

# PALOS VERDES BULLETIN

PUBLISHED BY THE PALOS VERDES HOMES ASSOCIATION 🌿 ESTABLISHED 1924 🌿 REPRESENTING PALOS VERDES ESTATES & MIRALESTE

## EARLY SUSTAINABLE PLANNING IN PALOS VERDES

Written by Christine Edstrom O'Hara

“We believe it would be advantageous to do a great deal of landscape planting on lots and residence tracts before they are sold, especially ornamental trees and fruit trees, not only to assist in rapidly bringing large areas into attractive home-like condition, but because so many prospective purchasers know so little about the planting of residence grounds, especially in Southern California where the climate and soil conditions are unfamiliar to many.”

– *Olmsted Brothers to W.H. Kiernan, October 1914*

**L**ike many new residents to a community, the Olmsted Brothers landscape architecture firm and the original directors of design for Palos Verdes Estates had a considerable learning curve in understanding how to plan with the semi-arid Mediterranean ecology of Southern California. Their research began in 1914 by hiring a meteorologist and an agronomist to study the peninsula's weather patterns and rainfall as well as soil conditions.

Their third consultant was Louis Horner, who began propagating plants at a nursery in what is now Lunada Bay. Plants from this nursery were sourced to create the lush design of the community. To encourage use of these drought-tolerant plants, new owners could purchase them from the nursery at cost.

Prior to the development of Palos Verdes, farmers in the area had relied on dry farming—an irrigation technique of using only fog and natural rainfall for their crops. While some of the native plants were successfully propagated, others needed more water.

For those, Horner pulled rainwater from the roof of nearby ranch buildings to supplement irrigation.

With a subdivision development, water was needed primarily for drinking but would also be used judiciously for landscape purposes.

From 1914 to 1922 Olmsted firm members traveled between their East Coast office and Palos Verdes, with most of the drawings completed at the main office in Massachusetts. What made this project more unusual than any other Olmsted Brothers design was a new contract requirement by developer Frank Vanderlip that firm principals be in residence while the project was under design and construction.

In October 1922 the firm opened its first West Coast office—in the Gardner Building in Malaga Cove Plaza. The Olmsted Brothers were able to not only influence the community's taste and control the long-term development of the city but also combine their professional and personal values into the design.

### WATER-SAVING TACTICS

The Olmsted firm used contemporary techniques to create verdant landscapes in Palos Verdes, working with the typically low rainfall while also offering

effective methods for water management during periods of drought and flood.

Palos Verdes experienced a surge in construction during the 1920s. A long period of drought occurred in Los Angeles from 1917 to 1926, and these conditions offered an opportunity to test ideas in landscape construction and design for the new community.

Since much of Palos Verdes had steep slopes, there were two options: work with the existing slope or terrace it. If the slope was to remain steep, the Olmsted firm would add “cut-off ditches” or small canals to direct the water to ravines when runoff from winter storms became problematic. Moving the water to open space was an additional way the firm maintained existing hydrological patterns with the extra advantage of water percolating back into the soil.

Contour grading was another option that resembled the natural terrain. This design method created small dips along the slope for stormwater to be caught and held in basins. Planting at the base of slopes allowed plants to capture the runoff and use it for irrigation, and any trees planted on slopes

*Continued on page 2*



Palos Verdes streets were designed to naturally divert stormwater so storm drains would not be necessary.

Courtesy of the National Park Service, Frederick Law Olmsted National Historic Site

## DEAR PVHA MEMBERS,

Welcome to the new edition of the *Palos Verdes Bulletin*. Originally published from 1924 through 1931, the *Bulletin* was discontinued because of the economic circumstances of the Great Depression—as the Palos Verdes Homes Association needed to reign in spending in the face of a newly dried up real estate market. During those early years, the *Bulletin* was distributed to homeowners, lot owners and prospective lot buyers and homeowners. It was filled with articles detailing the activities of the PVHA, the Art Jury and information about the development of Palos Verdes Estates. The PVHA again published the *Bulletin* between 2000 and 2009.

Recently the PVHA has been encouraged to provide more information to our members about our activities. This publication and future ones will focus on an outreach to members, information of the activities of your association and items of historical interest. We hope that you will enjoy reading the *Palos Verdes Bulletin* and become more aware of the PVHA and its mission to support the continued development of the community we all love.

*Phil Frengs,*  
PVHA President

*Continued from page 1*

included a small basin around the trunk with the same intention of water retention.

When planting slopes, the Olmsted firm often used evergreen groundcovers that held topsoil from eroding. While there were many options for planting on more shaded east- and north-facing slopes, the Olmsted firm noted that their biggest success for hot sites—those facing west or south—was the plant *Atriplex* or saltbush, which could survive with no additional irrigation.

Terracing was another typical landscape feature in the 1920s, with the walls often clad in local Palos Verdes stone. Terracing not only provided more flat soil for patios or planting, but its ecological benefit reduced topsoil loss and held water. The Olmsted firm sought to establish a sense of place with each of their designs, and the Palos Verdes stone walls materially connected the project while addressing topography and water issues.

In Palos Verdes, street designs were utilitarian, and they had a double function of managing stormwater. Frederick Law Olmsted Jr. wrote in 1927 that street locations were designed with “constant regard for the effect on abutting property and for the handling of stormwater, the intention being to divert the latter at frequent intervals into canyons and other natural drainage channels reserved for this purpose, so as to avoid any general necessity for storm drains other than culverts.” Olmsted created a supplemental erosion control measure through native planting, with stormwater providing the sole means of irrigation for these plants.



A terraced area of La Venta Inn, with gardens designed by the Olmsted brothers.



Palos Verdes Homes Association Photograph Collection, palosverdeshistory.org

Though one might assume that creating permeability is a more contemporary landscape approach, the Olmsted firm looked for ways to have water drain into soils and reduce flooding. Permeable materials used in commercial and residential design included decomposed granite paths, as well as gravel paths and patios.

### LANDSCAPE DESIGN IN THE EARLY 1900S

Based on Louis Horner’s propagation experiments, a 1916 inventory of successful nursery plants as well as plant lists gleaned from the Olmsted Brothers’ residential projects offer continued contemporary suitability. Images of the firm’s commercial designs reveal how lushly these drought-tolerant plants were grouped—both practically, for minimization of water loss and reduction of weeds, as well as aesthetically, for colorful design.

Grass lawns were minimized in the Olmsted plans—an unusual practice during the 1920s—with small panels of grass that would not require much water. Often located within inner courtyards, these small spaces allowed a variety of activities but did not become the focus of the landscape planting.

Workers at the Palos Verdes Nursery in Lunada Bay tend to plants beneath a “cold frame,” circa 1924.

The timing for planting the landscape in Palos Verdes made a large difference. As experts relayed to the firm, planting was best done in the fall—especially after the first rain that truly wet the ground. Fall was typically cooler, and plants preferred natural rainfall to the potable water that they typically received through irrigation systems. (Rainwater has more nitrogen in it—a natural fertilizer for plants.) Planting in the fall used the free winter rains to establish plants and develop deeper root systems by spring.

Louis Horner wrote to the Olmsted Brothers in 1915: “I am having no difficulty with the majority of our natives ... I am convinced that the soils are very good where the drainage and the preparations of them is carefully taken care of.” Thoughtful landscape design, including plant choices, topography, and choosing the right time of year, was a customary construction method by the Olmsted Brothers that continues to be a wise water-saving tactic today.

On the faculty of California Polytechnic State University San Luis Obispo, Christine O’Hara lectures on landscape preservation and its application to sustainable landscape design and construction. For more information about Christine and a successful drought-tolerant plant list from the 1920s, visit [PVHA.org](http://PVHA.org).

## HOMES ASSOCIATION NEWS AND ANNOUNCEMENTS

- **October Board Meeting:** Following tradition, the October meeting of the PVHA Board of Directors will be held in Miraleste. The PVHA invites and welcomes members to Miraleste Plaza #19, on October 25, 4:30 p.m. Time will be set aside for residents to ask questions and address concerns as well as attend the general business meeting.
- **Election procedures:** The Board adopted specific election procedures to include member nominations for open director positions to the ballot and clarify processes. Documents are posted outside the PVHA office and the website.
- **PVPUSD solar initiative:** PVHA and Art Jury involvement provided guidance, aesthetic direction and feedback to a proposal that would have placed large solar structures at school sites within PV. The project has since been placed on hold by the school district.
- **Cell towers and equipment:** Concern regarding aesthetics and locations of cell towers located within PVE and Miraleste. The PVHA is involved and monitoring these proposals to assure required Art Jury review.
- **Proposed Legislation:** While the PVHA is not a political entity, proposed legislation this past year would have preempted the PVHA's ability to protect and support the architectural character and open space that our founding fathers envisioned. AB 2788 prohibited local discretionary review of "small cell" wireless antennas, including equipment colocated on existing structures or located on new "poles, structures or non-pole structures." Another concern, Budget Trailer bill 707, would have fast-tracked affordable housing by restricting design review, environmental review, enabling zoning changes, variances and CUPs without local input. The PVHA Board and Art Jury went on record stating opposition to AB2788 and the Budget Trailer Bill 707 as written.
- **Parkland Triangle Beautification Project:** Malaga Cove Homeowners Association leadership presented a request for support of a landscaping project for the parkland corner of Via Pinale and Via Ramon. The PVHA granted funds to support the project and attended the celebration in appreciation of the volunteers' efforts and the beautiful results. Have a support request for a community project? Stop by the office or go to [PVHA.org/documents-and-forms](http://PVHA.org/documents-and-forms).
- **Local History Center:** The PVHA volunteered support to the PVLDC Local History Center's initiative, *Your Story is the Peninsula's Story*, a series of five public scanning and storytelling events at different sites around Palos Verdes. The goal of these events was to work with the community to build a rich resource of images and primary sources for future generations. This project is now ongoing. For more information contact the Local History Center 310-377-9584, ext. 291.
- **Inaugural PVE Citizens Academy:** City-sponsored civic engagement program intended to inform and educate residents of their local city government. Staff made a presentation about Palos Verdes Homes Association history at Malaga Cove Library, followed by a reception and tour of the PVHA offices and archives in May.
- **Annual 4th of July celebration** at Malaga Cove: Director Carol Swets continued the tradition of a Board member volunteering on the judge's panel of the "It's as apple pie as America" contest. The PVHA sponsors this with an annual donation.
- **Education and outreach:** Realtors and escrow companies are often the first point of contact for new residents. The PVHA has initiated outreach and meetings with local companies and the PVPAR to listen, answer questions and provide information that may be passed on to property owners in addition to the new homeowner welcome letters that the PVHA traditionally sends out.
- **Heal the Bay Coastal Cleanup Day** at local beaches: The PVHA supported this important cause that impacts our community through donations and staff volunteering.
- **PVE Cares Senior Faire:** Last October PVHA staff hosted a booth at the PVE-Cares Senior Health and Wellness Fair providing information, giveaways and healthy snacks as well as a photo op "standee" inspired by Grant Wood's painting *American Gothic*—with a Palos Verdes twist. This year's PVHA opportunity gift giveaway is two tickets to a performance at the Norris Theatre! Come see us at the Fair on October 28 at Neighborhood Church, 10 a.m. to 1 p.m.

## CHANGES ON THE PVHA BOARD



With the relocation of PVHA Board member and Miraleste resident Gabriella Holt to the Long Beach area last fall, Gabriella announced that she would not seek reelection. The PVHA publicly announced an open director position and received many qualified submittals. The Board appointed **CAROL SWETS**, a resident of Miraleste since 1982 who grew up in Brecksville, Ohio. She attended Marietta College in Ohio and graduated

from UCLA Anderson School of Business. She worked in finance at TRW until her children, Melissa and Evan, were born. Carol is also a graduate of the UCLA certification program in interior design. After "retiring" from TRW, Carol joined the world of volunteering. She was president of the Symphonians of the Music Center, PTA treasurer, National Charity League treasurer and continues to serve as Miraleste Recreation and Parks District treasurer.

In her 15 years on the park board, the district has cleaned up parkland, made the move to native and Mediterranean plantings and established a network of walking trails within the parkland. Carol and her husband, Doug, like to spend time with their two granddaughters, travel and spend time with friends and family.

To fill the seat vacated by Mark Paullin's resignation at year's end, the PVHA Board of Directors referred to those previously interviewed candidates' submittals and appointed Palos Verdes resident **CAROLBETH COZEN**. Carolbeth was born in Palos Verdes Estates, attended Montemalaga Elementary School, Malaga Cove Middle School and Palos Verdes



High School. After graduating from PVHS, she attended University of Southern California and received a B.S. degree in marketing and finance. She received an M.A. degree in architecture from Southern California Institute of Architecture.

After living and working in San Francisco, New York City, Dallas and Manhattan Beach, Carolbeth made the decision to return to Palos Verdes to raise her children. They are now a three-generational family in Palos Verdes Estates, with her parents nearby in the home they have lived in since 1962.

Appointed in 2012, Carolbeth has served on the membership committee of the Palos Verdes Golf Club providing oversight for promoting the club as a city asset to residents and ensuring that the membership adheres to the rules and regulations of bylaws and the city concession agreement. Principal of Cozen Architecture for 20 years, she has also served as a national, regional and local board member for the American Institute of Architecture (AIA) and currently serves on the board of directors for the AIA Long Beach/South Bay Chapter. As a newly appointed Palos Verdes Homes Association Board member, she continues the Board's efforts to improve our community by preserving the charm and uniqueness of Palos Verdes and PVHA's long-term financial security.

Learn more about Carol and Carolbeth at [PVHA.org](http://PVHA.org).

## A WATER-WISE OASIS

Create lush landscapes without water waste.

Written by Miriam Rainville,  
Palos Verdes Art Jury Member

Driving around our neighborhoods, we've all seen the forlorn yards covered in gravel with minimal plants in often dreary, bland colors to create a "native, drought-tolerant" landscape. An unfortunate drawback of using large swaths of gravel in the landscape is that it creates substantial amounts of radiant heat, which in turn negatively impacts the overall temperature of the surrounding area.

Homeowners should be applauded for their efforts to be more water-wise and responsible, yet banishing flowering plants, green shrubs and large trees is not necessary to accomplish such. Here are some tips to achieve a lush landscape that attracts wildlife and provides ample shade, lovely color, seasonal fruit and heavenly fragrances by simply selecting the correct plants and best watering methods for your home.

### Place similar plants in "hydrozones" for efficient watering practices.

It is important to know that when grouping plants together around your house, they have different needs in terms of sunlight, moisture and soil type. Work with a landscape professional to determine which complementary plants will work best together—not only in terms

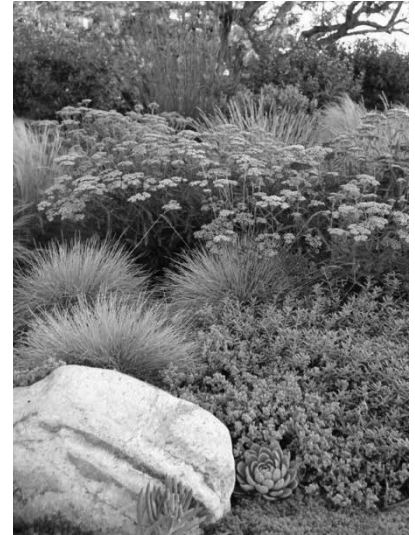
of survival but in creating symbiotic relationships and pleasing color combinations and contrasts as they grow.

Or if you have the time and interest to do it yourself, reference classic texts that the professionals use, like *Landscape Plants for California Gardens* by Robert C. Perry or *Reference Lists of Ornamental Plants for Southern California Gardens* by Philip E. Chandler. You can also retrace the steps of the Olmsted brothers to the Theodore Payne Foundation for Wild Flowers and Native Plants in Sun Valley to consult the experts and see the same plants selected for Palos Verdes when it was first under development.

### Only use a drip irrigation system in planting areas; do not use sprinkler heads.

It's a sad thing to witness water runoff soaking a sidewalk or driveway while random patches of grass in the yard waste away. If you intend to keep a "turf" area in your yard, consider planting a native grass with a drip irrigation system running throughout. The same goes for native shrubs and trees—some will need more water when they are young, but after their root systems are established the amount of water required will greatly decrease. Some varieties, acclimated to living wildly in our arid state, actually go dormant in the summer and do not desire water at all!

**Use natural terrain to establish planting patterns.** Keep in mind that water always flows downhill. If your yard is sloped or terraced you can create a planting



design that encourages watering at the top of the site, which will eventually flow downhill to also water plants at a lower elevation.

Overall, you can help keep your properties cooler, healthier and more beautiful by opting for a natural, organic yard filled with native materials rather than adding gravel or other hardscaping materials that trap heat and don't allow the earth to breathe. Visit the UC Division of Agriculture and Natural Resources WUCOLS site today ([ucanr.edu/sites/WUCOLS](http://ucanr.edu/sites/WUCOLS)) to see a custom list of more than 300 trees, plants, shrubs, bulbs, grasses and groundcovers rated "Very Low" water usage especially for Palos Verdes.

## ART JURY UPDATE

### Confirmation of New Terms

At the June 28 meeting of the PVHA Board of Directors, Art Jury members **DOUG LEACH** and **JEFFREY DAHL** were reappointed for new three-year terms effective through June 30, 2019. Learn More about Doug and Jeff at [PVHA.org](http://PVHA.org).

### Landscape Member Appointed



At the January 26 meeting of the PVHA Board of Directors, Art Jury president Don Hendrickson presented and the Board approved the appointment of **MIRIAM RAINVILLE** to the Art Jury as an additional member. As the newest member of the Art Jury, Miriam brings welcome expertise in landscape design. Miriam has extensive knowledge and experience working with water-wise plant materials, which are appropriate and often native to the Palos Verdes Peninsula. She has been leading design and installation projects across Los Angeles for nearly 20 years. After Miriam earned her degree in fine arts from CSULB, she later returned to school to follow her true passion and study landscape architecture at UCLA while raising two daughters.

Miriam has earned numerous awards throughout her career, including an ASLA award for residential design at Rocky Point in Lunada Bay, an award of excellence from *Sunset* magazine, an honorable mention for the entry garden at the Pasadena House of Design, recognition of good land use and excellence

in landscape design for the bird habitat at Conejo Valley Botanical Garden, and awards for the best overall design, interpretation of theme and diversity of plant material at the Los Angeles Garden Show hosted by the California Arboretum Foundation.

Miriam's studio most recently won the first place annual beautification award from the CLCA for the redesign of the promenade at the American Honda campus in Torrance. Learn more about Miriam at [PVHA.org/faces-of-pvha](http://PVHA.org/faces-of-pvha).

## BUILDING FOR PERMANENCE

"When we build, let us think that we build forever.

Let it not be for present delight nor for present use alone. Let it be such work as our descendants will thank us for, and let us think as we lay stone upon stone that a time is to come when those stones will be held sacred because our hands have touched them and that men will say as they look upon the labor and the wrought substance of them, 'See! This our fathers did for us.'"

— Ruskin, 1849

## MALAGA COVE PLAZA: A 92-YEAR LEGACY

Written by Philip J. Frengs, PVHA President

In December 1924 the *Palos Verdes Bulletin*, a publication produced by the Palos Verdes Homes Association, produced a lead story about the Malaga Cove Plaza announcing the commencement of construction of the first building in the plaza. The Malaga Cove Plaza—one of four business centers planned for the community (the others being Valmonte, Margate and Lunada Bay)—was designed by the architecture firm of Webber, Staunton and Spaulding.

In the first-ever *Palos Verdes Bulletin* a month earlier, it was proudly reported that the contract for construction of the first building in Malaga Cove had been signed. The story indicated that the entire second floor of the two-story masonry building would be occupied by the Palos Verdes Project, its engineers and design departments, the Art Jury and the offices of the PVHA. The first-floor space was designed for four retailers.

The July 1925 edition of the *Bulletin* greatly celebrated the upcoming dedication of the Gardner Building in September 1925. *“This store and office building with two stories is a handsome structure in Spanish Renaissance style with plaster exterior and terra cotta tile roof, on which hand-made Mexican tile burned in a deep orange-brown were used. The deep, recessed windows on the second floor are protected by lender wrought-iron balconies of graceful design.”*

Upon opening the ground floor, the sales department of Palos Verdes Estates occupied the space on the north side of the entrance for the second-floor suites.

The September 1925 *Bulletin* reported that the newly granted “Palos Verdes Estates, California” post office would occupy space on the ground floor of the Gardner Building. Palos Verdes’ first postmaster was

Mr. E. L. Etter. Further the *Bulletin* reported: *“A well-stocked grocery and meat market has been opened in the Gardner Building on the corner of Via Corta and Malaga Cove Plaza under the management of Mr. H.E. Schaffer. A modern refrigeration plant has been installed to insure fresh meat in good condition, and an attractive sandwich counter has been added...”*

The November 1926 *Bulletin* announced the opening of the new drug store, owned by William E Bruce, at 68 Malaga Cove Plaza in the Gardner Building. The story described the drug store as: *“Handsomely finished in mahogany and tile with a fully-equipped lunch counter and soda fountain, it also has a large stock of drugs, toilet articles, stationery, photographic supplies, magazines and papers.”*

Other tenants of the Gardner Building of note were the first public school, which occupied space on the second floor provided by the Palos Verdes Project. The school remained there from September 1925 until the opening of the Malaga Cove School buildings in April 1926. Once the school was moved, the book shelves installed for the school in the two rooms on the second floor were moved to the first floor, where—next to the post office—the first branch of the Los Angeles County Free Library opened in 1926. This was the forerunner for the Palos Verdes Library District, which was formed in July 1929.

Both the school’s and the library’s occupancy were the brainchild of Palos Verdes pioneer Romyne Martin, who was married to Farnham Martin. Farnham was a landscape architect hired by the Olmsted Brothers to beautify the Palos Verdes Peninsula.



Palos Verdes Homes Association Photograph Collection, palosverdeshistory.org

Together Romyne and Farnham influenced the Palos Verdes Project to support the establishments of the school and library.

In an article in the *Bulletin* entitled “A Year’s Progress,” the writer summarized: *“The first arcaded office and store building (The Gardner Building) was completed... Architecture it is dignified beautiful, and as a business structure, most satisfactory.”*

The development of the Malaga Cove Plaza happened for more than 50 years, and for the past 40 years it has continued to be a center of activity in our community. Home to many Realtors and escrow firms, it also now has three restaurants, three banks, travel agents, retailers including a market, financial services providers and many other commercial offices.

It started with an idea, a commitment to architecture and great enthusiasm for the building and opening of the Gardner Building as the plaza’s first. Today Malaga Cove Plaza remains historic in its legacy to Palos Verdes.

## BRANDEL SCHOLARSHIP RECIPIENTS FOR 2016–2017

Harry M. Brandel Jr. served on the Palos Verdes Homes Association Board of Directors as director and president for many years. When he passed away in 1999, the Board established this educational scholarship in his memory. The goal of the Harry M. Brandel Jr. Scholarship is to award funds to qualified applicants who are majoring in or intend to major in architecture, landscape architecture, civil engineering, land use planning or fine arts at an accredited college or university. Applications are available at PVHA.org, at the Palos Verdes Homes Association office and at many of the local high school college centers.



**MADISON MURRAY** is a 2012 graduate of Palos Verdes High School. She graduated from Lafayette College in Pennsylvania this spring with a B.A. in studio art and minors in architecture studies and art history. Madison is now pursuing a master’s degree in landscape architecture at the Rhode Island School of Design.



**AVA CONWAY** graduated from Palos Verdes High School this June. Talented at both the French horn and the piano, she was accepted to the Eastman School of Music at the University of Rochester this fall as a music performance major. Ava hopes to join a professional symphony orchestra one day.



**BEN STOUT** graduated from Palos Verdes Peninsula High School this June. He took classes in civil engineering and architecture and spent three summers studying at Frank Lloyd Wright’s Taliesin West. He is now in his first year at the University Of Southern California School Of Architecture.

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## THE PVHA & THE PALOS VERDES PROJECT

In the December 1924 edition of the *Palos Verdes Bulletin*, an article included discussed the difference between the PVHA and the Palos Verdes Project—the real estate developers of Palos Verdes Estates and Miraleste.

*“The Homes Association is a community body, and improvement association, Chamber of Commerce and a general welfare group all in one, organized on a comprehensive scale so that every lot owner takes part automatically whether he is absentee or not, paying his share of the upkeep of parks and playgrounds, street lights and all community services, cleaning up, etcetera, which must be done but which territory being all outside and incorporated city, would be subject to neglect if attend to at all. To take care of these matters, the Homes Association have been incorporated under the laws of the State of California as a non-stock, non-profit association.”*

In an election in December 1939 the residents of the private community, Palos Verdes Estates, voted to incorporate the city of Palos Verdes Estates. Upon that incorporation, all of the commonly owned property—such as roads, right-of-way and parkland—was decided from the PVHA to the newly formed city. The responsibility to collect funds for the upkeep and maintenance of said property was no longer the PVHA’s. The PVHA continues to have authority over the protective restrictions that run with the land and the maintenance of an Art Jury with control and aesthetic discretion on improvements to all properties in PVE and Miraleste.

## ASSOCIATION ANNUAL MEETING

The PVHA’s 92nd annual meeting is scheduled for **January 10, 2017, at 8 p.m.** in the council chambers of Palos Verdes Estates City Hall, as required by the association’s bylaws. Refreshments will be served after the meeting. Keep a lookout in your mail for the annual meeting notice, member verification and election ballot. Please help us reach a quorum of 2,712 required to conduct business by signing and returning your member verification as soon as possible before the busy holidays.

## ABOUT US

The *Palos Verdes Bulletin* is a publication of the Palos Verdes Homes Association. Office hours are Monday, Wednesday, Thursday and Friday 8:30 am to 5:00 pm. Closed to the public from Noon to 1 p.m. The manager and staff welcome the opportunity to meet and consult with members at no charge. Art Jury approval is required for all changes to the exterior of your property, including landscaping and site work prior to beginning any work. Some items may be quickly approved over the counter; others may be seen in our weekly or bi-monthly Art Jury meetings. Additional information, applications and submittal guidelines can be found on PVHA.org. It may interest you to know that the PVHA archives contain approved plans dating back to the first projects and historical files including the protective deed restrictions on each property in Palos Verdes Estates and Miraleste. Please stop by and visit with us. We look forward to meeting you.  
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