanding job in keeping the area trash-free. The MKPOA's graffiti task force has worked with the City to eradicate all graffiti in the park, the fire road, and along Lachman Lane. LAPD is tracking the graffiti and related gang activities. Undesirable activities in the area have already slowed down.

A meeting with these agencies and the neighbors on both the Lachman and the Highland sides as well as with both private patrols is planned to determine what other remedial actions can be implemented to return the area to its intended use for safe recreational enjoyment for the neighborhood. BTW, the view from the top is absolutely stunning, but it is a treacherous climb to get there, unless you are 16 going on 17 (smiles).

9.1 LAPD Crime Prevention - Burglary from Motor Vehicle, envelopes

Unlocked cars and items left visible in cars are providing inviting opportunistic property crimes and car break-ins especially during the upcoming holiday season. LAPD has encouraged HOA volunteers to check parked cars in their neighborhood. An envelope provided by LAPD can be placed on the windshield of all cars either congratulating that the car is safe or indicating that the car was found unlocked or with items of interest visible inside. MKPOA could consider such inspections with the help from ACS.

9.2 Evacuation route and maps in and out of the Highlands.

During the recent fatal accident in the Highlands, Palisades Drive was closed for several hours. Exit evacuation, mostly for visitors, was via the fire road at the top of the Highlands and via Lachman Lane. It was slow and caused a major traffic jam on Lachman Lane. Those unfamiliar with the Highlands had no way of knowing where to find the fire road exit. Highland residents, returning to their homes had to wait at the one-way fire road on Lachman Lane for clearance to enter. Numerous returning residents did not know how to get to the emergency entry at the top of Lachman and no provisions were available to give them directions on how to return home. MKPOA made some suggestions, and the Highland HOAs have implemented a number of remedial actions. We will continue to work with them to refine the plans.

According to Steve Nuccio, the Chair of the Highland's President Council, the following provisions have been made.

- Portable detour signs are now stored at one of the recreation centers and will be placed along the roadway to direct traffic out of the Highlands to the fire road.
- Maps have been printed and are left in the vehicles of the Highland's private patrol cars to direct the evacuation out of the Highlands by way of Via Floresta and Bienvenida to Sunset, avoiding the traffic jam on the much more congested Lachman Lane.
- Returning residents will be directed to enter via Lachman Lane, which will therefore be less congested and more available for emergency vehicle access. These maps will also be made available to the Marquez Knolls private patrol cars for distribution to the residents during emergencies.

10.1 Blighted and over-height walls, fences, hedges

Zoning regulations usually require that hedges, walls, and solid fences do not exceed 3.5 ft in height within the non-buildable setback area from the street which is generally 10 ft from the sidewalk in most of Marquez Knolls. An increasing number of over-height hedges, walls, fences, and gates are appearing in Marquez Knolls in violation of these restrictions. This is slowly changing the character of the neighborhood from an open environment to one with secluded front yards and walls of various materials along the street scene.

Some of the walls and fences have been built with permits and variances which went unchallenged by neighbors, others have been built or allowed to grow unpermitted. Some of these are posing a public safety hazard when they obstruct a driver's view of the sidewalk and street when pulling out of the driveway, endangering pedestrians and other traffic, as well as the driver itself.

The upcoming MKPOA newsletter will poll the residents of Marquez Knolls to find out if the general majority agrees with the continued unchecked proliferation of these barriers, or if MKPOA should intervene and assure that the City upholds its zoning regulations.