

# **The Riviera HOMEOWNERS NEWSLETTER**

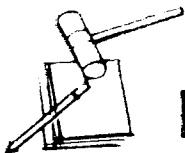
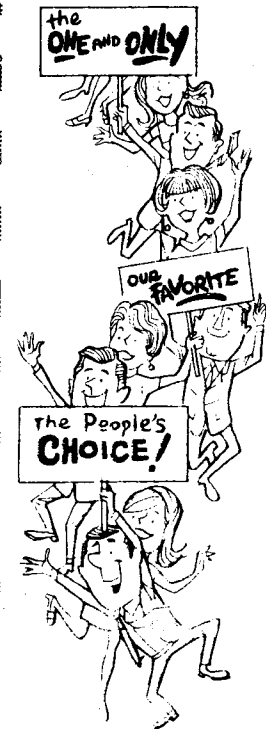
OCTOBER, 1976

President, Spencer Willens  
375-4416

70th EDITION

Editor, Pam Popovich  
375-8729

**GENERAL MEETING**  
**Monday, October 4th**  
**8:00 p.m.**  
**Parkway School Cafetorium**  
**Meet the Candidates for**  
**Torrance City Council**  
**HEAR THEM SPEAK.....ASK QUESTIONS**



## **Letter from the President**

Welcome back! Fall is here and RHA programs are about to commence.

Your Executive Committee met regularly during the summer. We have resolved the condominium issue for the present unit and have received a signed commitment concerning open space development on the balance of the property.

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• **Issues and Information of Importance to the Riviera** •

We worked hard and long on the hillside ordinance and the vacant land to which it applied. We think we provided a big service for the hillside Riviera residents due, in no small part, to the excellent work of our attorney, Doug Brown.

This brings me to another matter of major importance... your membership. Your support, morally and financially, gives the Executive Committee the means to pursue these matters in your behalf.

In an effort to improve our communications and increase membership we are upgrading our newsletter in content and delivery. I hope you have noticed that your newsletter was delivered in a plastic doorhanger by the Boy Scouts and Girl Scouts. Our association is paying these two fine groups of youngsters for the distribution and the funds will add to their treasuries and enable them to expand their activities.

The board is considering a trash pick-up of items not taken by our regular city service. This would be available only to members. Anyone having used the County dump knows the cost is \$2.50 minimum. Therefore, \$5.00 for membership and the use of this service is a real bargain.

We are also contemplating a bingo night, pot-luck dinner and several other alternatives to our first-of-the-month Monday night meetings. How do you feel about these ideas?

Our big dinner dance will be held on October 16th. I hope to see many of you there. Please get your reservations in early to avoid being left out.

Spencer Willens

## **RHA Completes Successful Condo Negotiations**

Phase II of the construction of the Palos Verdes Townhouses is well underway. These structures will be similar to those in Phase I (without rusty nails, we hope). The Riviera Homeowners Association has been successful in negotiating a reduction in height and an increase in setbacks on Calle Mayor.

Last year the developers came in with new plans that increased the open space by eliminating the maze of driveways. The structures were lower than the old F.H.A. apartment buildings, but the addition of elevator shafts (6' high by 8'x11') put the buildings over a limit stipulated in a court agreement.

The question the RHA Board had to answer was...do we want a continuation of Phase I with legal assurances that they will be no higher than the old buildings or do we want large apartment-like structures with protruding elevator shafts that would free the developers from the height restrictions placed upon them by the court?

Although we admit that we cannot know for certain if one plan was better than the other, the RHA Board could not risk the endorsement of the new plan without an environmental impact study (routine procedure for a project of this size). The developers refused to provide this so they went back to their original design.

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## RHA - Why Was It Organized? What Does It Do?

The words may seem rather dry and simple as one reads the By-Laws of the Riviera Homeowners Association, but they define the purpose of the organization which has been the voice of our community since the mid-'40's. Briefly stated, the purpose of RHA is to be a non-profit organization dedicated to civic service to the community, to foster the maintenance and improvement of community property, and to counsel and advise residents of the community in the protection of their property interests. Its policies are to maintain a non-commercial, non-sectarian and non-partisan approach to all problems involving residents, their property and the community; to provide observers at meetings of boards, committees and chambers of local governmental bodies in order that the members of the community may be informed of the actions of those bodies; and to support and execute community improvement projects and other civic functions through its committees when such action is requested by the membership.

The working arm of the RHA is the Executive Council consisting of six officers (President, 1st Vice President, 2nd Vice President, Recording Secretary, Corresponding Secretary and Treasurer) plus six "Members at Large". The Committee is elected at the general membership meeting each March and serves for a year.

Through the years, dozens of dedicated, hard-working residents have served on the Executive Council coping with problems from the mundane to the crisis-laden, winning most battles, losing some dismaying ones...but always striving to represent the majority of homeowners and their best interests. The work is sometimes tedious, often challenging, always time-consuming and, to the volunteers who serve, rewarding as they see the Riviera retaining the basic uniqueness that attracts newcomers and makes home such a special place to "old-timers".

As Riviera problems or special concerns arise, the Executive Council (Board) appoints Ad Hoc committees, chaired by Board members. Board members chair the standing committees, among which are those

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RIVIERA HOMEOWNERS ASSOCIATION (continued)

that monitor the Planning Commission, Traffic Commission, Airport Commission and City Council. The chairman receives copies of the weekly agendas for these groups and assures that an RHA representative attends every meeting at which an item of concern to the Riviera is scheduled.

As those of you who are familiar with the workings of government well know, these meetings can often extend past midnight. (As an aside, we suggest to those of you who have never attended a City meeting--choose a commission and attend a meeting or two. It will be, to say the least, a most interesting insight into the "how" of local government.) RHA observers report to the Board, and when the organization, at the decision of the Board and/or membership, desires to take a public stand on an item, a spokesman from the Board presents the RHA position at the meeting. Board members also work directly with staff members of the various City departments on matters of concern to Riviera residents.

The Board meets once a month year around on a scheduled basis. Additional meetings are convened as required. The Board frequently devotes the first part of its meeting to a guest presenting a particular community concern. During recent months community representatives discussed with the Board matters such as the Torrance Police Department "neighborhood watch" program, hillside building and hillside ordinance concerns, condominium problems, and concerns over both the projected school closings and the subsequent land usage.

In response to these interests, the Board scheduled a guest speaker on Neighborhood Watch at a general membership meeting, wrote appropriate letters to the School Board and City, supplied RHA inputs to appropriate departments and attended many commission and council meetings to speak for the community.

When necessary, the Board has engaged legal counsel to represent RHA in court proceedings and business with the city. These activities have assured that the various City bodies are very much aware that the residents of the Riviera, through their homeowners association, are ever alert to actions that affect the Riviera.

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After months of working with the Traffic Department, the Board was successful in getting resident-requested traffic flow changes made and a bicycle path marked along Calle Mayor.

In response to comments from residents, the Board made an in-depth study of the rubbish collection costs and services in the South Bay Area which revealed that Torrance has the most efficient and cost effective service, although there is still a problem in the "large item" disposal area. The Board is currently studying possible solutions to this.

The Board has been particularly concerned about fire protection and water flow problems since the loss of a home on Calle Mayor on July 4 and the water damage sustained to homes on Vista del Parque after a recent traffic accident ruptured a fire hydrant. This is being pursued with the City and the water department.

RHA joined with other Torrance homeowners associations and businesses in a recent DAILY BREEZE ad concerning property taxes.

The problem with skateboarders on Riviera streets keeps popping up. Although this is a persistent complaint, no clear concensus has emerged. The Board invites your comments on this or any other community issue.

The Board is frequently called upon to assist or counsel homeowners on problems pertinent to a small section of the Riviera. That is an important part of their function, and all homeowners are encouraged to contact RHA when confronted with a situation which may be helped by the Board's experience.

Although necessarily quite condensed, we hope the foregoing report from your Board has touched an item of interest to you. If you want greater detail, please contact a Board member. And remember... RHA is YOUR association. Its strength is protection to your home and community. It represents your interest as a property owner in the public forum where unity is strength. If you are not already a member, join today. RHA membership is the best five dollar investment you will ever make in your home!

Kathleen Lahey

WELCOME NEW RHA MEMBERS

VOGEL, Mr. & Mrs. Udo	Via Los Miradores
WILLER, Mr. & Mrs. Don	Mesa St.
McGEE, Mr. & Mrs. Dan	Camino de Encanto
MARTIN, Mr. & Mrs. John A., Jr.	Via Pasqual
OESTERLE, Mr. & Mrs. Ulrich	Mesa St.
JOHNSON, Mr. & Mrs. Newell W.	Calle De Aragon
TURNER, Mr. & Mrs. Harold	Via Pasqual
RHIND, Mr. & Mrs. John	Paseo De Pablo
HURT, Mr. & Mrs. Michael G.	Paseo De Gracia
STANIEC, Elaine E.	Via Los Miradores
FROSCHAUER, Mr. & Mrs. Frank	Riviera Way
WRIGHT, Mr. & Mrs. David W.	Via Los Miradores
CROWL, Mr. & Mrs. Robert E.	Paseo de los Tortugas
HAFNER, Mr. & Mrs. Frank W.	Via Los Miradores
NELSON, Mr. & Mrs. P.Q.	Vista del Parque
FREELAND, Mr. & Mrs. Earl	Newton St.

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MEMBERSHIP APPLICATION  
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Mr. & Mrs. or Miss \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

City \_\_\_\_\_ Zip \_\_\_\_\_

Please enclose membership fee  
\$5.00 per family

Mail to: Membership Chairman  
P.O. Box 1074  
Torrance, CA 90505

RIVIERA HOMEOWNERS ASSOCIATION

**ANNUAL DINNER DANCE**

**"It's Magic"**

**Los Verdes Country Club**

**Saturday, Oct. 16**

**Dinner at 8**



DELICIOUS BUFFET DINNER

DANCING TO THE MUSIC OF LES TRONSIER'S BAND

Telephone Reservations:

Mrs. Spencer Willens	375-4416
Mrs. John Schoenberg	378-9561
Mrs. Thomas Nosek	375-5119

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DINNER-DANCE TICKET ORDER FORM

To: Marjorie Watts  
116 Via Colusa  
Redondo Beach, CA 90277

Please send \_\_\_\_\_ "It's Magic" dinner dance tickets to:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

I enclose a check for \$ \_\_\_\_\_ @ \$11.00 per ticket

NOTE: Please indicate below the names of people for whom you are ordering tickets (other than for yourself) or other special table seating requests.

Your board of directors has spent endless hours at City meetings, negotiating with Pacific Lighting Properties and monitoring construction progress. Phases II and III, we are told will be a new concept. We urge all interested homeowners to participate in the public hearings when they commence. We need the strong support of the community in order to assure an acceptable project.

Millie Schoenberg

WANTED....GARDEN EDITOR

We would like to establish a monthly garden column devoted to the culture of plants and flowers in the Riviera.

If a garden club or an individual would like to contribute horticultural expertise, please call Pam Popovich, 375-8729.



GARDEN CLUB WELCOMES NEW MEMBERSHIPS

Riviera Garden Club meets on Tuesday mornings once a month at members' homes. Interesting programs with guest speakers on gardening, flower arrangement and other related subjects are scheduled. Membership is open to all Riviera residents. Please call Marie McDonald, President, at 375-7705, for information.

CHILDCARE PROBLEMS

As the cost of living constantly goes up, more and more mothers are going back to work. Many families with grade school children are having difficulty finding a childcare facility or someone to care for their children during the hours before and after school.

Recognizing this as a problem, the Riviera Homeowners Association would like to help. In order to determine the extent of the need for childcare, we request that anyone needing assistance contact: Lee Clukey, 4438 Green Meadows, Torrance, CA 90505. Those who can offer their services are also asked to contact Lee.

If the RHA can ascertain that there is a large enough demand for childcare services, we may be able to help establish a community service. We need to hear from you.