

January 8, 1951

The regular meeting of the Hollywood Riviera Homeowners' Association was held at the El Retiro Park Building, Monday, January 8, 1951. The meeting was called to order by President, Raymond Hole, at 8:00. The minutes of the previous meeting were read and approved.

Committee reports

Treasurer: Yearly dues are now payable, \$2.00 per family.

Architectural Committee: Commander Mason reported for Mr. Willard Key that during the month 12 plans were submitted and approved. A letter has been written to Mr. Treer stating that if construction on the Christian School is not halted proceedings would be started for confiscation.

Schools: Plans for the school are on their way to Sacramento for approval.

Council: Commander Mason reported that Torrance has granted an easement to the Sunhaven Corporation concerning the 105 foot strip on Hollywood Parkway. The property now belongs to the property owners on the west.

Recreation: The Teen age dances are to be resumed at the Park building each Friday night at 7:30.

New Business

Civil Defense steps have been taken by Torrance. The Sherriff's Department has been set up as Chief Warden. The entire area has been set up in districts, we are located in the Lennox District. Mr. Stevens' report to the City Council was read by Commander Mason.

First Aid classes are to begin Wednesday, January 10 at the El Retiro Park Building. They will be two hour classes from 9 to 11, running for 9 weeks, with an instructor from Red Cross.

The Atomic Warfare Primer is available for all who want them.

Mrs. Shaw announced that there will be a Blood Bank Unit at the Seaside School on February 6 from 4 to 8 P.M. Group participation would give us our own Blood Bank.

Mr. William Garrabrant has been made Chairman for this area for the annual Red Cross Fund Drive.

The water tank hearing was held on December 20, there were no protests.

Meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Lynetta Bowman, Sec'y

February 5, 1951

The regular monthly meeting of the Hollywood Riviera Homeowners' Association was held at the El Retiro Park Building, Monday, February 5, 1951, President Raymond Hole presiding. The minutes of the previous meeting were read and approved.

COMMITTEE REPORTS

TREASURER: Mr. Robert Matson reported a balance of \$168.94. With the coming election of officers, he again reminded the members that only those paid up members were eligible to vote.

DEEDS AND RESTRICTIONS: Mr. Willard Key said that 18 plans had been submitted and approved for construction.

SCHOOLS: There may have to be a change made in type of building material to be used on the school.

CIVIC COUNCIL: Mr. Blakeley reported that Mr. Montgomery has suggested in his new report that Torrance abandon all attempts to take over the California Water Service in their Consolidated Water District. He gave two primary reasons--first, the length of time it would take to force the California Water Service to sell. Second--The amount of materials it would take to duplicate the service now in the area. Hollywood Riviera would not be involved in any bond issue floated by Torrance to unify the rest of the Torrance Water District. The City Engineers Office is now being investigated--it is this office that is responsible for not providing adequate water drainage. John Patrick who is in the office is Assistant Engineer only.

Mr. Garrabrant made an appeal to the Homeowners' on behalf of the Red Cross. Hollywood Riviera has been placed in a unit by itself and Mr. Garrabrant stressed that all contributions were acceptable no matter how small.

New Business

The City of Torrance has had plans drawn for improvement of the Park. Lot 6 has been purchased over which a road for car travel into the Park will be constructed. The plans also provide for three walk ways into the Park. The Pergola will be improved to the extent of gas plates and a picnic ground to be put in adjacent. The proposed plan also includes black top tennis courts, a volley ball court and parking areas. Suggestions were asked for, from the Homeowners Association. It was suggested that the tennis courts be placed north and south rather than the proposed east and west. It was also suggested that steps be put in at the center entrance to the Park from Vista del Parque.

Mr. Beckman announced that the Choral group, Los Cancioneros, composed entirely of people from Hollywood Riviera had entered

Feb. 6, 1951

page 2

a contest sponsored by the Los Angeles Bureau of Music and were now in the finals.

The following Nominating Committee has been appointed;

Mr. Don Whitney, Chairman

Mr. G. H. Miller

Mr. H. T. Racek

Mr. Carl Lippincott

Mr. Reg Roberts

Their slate of nominations are to be turned in at the March meeting.

Mr. George Powell, Assistant Director of Civil Defense for Torrance, introduced Mrs. Don Hyde who is in charge of Mass Care. She stated that their's was a threefold program, the obtaining and tabulating of all information pertinent to times of disaster, then a training program which includes both First Aid courses and Home Nursing courses, then they were concentrating on stockpiling quilts. All help is voluntary. Forms were left with the Secretary to be filled out by anyone who could be of assistance.

The recent rain brought about the drainage problem again--
A motion was made by Mr. Blakeley that the Hollywood Riviera Homeowners' Association recognizes a serious drainage problem and requests an engineering survey of the Hollywood Riviera District by the City of Torrance which shall cover permanent solutions which should include complete cost surveys and the necessary engineering reports attendant with such surveys. This action is urgently needed.
Seconded and passed.

meeting adjourned.

Respectfully submitted,

Lynette Bowman

PEH

March 5, 1951

The regular monthly meeting of the Hollywood Riviera Homeowners' Association was held Monday, March 5, 1951 at the El Retiro Park Building, President Raymond Hole presiding.

The minutes of the previous meeting were read and approved.

COMMITTEE REPORTS

TREASURER: Mr. Robert Matson reported a balance of \$216.91, with only 57 members having paid their dues for 1951.

DEEDS AND RESTRICTIONS: Commander Mason read Mr. Key's report that 15 plans had been submitted for the previous month with 12 approved and three still under discussion pending minor changes.

SCHOOLS: Mr. Miller says that the Riviera School will now consist of ten classrooms, 2 kindergarten units and 1 Administrative Unit of the Master plan, the construction to be of the Tilt-up concrete panel type. The changes were brought about by the rise in price of materials and the greater needs elsewhere since the School Bond issue was floated. The master plan will be fulfilled as needed and as funds are available. Further progress is awaiting the City's action in obtaining the grade elevations on Atezada Street in order to determine what steps need be taken with the school grounds drainage problem.

CITY COUNCIL: Commander Mason said that the letter sent to the City of Torrance from the Hollywood Riviera Homeowners' Association concerning a drainage survey was read and turned over to Mr. Stevens, City Manager.

CUB SCOUTS: Mr. Miller reported that the recent Scout Dinner was a success, and no deficit was incurred. The Cubs however, have not raised sufficient funds to procure their Cub Pack Flag. A motion was made by Mr. Ropiequet that the Homeowners' Association supply the \$10.25 necessary for the Cubs to obtain their Hollywood Riviera Cub Pack Flag. Motion seconded and passed.

CIVIC COUNCIL: Mr. Blakeley stated the City is now in the process of studying the City Engineers' Office. The salary of the City Engineer has been raised to \$550 with a maximum of \$600 which may attract some competent person to fill the office.

RECREATION: A letter signed by President Raymond Hole was sent to the Recreation Department of the City expressing approval of the Master Plan for improvement of El Retiro Park with added suggestions and changes.

NOMINATING COMMITTEE: Chairman, Mr. Donald Whitney, presented the following slate of candidates and introduced each one--For President, W. A. Garrabrant; Vice President, Robert Matson; Treasurer, William Beckman; Corresponding Secretary, Commander Mason; Recording Secretary, Mrs. Ray Sutherin; and Members-at-large, Fred Ropiequet, Frank Brennan, Paul Howey, and C. C. Todd.

Nominations were opened President. Mr. Beckman moved that nominations for President be closed. Seconded and passed.

Nominations for Vice President were opened. Commander Mason moved that nominations for Vice President be closed. Seconded and Passed.

Nominations were opened for Treasurer. Mr. C. C. Todd moved that nominations for Treasurer be closed. Seconded and passed.

Nominations for Corresponding Secretary were opened. Mr. Reg Roberts

moved that nominations for Corresponding Secretary be closed. Seconded and passed.

Nominations for Recording Secretary were opened. Mr. Garrabrant moved that nominations for Recording Secretary be closed. Seconded and passed.

Nominations for Members at Large were opened. Commander Mason moved nominations for Members at Large be closed. Seconded and passed.

It was moved by Mr. Blakeley that the slate be accepted as presented. Seconded and passed.

OLD BUSINESS

The present Board will audit the Treasurer's books before the next meeting.

Mr. Garrabrant says there is a need for more solicitors for Red Cross.

Mr. Blakeley reported a meeting held by interested persons concerning the drainage, attended by George Stevens, City Manager; Harvey Spellman, Councilman and Jim Hall, City Attorney. Tentative measures were discussed whereby Upper Riviera's overflow could be taken care of by open culverts between properties, but the low area on Paseo de Gracia would have to be handled through a 30" sunken main to be run out to Highway 101 and to flow down Avenue 1 in Redondo, the cost for which would be between 20 or \$30,000. However the City representative agreed to make a complete survey on the basis of total occupation, and to bring back a report in a few months.

NEW BUSINESS

DEFENSE: Assistant Director of Civilian Defense, George Powell at the first meeting of the Hollywood Riviera Civil Defense Program organized by Mr. Blakeley stated that each area will have its separate program organized before Mr. Powell is to be notified and subsequently co-ordinated with the rest of Torrance. There will then be classes formed for Wardens. Frank Carpenter, Recreation Department Director is Head Warden of Torrance. We are in Zone 9 which is Southwest Torrance, and the plan is to divide Hollywood Riviera into three parts--above Calle Mayor, below Calle Mayor and West of Monte D'Oro, with an Area Warden in each. No specifications have been suggested for Area Wardens. The next Civil Defense Program meeting will be March 12 at the residence of Mrs. Mulqueen, 437 Via la Selva. There will be little if any help from the City until we are organized.

Mr. Beckman announced that Las Cancioneros walked off with three prizes in the recent contest sponsored by the Los Angeles Bureau of Music: Best mixed Chorus, Best Director and the Grand Prize over all the choruses.

Commander Mason brought up the great need of a medium of dispensing information. The newspapers have not been too cooperative. Several methods of getting information to all residents were discussed, among which was the block captain plan which could perhaps be done in conjunction with the Civil Defense Warden program. Also Mr. Garrabrant stated the the Daily Breeze might be approached.

Meeting adjourned.

Respectfully submitted,

Lynetta Bowman, Secretary

APRIL 2, 1951

The regular meeting of the Hollywood Riviera Homeowners' Association was called to order by President Ray Hole, April 2, 1951, at El Retiro Park Building at 8:00 p.m.

The minutes of the previous meeting were approved as read.

TREASURER: Mr. Robert Matson reported a balance of \$199.82 with dues still payable and due.

CITY COUNCIL: Mr. Blount introduced the new councilman, Mr. Ed Karlow. Brochures regarding a new proposed planning ordinance, replacing Ordinance 316, were made available to the group.

DEEDS AND RESTRICTIONS: Mr. Willard Key reported that of 21 plans submitted to the Art Jury, 17 were accepted and 4 rejected because of similarity of design.

TRANSPORTATION: Mr. Grey reported that the City Council at their last council meeting, voted to discontinue bus service in Hollywood Riviera. Mr. Blount stated the cost of operation was exorbitant.

SCHOOLS: Dr. Hull, Superintendent of Schools, presented ^{the} Riviera School plans which have been approved by the State Department of Education. The master plan will be completed only and if a school bond issue is floated. The High School site in South Torrance is under negotiation in condemnation process at this time.

OLD BUSINESS

Mr. Don Whitney announced the Boy Scout Troop's Court of Honor would be held April 14 at El Retiro with an overnight campout in the park. The public is invited.

The Annual Salvage Week will be from April 9 to the 14th.

NEW BUSINESS

Mr. Hole introduced the new president, Mr. W. A. Garrabrant and the following officers and directors:

Vice Pres.	Robert Matson
Treasurer	Wm. Beckman
Corr. Secy.	Commander Mason
Rec. Secy.	Rae Sutherin
Directors:	Fred Ropiquet
	Frank Brennan
	Paul Howey
	C. C. Todd

April 2, 1951 (Continued)

-2-

Mr. Garrabrant announced that committee appointments would be made by telephone with the exception of the Transportation Committee of which Mr. Grey will continue as chairman.

The question of how to obtain sewers was raised by a visitor. This was tabled after discussion until the next meeting to enable a committee to be formed.

There was further discussion regarding the bus discontinuance situation.

At 9:30 a motion was made and seconded that the meeting be adjourned. Twenty-five members and visitors were present.

~~Respectfully submitted,~~

Rae Sutherin

Rae Sutherin,
Recording Secretary

Approved: May, 1951

May 7, 1951

The regular meeting of the Hollywood Riviera Home Owners' association was called to order Monday, May 7, 1951, by President W. A. Garrabrant at 8:15.

COMMITTEE REPORTS:

TREASUER:	Bal. ending March 1951	\$199.82
	Dues collected April	11.00
	April Balance	<u>\$210.82</u>
	Expenditures	7.48
	Balance to date	<u>\$203.34</u>

There are 61 paid memberships to date.

CITY COUNCIL:

Commander Mason reported the bus issue was referred to a committee. The City Council now has under discussion a plan to form Torrance into boroughs, the number still undetermined. The Council would be composed of a councilman from each borough and the Mayor. This plan would come before the people to be voted upon.

DEEDS AND RESTRICTIONS:

Mr. Key reported that at the last Board of Directors meeting of the Community Association, 13 plans in Tract 10300, 28 plans in Tract 10302, 2 plans in Tract 10303 and 10 plans in Tract 10304 were submitted for approval and passed. The Huntington-Redondo Co. was required to pay the second half of the taxes on the Riviera Beach Club which amounted to \$2500; and \$2196 for legal services for litigation proceedings regarding Mr. Harris. *Since the Board Meeting, 17 8 have been* plans or revisions have been *changed from a required 2000 sq. ft. minimum to 1500 sq. ft.*

TRANSPORTATION:

Mr. Gray said that the last city council meeting was well attended by interested residents in the bus situation. However no decision was arrived at.

OLD BUSINESS

The Christian School problem has been placed in the hands of attorneys. Mr. Hole asked if anything had been done regarding the letter filed with the City asking for a drainage survey. The letter has been read before the Council, however, no action has been taken to date.

May 7 (Continued)

NEW BUSINESS

The President asked for volunteers to work as a steering committee for obtaining sewers. The committee is composed of the following people: Mr. J. L. Ryan, chairman; Mr. H. Gray, Mr. Granville Smith, Mr. T. J. Friary and Commander Mason. Commander Mason ~~already~~ has complete information as to procedure to follow.

Suggestions to increase the membership included: bringing someone with each member; placing a map on a board to be placed at Monte D'Oro and Camino de las Colinas; showing of educational films.

The streets of H. R. are in great need of repair and the city street department is to be contacted re repairs.

Recent
No report has been received from the recreation chairman and the City Council is to be contacted.

A motion was made and seconded to adjourn at 9:45.

Lynetta Bowman
Acting Secretary

Approved:
June, 1951

Meeting of June 4, 1951

The June 4th meeting of the Homeowners' Association was called to order at 8:15. The minutes of the two previous meetings were approved as read.

Mr. Home reporting for Treasurer Beckman reported a balance of \$211.34.

Deeds and Restrictions: Mr. Key reported that 13 plans had been submitted for consideration by the architectural committee the past month, 12 of which were submitted by the Seaboard Development Co. in Tract 10304. The Art Jury is to reassess the minimum requirements for the Christian School to add to the present building to comply to the architectural specifications.

City Council: Commander Mason reported that Torrance has hired a City Engineer, Mr. Joseph Jacob, and a study is to be made of the revision of the proposed land use ordinance.

Recreation: Mr. Patronskey's report, read by Commander Mason, stated work will begin immediately on additions and installations for which \$1800 was previously appropriated. The summer recreational program will begin Monday, June 18th, and continue until a week preceding the fall school term. A director and assistant will be in charge six days a week. Recreation funds for Torrance have been increased to provide ten additional recreational projects, one of which is to be located in Hollywood Riviera.

Transportation: Bus service is to be resumed in H. R. as soon as smaller equipment can be obtained.

Sewer Committee: Mr. Ryan reported a letter has been sent to the Torrance City Engineer requesting a survey be made. Upon completion, petitions will be circulated.

Old Business: Mr. Hole requested that a letter be written to the City Manager asking for the status of the promised drainage survey.

It was reported that H. R. reached 116% of its Red Cross quota.

A motion was made by Mr. Frank Brennan that the City Manager, Mr. Stevens, recognize the existing laws and remove all signs in H. R. that are violations of these laws. The motion was seconded and passed unanimously.

New Business: A motion was made by Mr. Key that the Hollywood Riviera Homeowners' Association request the Torrance City Council to consider for their 1951-52 budget, the resurfacing of streets in H. R. with the inclusion of street signs where needed, and the installation and maintenance of trees and shrubs in parkways and park areas. The motion was seconded and passed.

Mr. Satterlee reported the coming election of Scout leaders and reminded the association of its responsibilities of sponsorship.

There being no further business, the meeting adjourned at 10 p.m.

Respectfully submitted,

Lynette Bowman
Acting Secretary

Corrected and Approved July 2, 1951

July 2, 1951

The regular meeting of the Hollywood Riviera Homeowners' Association was called to order by the President at 8:20 p.m., July 2.

The minutes of the previous meeting were approved as corrected. Mr. Beckman, Rreasurer, reported bills paid in the amount of \$10.45, leaving a balance of \$209.37. There are 58 paid memberships and 6 partly paid.

Mr. Key, Deeds and Restrictions committee chairman, reported that 15 sets of plans for new homes had been accepted in June. A meeting had been held with representatives of the Christian Church School in an effort to reach an agreement on the minimum requirements and changes to be made for the Christian Church School; particularly roof and window structures which do not meet with the approval of the art jury. No reply had been received at this time and it appears that the matter will go to court for trial.

Mr. Miller announced that Mr. Satterlee has been elect@d new Cubmaster of Troop 726 and Mr. A. J. Higginbottom is the new president of the pack committee. The pack flag purchased by the Association was displated. A bonus check for \$16.75 was earned by the pack for Scout circus ticket sales.

Mr. Miller announced that the Torrance Educational Advisory Committee would meet July 9th in Torrance. Bids for the H. R. school were to be opened July 29, he reported.

Commander Mason made the following reports:

1. Correspondence directed to Torrance City Council was read regarding (a) street lights needed at intersection near Highway 101; (b) street resurfacing, installation of street signs, installation and maintenance of trees and shrubs; and (c) removal of advertising signs in Hollywood Riviera.
2. Torrance has tentatively approved a tax rate of \$1.12 which is the same rate as last year.
3. Torrance intends to float a \$1,500,000 bond issue to provide metropolitan water to cover the city with the exception of areas covered by California Water Service. Mr. Mason brought several discrepancies to the attention of the Water Department.
4. The bus service has been resumed and Mr. Mason reported Councilman Blount to have stated that operating costs would be very high.

5. No recreation committee report was available.

The Sewer Committee reported they had received no further communications re the requested survey but Mr. Mason reported that the survey has been started and elevations have been determined.

Mr. Mason and the City Engineer recently made a storm drain tour throughout the area. Mr. Jacobs promised to make a complete report to the City Council but no funds are available for storm drain control.

A motion was made by Mr. Beckman and seconded by Mr. Matson to try using the Sportsmen's public address system for the August, September and October meetings. After discussion, it was unanimously voted to do so.

Announcement was made of the annual H. R. Sportsmen's barbecue Sunday, August 12.

Mr. Garrabrandt requested that Mr. Foster serve on the Membership Committee with Mr. Beckman.

New visitors were introduced and sidewalks, sub post office, shopping district area, and secession from Torrance to join Redondo Beach were miscellaneous topics discussed.

Mr. Matson reported that trees on Monte d'Oro should be watered by the City of Torrance.

A suggestion was made by Mr. Key and membership in the association be included in a sale of property. Also, that an invitation to join the association be included in the letter of approval of plans by the Art Jury.

There being no further business, the meeting was adjourned by the president at 10:10. There were 18 members and visitors present.

Rae Sutherin
Rae Sutherin, Secretary

Approved: 8-6-51

August 6, 1951

The regular meeting of the Hollywood Riviera Homeowners' Association was called to order by the President at 8:15 p.m., August 6, with 50 members and visitors present.

The minutes of the July meeting were approved as read.

Mr. Garrabrandt, reporting for the Deeds and Restrictions committee chairman, stated the art jury had approved 8 home plans since the July meeting.

Mr. Miller reported only one bid had been received for construction of the Hollywood Riviera school. The school board plans to open bids again later ~~this month~~. *in August.*

Mr. Mason reported the city council and city engineer are still working on the storm drain survey. Repair of streets in Hollywood Riviera has been started and paving of the road to the school site has been done.

Mr. Patrónsky, Recreation Committee chairman, was attending a meeting in Torrance so was unable to make a report.

Mr. Garrabrandt reported the sewer situation to be as follows: The proposed sewer installation would include all of the Hollywood Riviera section with the exception of highway frontage. Preliminary estimates run between \$500 and \$600 per lot which does not include connecting lines to sewer. The project would be split into three districts to allow smaller contractors to bid on the project. Costs would be absorbed in difficult and level lots. Petitions must be signed by the majority of property owners.

Following group discussion, a motion was made and seconded to have the president invite one of the engineers from Torrance to attend the September meeting with maps and information to answer individual questions before the meeting. An information booth is to be open at 7 p.m. It was unanimously voted to do so.

A request from the floor was made that the park rest rooms be open Sundays and evenings. A report regarding this request will be made at the September meeting.

There being no further business the meeting was adjourned until September 3, 1951.

Rae Sutherin
Rae Sutherin, Secretary

Approved - 9/10/51

September 10, 1951

The regular meeting of the Hollywood Riviera Homeowners' Association was called to order at 8:05 p.m., September 10.

The minutes of the previous meeting were approved as read.

Mr. Mason, reporting for Mr. Key, ~~Regulations~~ Restrictions and Deeds Chairman, stated 11 sets of home plans had been approved by the Art Jury in August.

Mr. Miller reported that the Hollywood Riviera School contract had been let. A tentative deadline for completion has been set for February.

A letter from the First Lutheran Church in Torrance, addressed to the Homeowners' Association was read, urging church attendance on October 7.

Mr. Shaw announced the Red Cross Blood Bank Day in Torrance would be September 27.

The treasurer reported a bank balance of \$204.91 and a membership of 72.

Mr. Joseph, Torrance City Engineer, was introduced and the remainder of the evening was devoted to discussion of the proposed sewer installation. After discussion, the president called for a rising vote. There were three opposing votes.

Committee chairmen were appointed to circulate the petitions for sewer installation and petitions distributed to each chairman.

The meeting was adjourned at 9:50 with 63 members and visitors present.

~~Respectfully submitted,~~

Rae Sutherin
Rae Sutherin, Secretary

Approved 10/1/51

October 1, 1951

The Hollywood Riviera Homeowners' Association met in the El Retiro Park Building. The meeting was called to order by the president, Mr. Garrabrandt.

The minutes of the September meeting were approved as read.

The Treasurer reported a balance on hand of \$221.82 and a membership of 83.

Mr. Miller reported that ground is soon to be broken for the Hollywood Riviera School.

Mr. Mason is the official Registrar of Voters for this area and anyone who has not registered to vote, should see him. Dog licences are due as of October 1. Mr. Mason reported that trash collections regulations have been changed as follows: Grass must be placed in a carton or box. Branches or bushes must be in bundles not over 6 ft. in length. Grass and branches will no longer be collected from vacant lots.

Mr. Satterlee reported the Cub Scouts have seven active dens and the Homeowners' group is urged to attend pack meetings which are held the last Friday of each month.

The president requested that the Board of Directors meet/the one evening week of October 1.

It was announced the annual Los Concineros dinner would be held the evening of October 2nd.

The following sewer reports were made:

Bob Jones	District I	19	signers of petition
Bob Grant	" II	7	" " "
John Ryan	III	11	" " "

The following points were brought out in the discussion which followed:

1. A total of 908 signatures are needed before the request for sewers can be considered.
2. The estimated cost has been purposely made high to allow for discrepancies.
3. Sewers in this area entail so much work it would in all probability be a year before work would be completed.
4. Financing would be extended over a period of years.

The Deeds and Restrictions Committee checked and approved 15 sets of plans within the last month.

There being no further business, the meeting was adjourned at 9:20 p.m. with an attendance of 47 members and friends.

~~Respectfully submitted,~~

Rae Sutherin
Rae Sutherin, Secretary

Approved: 11/5/51

November 5, 1951

The Hollywood Riviera Homeowners' Association was called to order at 8:00 p.m. by the president on November 5 at El Retiro park building.

The minutes of the October meeting were approved as read.

Report of the Torrance Council meetings was made by Commander Mason. Hollywood Riviera residents are not ~~connected~~ affected by the coming water bond election in January at Torrance. It was recommended that a stop sign be erected at Via Seville intersection. The Lutheran Church has purchased 6 lots on Parkway for a church site in the future.

The Recreation Committee reported that the El Retiro building is being used to full capacity. Another building will be needed in the future. Another building could be built in the park area or in another part of Hollywood Riviera. To build in this area would save purchasing another piece of property. An automatic hot water heater has recently been installed in the kitchen of this building. A steel fence is to be built around the park and no automobiles will be allowed to enter the park. A parking space on two lots will be provided with a covered walk leading to this building. These items will be done when funds are available.

The Treasurer reported a balance on hand of \$231.82 with a paid membership of 87.

The Deeds and Restrictions Committee approved 5 building plans in October.

New Business: A suggestion was made from the floor that any money-making enterprise using this building be asked to contribute to the recreation fund. Mr. Mason was asked to check this matter as it is believed the building is used by non-profit organizations.

The water pressure has been very low in this area at times and may become a serious problem in the future. Mr. Grey will investigate future engineering plans for this area and report at ~~Next~~ December meeting.

The Sportsmen Club will sponsor their annual Christmas tree sale with proceeds going to all local youth organizations.

Sewers: A total of approximately 300 signatures have been obtained. Volunteer workers were asked for each district to circulate petitions. Costs, plans, completion dates, and so forth, were reviewed.

A question was asked from the floor if anything more had been done about water drainage. No further information had been obtained.

A motion was made and seconded that the Hollywood Riviera Homeowners Association instruct the Recreation Chairman to request the Torrance City Council to provide another recreation building for this area as soon as funds are available. After discussion, it was voted to so do.

There being no further business, the meeting adjourned at 9:45.

Rae Sutherin
Rae Sutherin, Secretary

Approved:
December, 1951

December 3, 1951

The December meeting of the Hollywood Riviera Homeowners' Association was called to order in the El Retiro Recreation building December 3, at 8:10 p.m.

^{Nov.}
The minutes were approved as read. ~~for the November meeting.~~

Commander Mason reported that the Board of Education had placed a recommendation before the Torrance City Council for a yellow blinker light to be placed on Highway 101 at Paseo de Gracia and Roberts Road. A petition is being circulated regarding the light installation. Torrance is again without a City Engineer. Mr. Patrick is Acting Engineer.

Mr. Hole made the annual Cub Scout report. The Pack has become so large it is being ~~formed~~ made into two packs. The upper section of Hollywood Riviera will retain the Pack number, flag and Hollywood Riviera Homeowners' Association sponsorship. The pack for lower Riviera, when organized, will be sponsored by the new Parent-Teacher Association.

The Hollywood Riviera school is progressing with the 14 unit floor forms having been poured.

The Treasurer reported a balance on hand of \$235.82 and a paid up membership of 90.

The trial between the H. R. Community Association and the South Bay Christian School has been postponed until January 14, 1952.

A Civilian Defense Area chairman has been appointed and five men are now needed as district chairmen.

Commander Mason reported that the recent low water pressure was caused by mechanical difficulties and that there are sufficient facilities and supply to take care of this area.

Los Concioneros has entered statewide choral competition this year.

The Sportsmen's Club is planning their annual Christmas tree party for the children and will also sell Christmas trees after December 15.

A need for a library for this area was discussed. The county will provide all books and equipment if the city will provide the building and maintenance. It was suggested that the present park building be used for a library if a ~~new~~ more adequate recreation building could be obtained.

December 3, 1951 (Continued)

Storm drains were discussed and Mr. Hole made a motion that a letter be sent to the Torrance City Council requesting a written reply to our previous request regarding drainage report and survey, enclosing a copy of that letter. The motion was seconded and passed.

Sewers: District No. 3 has obtained approximately two-thirds of their required signatures; District No. 2, under 50%, and District No. 1, 50% or more. The Health Department has begun its sanitation check.

There being no further business, the meeting was adjourned at 9:30.

Respectfully submitted,

Lynetta Bowman, Acting Secretary

11/12