

Miraleste Hills Community Association/ 2023 Annual Meeting

November 15, 2023, at 7:00 PM PST via Zoom

Website: MiralesteHills.org/ Publicly Viewable Community Cameras

In Attendance:

Board members:

President: Lauren Babek

Vice President: Larry Rubin

Secretary: Nancy K. Brigden

Treasurer: Di Grossett

Member at Large: Al Cellier

Community Volunteers:

Communications Liaison: Anthony Todora

Landscaping Liaison: Beth Phillips

Flock Camera System: Michael Phillips

Welcome Committee: Michael & Kathleen Gibbs -Unable to attend.

Neighbors in attendance: Lisa Jankovich & James Stepanek, Norm & Gisele Herrington, George & Olympia Harris, Mark & Helene Chinowsky, Toni & Brad Sporer, Ann Kuklierus, Stephanie & Michael Dibernardo, Andy & Ann D'Amato, Jeff Rudolph & Kent Webster, David (Chung) & Lauren (Kyoung) Rho, Samuel & Mona Iskander, Dan & Judy Platus, Steve & Heather Fowler, John Needham, Yosh & Dr. Gail Shibayama, and Tanner Bennett (Lauren Babek's husband).

Financial report- Di Grossett

- Di Grossett: 2023 MHCA finance review
 - We are running in the black. This year, our expenses are slightly less than last year because last year, the trees by the fountain needed trimming.
 - Dues are down to about 70% of residents. That is less than in previous years.
 - Most of our costs are for the fountain. Di would like to cut some of the costs by putting in drought-resistant native plants.
 - Di would like to encourage more residents to pay dues to keep our fountain beautiful. Also, we can get back to hosting social events for the community.
 - Dues request letters are sent in January, and a few reminders are sent during the year.
 - Paying dues with Zelle is accepted.

2024 Beautification Grant from city/request for volunteers-Di Grossett

- Beautification Grant offered by the city.

- 2024 Application has not been announced yet.
- The city reinitiated the grant program last year.
- The purpose of the grant is to beautify the city.
- One requirement is the neighborhood has something visible on a main artery, like our fountain.
- MHCA received a grant more than ten years ago. The money was used to update the fountain area.
- Currently, the lights by the palm trees need to be replaced/updated.
- The grant will help us update the entrance and make it more welcoming and drought-tolerant.

Di asked if anyone was interested in this project.

Lisa Jankovich expressed interest in volunteering!

Request for Social Committee Volunteers- Lauren Babek

- The social activities in our neighborhood diminished due to COVID-19.
- The neighborhood used to have an annual event. We want to plan something for this upcoming year. We are looking for volunteers interested in creating a Social Committee.

Heather Fowler and Toni Shibayama volunteered!

RPV CHOA Meetings (Anthony Todora)

Formed in 1979, the Rancho Palos Verdes Council of HomeOwners Associations (CHOA) is a nonpartisan, non-profit mutual benefit corporation whose mission is to provide a forum for its members to focus on issues that are important to the City and our members as well as its members and to speak with one voice when influencing is appropriate.

- Discuss budget/financials and emergency preparedness.
- They have joined the group “Our Neighborhood” and are trying to repeal SB 9 and 10 to bring back local zoning control.
- This evening, their meeting is being held concurrently, and we do not have a representative from our community in attendance.
- Meetings are scheduled on the 3rd Wednesday of February, April, June, September, and November
- MHCA is looking for someone to volunteer to attend these meetings.

Status of RPV Civic Center Project (Lisa Jankovich)

When Lisa moved here in 2015, she was surprised at the lackluster condition of the Civic Center. Subsequently, she joined the Civic Center Advisory Committee and has made it her mission to help create a Civic Center worthy of our upscale community. Lisa will give a brief history and give us an update on the current status of the project.

- Beautification of the Civic Center has been in the works for decades. The RPV Civic Center Project began in 1979.
- The Civic Center Advisory Committee started in late 2017.
 - The Civic Center Advisory Committee meets monthly at Hess Park or City Hall. They are currently identifying needs and plans for a new Civic Center.
 - Currently, the offices are in barracks, are old, are not up to code, and don't represent our community.
 - The concept plan is years in the making. The city has hired an independent company to advise the committee.
 - There is a financial committee.
 - They want to make the Civic Center more modern and efficient and a place that can represent and support the community.
- There are four phases to the current plan.
 - They are currently in Phase 1.
 - The projected center will have a helipad and a place where helicopters can pick up water—public plazas, dog park, community center, village green, etc.
 - The staff will continue working in the old building while construction is being completed.
 - Total budget is 105 million,
 - Phase 1 is 74 million. The city has 45.5 million in approved funds.
 - The city approved plans (Stage 1) on October 17th. The next step is to look at the master plan. Stage 2 begins in December.
- The RPV website has more info.
- The next meeting is on Dec 7th in the City Hall community room.
- Questions? Check on the Website or contact Lisa at lisa.jankovich@rpvca.gov
- They anticipate breaking ground in 2028.
- Anthony mentioned that the Sheriff and Fire departments may build a facility there. Is there any word if the Sheriff/Fire substations will be built at the site?
 - Currently, it is off the books. There will be offices for the sheriff and fire departments to keep a small staff. Separate buildings are not planned at this time.
- There has not been a public announcement yet.

2024 MHCA Board Member Election (Neighbor: Tanner Bennett)

- The ballots will be sent out with Google Forms.
- Current board members are nominated for their current positions.
- Nominations will be submitted through Chat.
- Reminder: only one nomination per dues-paying household.
- Tanner shared his screen and walked through the Google Form.
- Tanner asked if anyone wanted to run for office or nominate someone else.
- The link was sent out in the Chat.
- Nineteen votes in from dues-paying members. 100% for incumbents.

Elections were held, and the Board remains unchanged.

2024 LA County Fire Ordinances (Special Guest: Kathleen Delos Reyes, Deputy Forester of Defensible Space Unit of the LA County Fire Department)

- The whole Peninsula is considered a High Fire area.
- The first notice will be sent in February. Inspection begins June 1st.
- The ordinance will be the same as last year. There shall be no dead debris on the roof or gutter—lean, clean, and green. Once the grass dries out, it must be trimmed and maintained to three inches.
- **Hillsides:** The fire department moved away from requiring the grass to be cleaned down to bare mineral earth because of the risk of flooding during rain. Keep hillsides **lean, clean, and green**. The Fire Department is concerned about ember casts. Most homes lost are from embers landing on dead material and starting the fire. High winds can start fires with embers a mile away.
- **Defensible space.** In February, residents will receive notice. Start by removing dead stuff on the roof, gutters, and in the yard so that in June, you will only have annual grasses to deal with.
- You don't need to be home when they inspect your house, but if you can, you should walk your property with the Fire Inspectors. You will learn a lot.
- **If you don't pass the first inspection,** you will receive a 410B notice with a list of specific violations and solutions. You will have thirty days to remedy.
- **Then, if you don't pass the second inspection,** you will get a citation and a fine. There is a \$500.00 admin plus \$908.00 weed abatement fee.
- If the Fire Department sees that you are making an effort, they can prevent the County AG from taking over and cleaning up for you, which will take time and increase costs.
- You can talk to your local Fire station if a property near you is in violation, and they will handle it.

Questions: Explain the five-foot rule

- **AB3074- Ember-resistant zone.** The original plan requests nothing growing within five feet of the home. The Fire Department pushed back. It is Cal Fire now, and they are not enforcing that law. Just keep it **lean, clean, and green**.
- Do not use mulch because it is flammable.
- Keep firewood stacks away from your structure. The Fire Department will enforce this.
- Dead material on roof gutter. The Fire Department will enforce this.
- Trees must be ten feet away from any chimney, vertically and horizontally.
- Trees near roofs must be trimmed to 5' above the roof line.
- Who is responsible for the dead wood on Crownview Dr. (100 ft. or 200 ft unimproved parcel.) County Ag inspects those properties.

To file a complaint.

- Go to LA County weed abatement, <https://acwm.lacounty.gov/all-about-weed-abatement/>

- Scroll to the bottom, and you can submit or call them to submit an online weed hazard complaint. They are good at getting back to people.
- **There was a question about tall weeds along PV Dr. E.**
- Public Works maintains vegetation next to streets, and they must clear the road 10 feet from each side.
- Do not use palm fronds as ground cover because they are flammable.
- If you have questions for Kathleen, Lauren will give you her email address.

Lauren opened the floor for questions and comments.

- Lisa Jankovich enjoys landscaping and is happy to chat with neighbors.
- Nancy K. Brigden asked Anthony Todora to clarify SP 9 and 10.
 - The state changed zoning regulations and properties zoned for single-family; they want residents to be able to build up to four structures on one lot previously zoned for one. You may see petitions circulating in front of the grocery store, they are trying to bring back local control over zoning.
 - There is a group called the Southern California Association of Governments; our city manager got our city a waiver; we were supposed to get 600 units added, but they are holding it off for now.
- Nils Kolderup of Grandpoint brought up car parking on the streets, which he feels has a negative effect on the neighborhood. When cars on Knoll View are parked on both sides of the street, residents must weave between traffic. Can we enforce parking in garages or off the streets?
 - Lauren mentioned she is unsure if we can do anything because there is no HOA.
 - On Knoll View, people frequently speed, and there is a blind spot. There was an accident about a year ago in front of a house. The car was speeding and hit another car. It almost entered the house. This is the third time in thirty years. Because of this, the resident who lives there is afraid to garden in her front yard.
 - One possible solution is to enforce the 72-hour time limit for parking.
 - A red curb was painted on Knoll View.
 - It is believed the curb was initially red years ago.
 - Potentially, residents can petition the city for solutions.
 - Mike and Beth. Bicycle magazines talk about Crownview being a challenge. On a Saturday or Sunday, there may be thirty or so bicycles. They come down the hill fast. We should fear a possible fatality. There are also kids on skateboards.

If we all remember there are blind corners and no sidewalks, we will all be safer.

Lauren asked if there were any other questions.

Question about a phone directory for the neighborhood.

- There used to be a directory for the neighborhood; recently, quite a few residents have expressed that they didn't want their information listed, and many didn't send their information back with their dues.
- If there is interest, Anthony will put one together.

- Having a directory is helpful for residents to communicate with each other if there is a leak or suspicious activity. For instance, recently, water ran from a leaking sprinkler for several days at Crownview and Knoll View.

How do we know when we need to pay our dues?

- Expect an email and snail mail in the new year.

If you volunteered to help on one of the projects, thank you, and expect a call in the near future.

8:34 Meeting adjournment

Minutes respectfully submitted by Nancy K Brigden.