

**Miraleste Hills Community Association/ 2025 Annual Meeting  
Minutes**

**November 18, 2025, at 7:30 PM PST via Zoom**

*Website: MiralesteHills.org*

**In Attendance:**

**Board members:**

- President: Lauren Babek
- Secretary: Nancy K Brigden
- Treasurer: Di Grossett
- Member at Large: Al Cellier

**Community volunteers:**

- Communications Liaison: Anthony Todora
- Landscaping Liaison: Beth Phillips (Not present)
- Flock Camera System: Michael Phillips (Not present)
- “Welcome to the Neighborhood” Committee: Michael & Kathleen Gibbs (Not present)

**Call to order & welcome from President: Lauren Babek**

**Neighbors in attendance:** Beverly and Dick Palmer, Dean Manzoori, Gail Shibayama, Judy Plattus, Heather (Steve) Fowler, Jeff Rudolph, John (Lisa) DiCarlo, Larissa (Abbas) Raza, Lynn (James) Wong, Nastaza, Norm and Giselle Herrington, Shaun Fowler, Stephanie and Mike DiBernardo, Elaine Denham, and Tanner Bennet (Lauren Babek’s husband).

**Financial report- Di Grossett**

- Di Grossett: 2025 MHCA finance review
  - This year, we spent \$17,500, including the additional electrical work for the fountain.
  - Dues: 67% of residents have paid, down from 74% in previous years.  
Dues support the maintenance of the fountain, landscaping, the Flock camera, and social events.  
Dues request letters are sent in January, and a few reminders are sent during the year.
  - MHCA has applied for the RPV camera rebate but has not yet received one from the city.

**AI Cellier** [MiralesteHills.org](http://MiralesteHills.org) website details and Crownview cameras.

Miralestehills.org is our site. It's been operating for over a dozen years. It includes many links of local interest, such as our weather system and air quality monitor, which are located in AI's yard, just off the Crownview cul-de-sac.

We have updated the servers that store images from our Crownview Drive entrance cameras, where you can see traffic coming and going (unlike the flock camera, which reports license plate data to the Sheriff's Department). We store images for about a week. If you ever have any issues and want a record of who came and went at a given time, just ask us within a week or so, and we'll be happy to provide the images.

When a mailbox was damaged, our independent entrance camera captured photos of the vehicle, plate, and driver. The homeowner submitted our info to the police, but I don't know the outcome, and I don't know that the flock alone would have isolated it.

Regarding the entrance camera and its data storage, there is no cost to the association for hardware or software upgrades, and internet cable access is kindly provided by a nearby homeowner in lieu of dues. Also, the weather and air quality systems are at no cost to the association.

About halfway down the [Miralestehills.org](http://Miralestehills.org) webpage, there is a link to Cal Water. There is a link to a free Landscape Tune-up program that AI has used over the last couple of months. He explained that a fellow came out and worked about 6 or 7 hours, replacing every sprinkler head, a couple of valves, a controller, and a pressure regulator or two, and that he's coming back tomorrow to do some more and finish up some other valves he didn't have available with him at the time. This is all free to the homeowner, courtesy of Cal Water. AI's water use decreased with the new heads, and all the plants are thriving.

### **Crowd-sourced recommendations for best maintenance, repair, house cleaning, and landscaping.**

Stephanie DiBernardino recommends [Linnea Electric](#), owned by Giuseppe Polisseri. They have used them since 2021 and consider their work excellent and their pricing fair.

Laressa Raza wants the neighbors to know that they are [general contractors](#). If anyone needs anything, please don't hesitate to reach out.

Lynn Wong is happy with her contractor, who is finishing up an ADU for her in-laws. If anyone is interested in their contact information, let her know.

### **Flock camera statistics**

Michael Phillips is our flock camera liaison, but he couldn't be here tonight, so Lauren is speaking on his behalf. For those who don't know, we have two cameras at the entrance to our community.

As mentioned, AI manages one camera connected to the website, which captures information stored for a week.

The other camera is our Flock camera system, which tracks license plates entering and exiting our community and is linked to local law enforcement.

Year-to-date, it has captured 12,721 unique plates.

Year-to-date, it has captured 202,709 license plates.

The busiest days for our community are Wednesdays, with the least busy on Sundays. It concerns delivery trucks during the week, and on Sunday, we don't receive mail.

Our highest volume in recent weeks was 581 unique plates captured in a single day, on a Wednesday.

Our least busy day was this past Saturday, when it was pouring rain. We only had 216 unique plates come in and out.

On an average day, we're capturing about 430 plates.

Recently, a resident had an incident involving her mailbox. Using Ring footage and license plate data from the Flock camera, she obtained the information she needed.

Don't hesitate to reach out if you ever have something that might require license plate data and time of entry/exit.

Some of the donations we collect go to support this. MHCA has applied for the RPV camera rebate but has not yet received one from the city.

## **2026 MHCA Board member election [Neighbor: Tanner Bennett]**

Miraleste Hills Community Association is a non-profit social benefit 501(c)(4) organization, which means we are entirely volunteer-based. We have elections every year.

The dues are annual donations that support fountain and landscape maintenance.

Two people are retiring from the board this year. **Larry Rubin**, our Vice President for three years, couldn't be here tonight, and **Di Grossett** has been our treasurer and a tremendous support in countless ways for fourteen years.

We want to thank you both, especially you, Di, who has been serving our community for such a very long time. She leaves big shoes to fill!

## **Elections**

Tanner Bennett opens nominations. You must be a dues-paying member in good standing to vote in the election.

Tanner Bennett nominates Sharon Amos, who is not on the call but has previously agreed. Jeff Rudolph seconds the nomination.

Lauren Babek nominates Stephanie DiBernardo. Jeff Rudolph seconds the nomination. Stephanie DiBernardo accepts the nomination.

Di Grosset nominates Lauren, Nancy, and Al to remain on the board if they so desire. Tanner Bennett seconds the nomination.

Lauren Babek, Alfred Cellier, and Nancy K Brigden accept the nomination.

**Election Results:** Votes for all nominees, **Yes 19**, No votes 0, Abstain 0.

### **Miraleste Hills real estate overview** [Neighbor: Anthony Todora]

**The South Bay**, from Manhattan Beach down to San Pedro. Compared with last year, total sales are down only 3%.

New listings are down a whopping 29% from last year in the total South Bay, so we have fewer homes in the South Bay for sale this year at this time than we did last year.

However, the number of properties sold in the South Bay is up about 1.3%.

And pendings, which is a nice number, because we know those are in escrow right now, are up about 2%.

#### **City of Rancho Palos Verdes.**

This month, versus last October, we're down 16% in the number of homes for sale in the city of Rancho Palos Verdes.

New listings in October are down 64% compared to last year.

On the other hand, thirty-one homes sold in October, up 15% from last year.

The city's pending sales have been consistent from this year to last, averaging 26-27 homes.

Spring and summer are the optimal times to list your house to maximize results.

In sales, April and May are the two months with the highest sales volume.

#### **Palos Verdes Drive East area.** (UCLA campus to the reservoir.)

There are 23 homes currently for sale in this area, up 21% from last October.

New listings show the same trend as in RPV. There were only four new listings this October compared to last October (seven), which was a 42% decrease.

This year, one home sold, versus five last year.

Late summer saw the highest sales volume, with August and April recording the most home sales.

**In Miraleste Hills**, we currently have two homes for sale.

On the hill, the average price per square foot for those two is \$684.00.

We have 3 in escrow.

Those that are sold and ready to close have a price per square foot of \$695-\$750.00.

Lastly, the best data to rely on is the homes I have actually sold. We had eight homes that sold. And the average price per square foot is \$715.00.

The least expensive home sold this year was \$1,475,000.00, and the most expensive house sold this year was \$2.4 million.

**Question:** *What is the average number of days on the market?*

Average days on market were 38 in October and 50 in November, so it's a little longer this year than last year.

**Question:** *Anthony, can you speak to any trends you, as a realtor, have seen that mirror the current market conditions?*

What I see while walking around our neighborhood and the Miraleste area is that homes are staying on the market longer, and prices are high.

**Question:** *As you know, interest rates are high. I'm curious whether taking houses off the market that aren't selling quickly, while some homes are selling really fast, is skewing the average.*

It is. Some homes that are adequately prepared and priced below market are selling quickly. Some sellers are taking their homes off the market if they're not getting the price they want. They're taking them off the market right now, and then they'll resell, or try to resell again in spring, when it's a historically better time to sell.

**The South Bay and the City of Rancho Palos Verdes are both in a seller's market, meaning there's less than 3 months of inventory.**

**The Palos Verdes Drive East area is in a buyer's market, with more than 6 months' worth of inventory.**

**Question:** *Do you have any recommendations for neighbors who may be considering renovations or just thinking about buying or selling? I noticed another 'coming soon' sign went up today, and was wondering if you could share any anecdotal insights with the group.*

Putting the property in the best condition your finances allow is the best course of action.

Buyers in today's market want to bring their toothbrush and their clothes and live their life. They don't want to spend time, money, or effort remodeling a house. We're at that

point where people typically have the extra money to pay the extra dollar for a home in the move-in condition.

Investors and flippers are looking to buy, but their prices are well below market because they need to make a hefty profit on the sell side.

If anyone would like monthly reports, please email me, and I'm happy to send them each month so you can stay informed about the facts and trends in our area.

If anyone is considering selling their home, please contact Anthony.

## Open forum & questions

**Measure SOS School Bond** construction updates [Neighbor: Heather Fowler]

Luckily, the school board passed Measure SOS. Construction is happening at all 15 of our school sites.

The district felt it was essential to communicate to our community members what's happening at all the different school sites, what the board has already approved, and the construction underway. They want to ensure that if you're close to a school, you're aware.

Miraleste Middle School is at the top of the list and has the first project already underway. The pool is being refurbished.

MILA is the Miraleste Early Learning Academy, a preschool run by the school district. It's an excellent resource for our community to have a preschool right there. However, MILA is far down on the list for construction.

Mira Catalina Middle School is also starting its Phase 1 projects.

Anytime you're doing any construction, you have to have permits, and...Well, as a school district, they have to go through the Department of State Architects, which is a very long process, so we should start seeing work at most of the sites that are under Phase 1 this summer.

Miraleste Middle School has already begun work on the pool because it already had state architect approval.

To find out more, there are two options. One is for bond updates, and the other is just a general 'what's going on in the district.' They come by email, they're not very frequent, so you don't worry, you're not going to be spammed. But those are two great options for families to follow up. I am very involved with the PTAs. I'm the vice president of our PTA Council, the district-level unit overseeing all 15 schools.

[parentsquare.com](https://www.parentsquare.com) is a link where you can learn more.

We have some of the highest-rated schools in California and the United States. Available to anyone looking to buy a house here, the data on Peninsula High School is excellent. It's the 25th-highest-ranked high school in California.

If you have any questions about schools, I'm your lady. I have a 9th-grader at Peninsula High School and a son who has previously graduated. They are great schools, and are dedicated to our small community.

### **Open forum** additional comments

For anything else top of mind for everyone, or any questions or discussions you want to raise.

**Question:** *I know we don't have any CCNRs in our homeowners association, but there is at least one home under construction that is not yet completed, and it's been this way for years. I'm sure you're aware of it. Is there anything that we can do as a homeowners' association to find out what the status of that is, or is it pending permits, or, you know, it's kind of a blight on the whole neighborhood being left unfinished like that for years and years?*

**Answer:** Clarification provided that we are not a homeowners' association, but instead we are a non-profit, social benefit 501(c)(4) organization. We do not have any CCNRs. We have no authority to enforce as a volunteer board. We have no authority over the community, other than to bring it together thoughtfully to share socially, support the fountain at the bottom, and support one another.

**Question:** *There is a situation on Knoll View, at the curve, where there are always a lot of vehicles, on both sides, which is a hazard. Quite a long time ago, when it first started, I reported it to the police, and they came out and told the neighbor they could only park without a permit for 72 hours. Which is... Not usually what happens. So the police didn't seem to make any difference in terms of coming out and talking to that person. That person appears to be renovating those cars, working on them, and, if you look in the backyard, he has a lot of parts for the different vehicles. We even get the tow truck parked there.*

**Answer:** First recommendation is to speak with the neighbor directly about the problem. Additionally, a neighbor suggested we speak with the city about operating a business on a public street.

**Question:** *Do we have any parties planned? We had such a fun party, it was so long ago, though. Our ice cream truck on the street, my kids loved it, and they're not even little kids!*

**Response:** We hope to hold another neighborhood walk the first thing in the new year, once the holidays are over and the weather is good. That can be something we discuss as the new board enters the new year.

**Comment:** “When we walk our dog every morning, people give us lots of good ideas and feedback on different things. Even if you're not on the board, if you have an idea, that's great. If you can take action on it, that's even better. If you want to get involved in a committee, service is not limited to the board. If you have something you'd like to bring to the board and help organize, we're here to help. Let's make this an incredible community to live in and thrive.”

**Question:** *Should we inform new neighbors about trash collection on rainy days?*

**Comments:**

“The trash-collecting company, EDCO, does offer a service where they will fetch the cans from behind a fence or drive up/down your driveway. In fact, we have been using that for about... well, since EDCO started.”

“We use the service too, and the fee is nominal. It's a good way to have your trash taken care of for only \$7.00 a month.”

**Question:** We have a severe gopher problem here, and it just started within the last 3 or 4 months. Does anyone else have a terrible gopher problem in their backyards?

**Comments:**

“We did. We did. I did, but I hired a gopher company. They come out regularly, trap the gophers, and remove them.”

“We have feral cats on our street, on Knoll View, by my house, so I'm 29948. They do a great job. If you have seen the cat, and you haven't seen it with a critter in its mouth, that would be a surprise. They almost always have a rat or a gopher in their mouth when I see them. They've been here since I moved here in 2019, so there are at least 3 in my neighborhood. The feral cats are living perfect lives, and clearly, the coyotes are scared of them.”

“Yes. We have gophers all the time, and I've lost four beautiful rose bushes to them. The gophers eat the roots, then the rose bushes die. So, we hired a company to come out. Unfortunately, they're not close by and a bit pricey. They come from Huntington Beach. At first, we were impressed because they caught two gophers. Now it's been about a year, and the total number of gophers caught with the five traps is three, and the total number of rose bushes we've lost is four.”

Meeting adjournment at approximately 9:00 PM  
Minutes submitted by Nancy K Brigden.