

The Riviera Reporter

NEWSLETTER OF THE RIVIERA HOMEOWNERS ASSOCIATION

SEPTEMBER 2002

The Prez Sez...



My name is Michael Cotton and I am the new President of the Riviera Homeowners Association. My wife, Erin, and

I have lived in the Riviera for nearly nine years. That timespan pales in comparison to many of you, but in the time we have lived here I have developed a sincere love for the Riviera.

Our daughter, Raegan, will enter the first grade at Riviera Elementary this year and our oldest son, Trevor, will enter kindergarten there next year. Our youngest child, Shane, was born last month. I cannot think of a better area to raise a family. I am proud of our neighborhood and I feel fortunate to live in the Riviera.

I want to first thank our Immediate Past President Morgan Tookey for his dedication and passion during his tenure at the helm of the RHA. I am pleased that he will stay on as a member of the board. We are fortunate to have a very strong roster of dedicated individuals on the board this year. A great blend of experienced former members balanced with the enthusiasm and fresh energy of three new members. Speaking of new, the newsletter committee (Chela Cowden, Darilyn Pilapil, Julian Chasin and myself) has been working this summer to give the newsletter a fresh look. Please write or e-mail us to share your opinion of our new look.

I want to share my vision for the RHA and what I believe we should be focussing on in the coming year. I believe that the Riviera Homeowners' Association has two primary responsibilities: one is social, the other economic. And I believe the social responsibility supports the economic one.

RHA GENERAL MEETING:

WHEN: WEDNESDAY, October 16, 2002 - 7:00 P.M.

WHERE: RICHARDSON MIDDLE SCHOOL CAFETERIA
23751 Nancy Lee Lane (off Newton Street)

AGENDA: THE MANSIONIZATION OF THE RIVIERA
Panel of Experts: Mike Mauno, City Councilman, Jeff Gibson, City Planning Director, and Joe Galliani from Save Our Hillside Neighborhood, & More.

Social Responsibility:

The Riviera has a great climate, close proximity to the beach, moderate to large lot sizes and, in many cases, homes with city & ocean views. Unlike similar neighborhoods with these characteristics, it lacks pretentiousness. Residents who buy homes in the Riviera often plan to remain for a significant period. Partly due to that, neighbors seem to take time to get to know one another and in doing so, come to care about each other. When people care about each other, it nurtures a sense of community. I would like to not only protect that, but enhance it. I believe that RHA-sponsored events like the Annual Concert in the Park, Holiday Children's Program, scholarship programs, landscape awards and the candidate forums all support our shared sense of community. I would like to strengthen these RHA activities.



I want to highlight other neighborhood events that foster this sense of community. I will start by sharing some photos from an annual event that occurs on my block (Via La Circula) every year. Riviera residents Dale and Marla Stuntz organize a celebratory July 4th potluck breakfast. Neighbors gather on their front lawn to talk and eat. It is an opportunity to visit with some of the neighbors I do not normally see, and share some time catching up on each other's lives. My thanks to Dale and Marla for



organizing this event. I would love to hear from Riviera residents who want to share similar experiences.



Economic Responsibility:

Sense of community contributes to the high value of homes in the Riviera. Great schools, close proximity to the beach, ocean and city views, pride in ownership and the homogeneity of homes are key factors to those values. I am concerned about the type of disjointed and disproportionate development that nearby South Bay cities have fallen victim to. While the Riviera has been somewhat protected from that, due in large part to the Hillside Overlay Ordinance, we are still susceptible to these same ills.

A family's home is usually their biggest investment. Protecting the long-term

continued inside

The Prez Sez... *(continued)*

value of our homes is the most important role this association can play. The impact on Riviera home values should always be a consideration in everything the RHA does.

I feel strongly that an individual's right to improve his/her property should be protected. My wife and I remodeled our home back in 1998. We experienced firsthand the difficulty and stress that the remodeling process can have on a family as well as on our neighbors. We feel that we have created the home of our dreams: a home that we can live in with our growing family for many years. Residents of the Riviera should be able to pursue their dreams. However, more recently the size of those dreams are impacting the dreams of other Riviera residents.

While mansionization is a nationwide phenomenon, it is a term being heard more frequently in the Riviera. It is an issue I want to address and work closely on with our City Planning Commission and our City Council (of which three members are Riviera residents). Our goal is to ensure that property rights are balanced with responsible growth. That can only be achieved when the growth that fuels our increasing home values does not foster animosity between neighbors or threaten the charm which attracted us to this place to begin with.

The wounds created by neighbor-to-neighbor conflicts over the size and scope of remodeling projects are often deep and do not heal quickly. This may be the greatest threat to our neighborhood today. I am deeply concerned about the animosity that often occurs between neighbors when these projects are not managed properly, and about the resulting erosion of the quality of life in our neighborhood.

Because this is such an important issue, the RHA has decided to make "Mansionization" the topic of our next general meeting. This meeting will take place on Wednesday, October 16th at Richardson Middle School. I strongly encourage you to attend. This issue is important to all Riviera residents. We are developing a panel of experts to discuss the issue with each other and Riviera residents. We are extending invitations to past and current city-elected officials, city planning staff, neighborhood groups and others. Come hear what our panel has to say. Let your voice be heard. Our goal is to better understand this complex issue. Understanding is the first step toward improving the process. Please join us.

Michael Cotton

WHAT'S UP IN THE NEIGHBORHOOD:

OUTSTANDING LANDSCAPE AWARDS

We have five months of landscape awards to catch up on this issue!



The August award was given to **Eunice Hargrove, 705 Calle Miramar**. Eunice's parents, who built this home 35 years ago, loved all things Japanese and you can see this in the landscape elements of a black pine bonsai tree and the Hargrove sign handmade by Eunice's father. Recently, with the cooperation of neighbors, a huge and aging eucalyptus tree was removed, opening up the whole slope to light and sunshine and allowed for the planting of a pink crape myrtle tree and a lively mix of perennials, annuals and even some tomato plants. Please note the thoughtful pedestrian walkway they have provided.



The May 2002 award was presented to the **Guidry Family, 828 Calle Miramar**. They have created a lovely cottage garden on a hilly slope as it curves around and on down the driveway. At night, it is highlighted by twinkling lights.



The April award was presented to **Shannon and Larry Reynolds, 526 Paseo de los Reyes**. They have worked very hard to beautify their corner lot, including laying the rocks and flagstone walk themselves. It is a garden abloom in bright colors with a profusion of perennials and annuals.



The February award was presented to **Lawrence Gouger, 409 Calle Mayor**. Lawrence has transformed this residence into an architectural gem in the modernist style. The landscape is a very stylized composition of grasses and drought resistant shrubs that complement his home.

The June award was given to **Leonor and Todd Vander Pluym, 425 Via Anita**. This landscape is a marvel of creativity. Each stone has been handmade and set by Leonor. Do not miss the dinosaur and waterfall garden. Get out of your car and see this one close up. Todd, by the way, is a noted architect, who now builds award winning sandcastles around the world. However, this landscape has been created and executed entirely by Leonor.

DO NOT MISS THIS ONE !

The Landscape Awards are presented by: Ruth Vogel, Mary Lenihan, and Virginia Levanas for the RHA and Ethel Sellars for the Riviera Garden Club.

THE GARDEN CLUB PLANTS A TREE

The Riviera Garden Club planted a liquidambar tree at El Retiro Park on National Arbor Day, Friday, April



26th dedicated to the memory of former Torrance Mayor James Armstrong. Garden Club President Betty Moye (at right), opened the ceremony, and Audrae DeMeire, Arbor Day Chairman, introduced guest speakers: Vice President Jean Levanas spoke about the many contributions of Mayor Armstrong to the city, Pam Barrett read the poem "Trees" by Joyce Kilmer, and Pat Irwin spoke about the history of National Arbor Day. The Department of Parks and Maintenance assisted in the planting. Councilwoman Hope Witkowsky (third from the left) represented the City and spoke about tree infestations affecting the South Bay. Landscape designer Ric Dykzeul, who had recommended the liquidambar, talked about the beauty of the tree. Representatives from the Police Dept.'s Community Services Dept. and Bike Patrol shared information about the helpful community services they perform.

Our neighborhood is full of interesting people who have led fulfilling and varied lives. In this issue we bring you a letter written by one of our longtime residents. We invite others to share their life experiences.

December 5, 2000

Dear RHA,

In 1955, my wife and I got married on our way out of Chicago on February 5th, driving my 1951 DeSoto on ice all the way to our first stop in Springfield, Illinois on our honeymoon.

During our two weeks in Los Angeles, I put a down payment on our home at 141 Via Pasqual and interviewed with North American Aviation in El Segundo to manage their digital data system in the Tri Sonic Wind Tunnel, featuring an Alwac Digital Computer which had a room full of vacuum tubes for memory. After 17 years with North American/Rockwell, I went to work for



The Aerospace Corp. in El Segundo until retirement.

No matter where I worked, I drove the freeways. I live across the street from Jim and Barbara Gates. I flew sailplanes out of Pearblossom and Tehachapi for 20 years but quit flying in 1995.

We bowl three times a week and support two senior leagues. We have two children, one in PVE and one in Canyon Country.

Charles and Theresa Klivans

Editor's Note: Theresa Klivans passed away this past January. Charles continues to play the piano and is a volunteer player at Torrance Memorial Hospital. You can hear him play every Wednesday from 4 to 6pm in the lounge.

THE RHA WEBSITE IS GROWING!

We recently added a list of all recent scholarship recipients, and it's becoming a great place to check out winning landscapes of recent years. It's a good idea to surf to it if you want information on upcoming RHA events, or wish to read the Riviera Reporter newsletter. And it's easy to remember: www.hollywoodriviera.org. Do you have ideas of general community interest? Submit them to: webmaster@hollywoodriviera.org.

Julian Chasin

RHA Membership Renewal Guideline

The Riviera Homeowners Association has been working to improve the way we track and report our membership dues activities. Each newsletter has the most recent dues payment information right above your mailing address.

The RHA's business year begins in September and ends in August; it is meant to coincide with the school calendar year. The current 2002-2003 business year began on September 1, 2002 and will end on August 31, 2003. Annual dues received during this period will be counted toward this period. We hope this guideline helps you to better understand the dues payment message included in each newsletter.

Enrollment Form

Also, please review the membership enrollment form below. If you are renewing your membership and all of the information on the mailing label is accurate, mark the appropriate check box and submit your dues. Space is provided for modifications or new enrollment information should you need it.

We hope that those of you who have e-mail addresses will include them so that we can communicate upcoming events and share news quickly and efficiently. The RHA does not share this or any other personal information with anyone for any purpose other than newsletter processing and delivery.

We will continue to try to improve these administrative functions in order to better serve you.

RHA MEMBERSHIP FORM

If the information on the mailing label is okay, please indicate by marking the appropriate box below.

- Continuing Member - mailing label personal information is accurate.
(NO NEED TO FILL IN PERSONAL INFORMATION BELOW.)
- Continuing Member - See modifications and/or comments below.
- New Member - see information below.

Name: _____

Address: _____

Telephone: _____

E-mail: _____

Amount paid:

\$20 (annual) + \$____ (Other) = Total \$____

Check # _____ Check Date _____

Comments: _____

AND A FEW PARTING WORDS...



Fifteen years ago when we first moved to the Riviera I realized immediately how lucky Linda and I

were to find the perfect place to live. It has been an honor and a pleasure to serve as your association president for the last four years.

I would like to thank Heather, who has done an outstanding job as treasurer. And Chela, who as editor has consistently saved the association newsletter costs through her innovative editing and design – never missing a deadline. To Mike, who has established an accurate and up-to-date address database to ensure that we receive our newsletters timely. I thank Julian, who has created a very informative website on the Riviera, the RHA and the community. It is these folks along with Virginia, Shirley, Ruth, Pam, Nancy and Doug that made up your RHA. Under Mike's direction, they, along with the new members of the

board, will continue to serve you.

In the past years we have increased membership and circulation of the newsletter, informing Riviera residents of important issues and community news and events. The association has contributed more to scholarship and school projects and programs. The summer concert and holiday programs continue to be successes. The undergrounding of the utility lines is progressing with districts identified and city engineering review underway. Finally, last year a committee of past RHA Presidents was commissioned to review the Hillside Ordinance and the city's practice of review of proposed home designs in the Riviera.

Many thanks to those of you who contribute yearly by participating in the meetings and paying association dues. Now more than ever we need your interest and support. Please continue to be involved.

Morgan Tookey

SCHOLARSHIPS



This year, the RHA is happy to announce the presentation of four \$500.00 scholarships to the following Riviera students (left to right):

Natalie Balin, 318 Via San Sebastian, will be studying at U.C.S.B.

Royce Neumeyer, 437 Via El Chico, will be studying at Cal State Northridge.

Rachael Caesar, 409 Via Colusa, will be a pre-med student at U.C.L.A.

Adam Lunzer, 101 Paseo de Sueños, will be studying engineering at Cal-Poly San Luis Obispo.

These students excelled in scholarship, school activities, sports, and service to the school and community.

We congratulate them.

Virginia Levanas

RIVIERA HOMEOWNERS ASSOCIATION 2002-2003 OFFICERS AND DIRECTORS

President	Michael Cotton	791-1985	Hospitality	Pam Popovich	375-8729
1st Vice President (Programs)	Heather Hintzen	378-7388	Immediate Past President	Morgan Tookey	213-680-6568
2nd Vice President (Membership)	Darilyn Pilapil	375-9939	Past President	Doug Holker	378-8984
Treasurer	Andrea Perez	378-2744	Scholarship & Landscape	Virginia Levanas	375-0424
Secretary	Betty Chim	791-8567	City Council Liaison	Mary Taylor	378-6673
Newsletter Editor	Chela Cowden	375-8949	Traffic Liaison	Johnny Tai	791-7465
Riviera Website	Julian Chasin	373-6314	Underground Utilities	Nancy Conger	373-9867
Landscape & Concert	Ruth Vogel	375-4702	Planning Commission Liaison	Sandra Bennett	375-8273
Landscape Co-chair	Mary Lenihan	378-7435	Historian	OPEN	

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P O BOX 1074 • TORRANCE, CA 90505

Please look above your name & address for your dues payment status. Your dues help us to provide scholarships, put on community events such as the Concert in the Park, and promote the Riviera community in our newsletter.

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