

November 2011

# RIVIERA *living*

AN EXCLUSIVE NEWSLETTER FOR THE RESIDENTS OF THE HOLLYWOOD RIVIERA

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Kelly & Laura Newsletter  
Inside...

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RIVIERA HOMEOWNERS ASSOCIATION

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310-328-5310	<b>City of Torrance - General Number</b>
310-784-7950	<b>Airport Noise Abatement</b>
310-618-2801	<b>City Council/Mayor's Office</b>
310-618-5990	<b>Community Development</b>
310-618-2930	<b>Community Services</b>
310-618-5959	<b>Library Services</b>
310-781-7000	<b>Fire/Administration</b>
310-328-3456	<b>Police/Information</b>
310-781-6900	<b>Public Works</b>
310-781-7042	<b>Water Emergency (after hours)</b>
310-618-3850	<b>Torrance Animal Control</b>
310-618-6266	<b>Transit</b>
310-523-9566	<b>Animal Control (L.A. County)</b>
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## President's Message:



Judy Brunetti



Janet Kaplan

With the busy holiday season coming on, we hope you can take an evening to relax and enjoy some spirited vocal and instrumental music at our annual December holiday program. This year it will feature the choirs of Richardson Middle School and South High School, and the award-winning Jazz Ensemble from South High School. The festivities will take place at 6:30 on Wednesday, December 7 at the South High School cafeteria, 4801 South PCH. The show is free as are the refreshments which include: coffee, hot chocolate, cider, donuts and holiday cookies. The choirs are always delightful and this

year we are excited to be adding the high school jazz musicians.

To get in the holiday mood, be sure to check out the Riviera Village Holiday Stroll on Thursday, December 1st starting at 5pm. The stroll takes place on S. Catalina, Avenue I and Elena Streets. And why not also attend the Christmas Boat Parade at the main channel of King Harbor on Saturday, December 10? Celebrate the beginning of Chanukah on Tuesday, Dec. 20th, 2010 at 5:30pm with the

Giant Menorah Lighting at The City Hall of Redondo Beach. There will be dreidels, hot latkes, doughnuts and gifts for the children. 415 Diamond St. Call Chabad to confirm, 310 214-4999.

For an afternoon of kitsch and nostalgia don't miss the "Charles Phoenix Retro Holiday Slide Show" Saturday, December 3 at 2pm at the Armstrong Theatre, at

Torrance Civic Center. Call 310 781-7171 for ticket info.

Craig Newton presents "Holiday Music Fun," Wednesday, December 14 at 4pm at the El Retiro Library. Fun for all ages, and it's free!

While you are resting up after all of these festivities read the following excellent article about City Council Activities and catch up with what's happening at City Hall. To find out more about city council and local government, contact our city council observer at a new email address, [council@hollywoodriviera.org](mailto:council@hollywoodriviera.org).

Finally, there are more events and offerings listed in the community calendar, so you are sure to find plenty to do during the holiday season.

Merry Christmas, Happy Chanukah and Happy Holidays from our families to yours!

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# MEMBERSHIP FORM

## JOIN the Riviera Homeowners Association (RHA) for 2011-2012

Your dues are an important contribution to our community. They allow us to provide scholarships to college-bound students and donations to elementary and middle schools. They also are used to finance a newsletter and sponsor general meetings on topics of interest to our community. If you are not a member, please consider joining. It is a small sum, well invested.

Membership runs from September thru August. Membership dues are only \$25 a year and, if paid now, will be good through August, 2012. Please fill out the form below, enclose your check payable to "Riviera Homeowners Association", and mail to RHA Membership, P.O. Box 1074, Torrance, CA 90505. Or, you can renew or join online through our quick, secure PayPal system at [www.hollywoodriviera.org](http://www.hollywoodriviera.org).

(Please note: Your street and/or email address are never shared with any third parties, and are used only for the purpose of notifying our members about upcoming events and other important information.)

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

☐ \$25 Annual Membership for 2011-12 (Sept.-Aug.)

Additional contributions are always welcome! ☐ \$50 ☐ \$100 ☐ Other:\_\_\_\_\_

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Email: \_\_\_\_\_

## SURVEY OF MEMBER CONCERNS

Issues (In alphabetical order)	Level of Concern					Comments/Specific Concern
	None				Highest	
Hillside Overlay Ordinance	1	2	3	4	5	_____
Noise (Specify "type" in Comments – e.g., aircraft, leaf blowers, etc.)	1	2	3	4	5	_____
Rooftop decks	1	2	3	4	5	_____
Traffic & Safety	1	2	3	4	5	_____
View impairment from trees	1	2	3	4	5	_____
Other issues/comments:	_____					_____



## Torrance City Council Actions

This year there were a few issues before the Torrance City Council of interest to residents of the Riviera Homeowners Association.

In February, the City Council approved a set of recommendations designed to reduce helicopter noise associated with Torrance Airport. Currently, the designated arrival and departure routes ask pilots cruise at least 600 feet above sea level (after take-off and before landing). Residents of our area are impacted by the helicopter route above Pacific Coast Highway. For this route, the Council asked the FAA to establish higher cruise altitudes: 1400 feet above sea level for departures; and 1200 feet above sea level for arrivals. The Council's request

is currently under review by the FAA. If approved, the new altitudes will be implemented on a six-month trial period. If it goes well, the routes may be made permanent.

In June, the Council approved the City's budget for 2011-2013. The Council had to make some difficult decisions on cuts to balance the City's budget. One of the alternatives involved consolidating the staffs of the El Retiro and Walteria Branch Libraries and reducing hours of operation to 2 days a week at El Retiro and 3 days a week at Walteria. Another alternative involved the possible elimination of the paramedic unit from the fire station at Calle Mayor and PCH. Fortunately, the Council found other ways

to balance its budget, so neither of these alternatives was adopted. In the end, the budget was balanced primarily by eliminating about 20 vacant positions in a variety of departments.

Riviera HOA Presidents submitted comments to the City Council on both of the above issues.

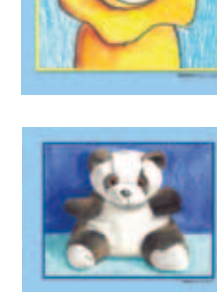
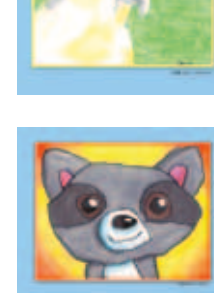
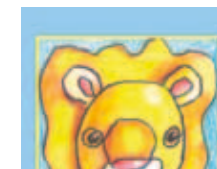
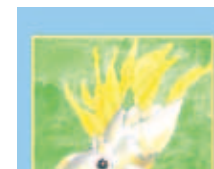
Also of interest, in September, the Council had a lengthy discussion regarding the award of a contract to provide ambulance service for the Fire Department. City staff recommended awarding the contract to McCormick Ambulance. The Council voted to retain Gerber Ambulance, who has had the contract since 1995. So, Gerber will continue to provide the City's ambulance service.



Amelia, age 10



Ella, Age 7



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The Ward Kids

- Name:** Chelsea (8) & Emily (6)
- School:** Riviera Elementary
- Grade:** 2nd & 1st
- Favorite color:** Pink, purple & black
- Favorite activities:** Play dates, bike riding, amusement parks with roller coasters, swimming, horse back riding
- Favorite vacation:** Lake Mojave houseboat
- Favorite video game:** Just Dance wii
- Favorite sport:** Dance & horseback riding
- Favorite Food:** Pizza & fruit
- Birthday month:** December & May

If you would like your child featured or know of any other neighborhood kids that should be featured in an upcoming issue please contact us at [rick.rizzo@n2pub.com](mailto:rick.rizzo@n2pub.com).


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# Your *Annual* Financial To-Do List

*Things you can do before and for the New Year.*

Presented by Eric C. Pritz, CFP®, CMFC and Vince A. DiLeva, MS, CFP®, AIF®

The end of the year is a good time to review your personal finances. What are your financial, business or life priorities for 2012? Try to specify the goals you want to accomplish. Think about the consistent investing, saving or budgeting methods you could use to realize them. Also, consider these year-end moves.



Consider the tax impact of any 2011 transactions. Did you sell any real property this year – or do you plan to before the year ends? Did you start a business? Are you thinking about exercising a stock option? Could any large commissions or bonuses come your way before the end of the year? Did you sell an investment that was held outside of a tax-deferred account? Any of these moves might have a big impact on your taxes.

Consider Tax Harvesting Strategies. With a volatile market in 2011, you may have capital losses that you can easily recognize to either offset any gains and/or carry forward for future years.

Think about adjusting or timing your income and tax deductions. If you will be in a high tax bracket in 2011 and have the option of postponing a portion of the taxable income you will make until 2012, this decision can bring you some tax savings. You might also consider accelerating payment of deductible expenses if you are close to the line on itemized deductions – another way to potentially reduce the April tax burden.

Think about putting more in your 401(k) or 403(b). The IRS hasn't announced the contribution limit for 2012 yet. Given the moderate inflation of late, we might see the annual limit rise to \$17,000 from the present \$16,500, or not. In 2011, you can contribute up to \$16,500 per year to these accounts with a \$5,500 catch-up contribution also allowed if you are age 50 or older. Has your 2011 contribution reached the annual limit? There is still time to put more into your employer-sponsored retirement plan.<sup>1</sup>

Can you max out your IRA contribution at the start of 2012? We don't yet know if the 2012 contribution limits on traditional and Roth IRAs will rise from 2011 levels. If the IRS leaves limits where they are now, you will be able to contribute up to \$5,000 to your IRA next year if you are age 49 or younger, and

up to \$6,000 if you are age 50 and older.<sup>2</sup>

Should you convert to a Roth between now and the end of 2012? While you can no longer divide the income from a Roth IRA conversion across two years of federal tax returns, converting a traditional IRA into a Roth before 2013 may make sense for another reason: federal taxes might be higher in 2013. Congress extended the Bush-era tax cuts through the end of 2012; their sunset may not be delayed any further.<sup>3</sup>

Some MAGI phase-out limits affect Roth IRA contributions. If the phase-out limits aren't adjusted north for 2012, phase-outs will kick in at \$169,000 for joint filers and \$107,000 for single filers. Should your MAGI exceed those limits, you still have a chance to contribute to a traditional IRA in 2012 and then roll those IRA assets over into a Roth.<sup>4</sup>

Consult a tax or financial professional before you make any IRA moves. You will want see how it may affect your overall financial picture. The tax consequences of a Roth conversion can get sticky if you own multiple traditional IRAs.

If you are retired and older than 70½, don't forget an RMD. Retirees over age 70½ must take Required Minimum Distributions from traditional IRAs and 401(k)s by December 31, 2012. Remember that the IRS penalty for failing to take an RMD equals 50% of the RMD amount.<sup>5</sup>

If you have turned or will turn 70½ in 2011, you can postpone your first IRA RMD until April 1, 2012. The downside of that is that you will have to take two IRA RMDs next year, both taxable events – you will have to make your 2011 tax year withdrawal by April 1, 2012 and your 2012 tax year withdrawal by December 31, 2012.<sup>5</sup>

You may wish to make a charitable gift before New Year's Day. Make a charitable contribution this year and you can claim the deduction on your 2011 return.

You could make December the "13th month". Can you make a January mortgage payment in December, or make a lump sum payment on your mortgage balance? If you have a fixed-rate mortgage, a lump sum payment can reduce the home loan amount and the total interest paid on the loan by that much more. In a sense, paying down a debt is almost like getting a risk-free return.

Are you marrying next year, or do you know someone who is? The top of 2012 is a good time to review (and possibly change) beneficiaries to your 401(k) or 403(b) account, your IRA, your insurance policy and other assets. You may want to change beneficiaries in your will. It is also wise to take a look at your insurance coverage. If your last name is changing, you will need a new Social Security card. Lastly, assess your debts and the merits of your existing financial plans.

Don't delay – get it done. Talk with a qualified financial or tax professional today, so you can focus on being healthy and wealthy in the New Year.


Eric C. Pritz and Vince A. DiLeva may be reached at 310-712-2322 or [epritz@seia.com](mailto:epritz@seia.com)/ [vdileva@seia.com](mailto:vdileva@seia.com)

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2 [us.etrade.com/e/t/plan/retirement/static?gxml=ira\\_amt\\_deadlines.html&skinname=none](http://us.etrade.com/e/t/plan/retirement/static?gxml=ira_amt_deadlines.html&skinname=none) [9/15/11]  
3 [post-gazette.com/pg/11032/1121982-28.stm](http://post-gazette.com/pg/11032/1121982-28.stm) [2/1/11]  
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# Family spotlight

## The Schwegel Family

In the photo that was selected, we're in the boys' sandbox in front of the boy's beach hut. It used to be our neighbors tree house for their girls who are now 13 years old. The Beaudoins offered it to us shortly after we moved in. We cut the stilt legs off and after some cleaning and a new coat of paint--with faux wood beams and hard wood floors--it's now their new beach hut. The address on the beach hut is a combination of their birth dates. This is where we spend a majority of our days playing.

Jason and Shaylah Schwegel and their two boys, Landon (turned 2 in June) and Noah (turned 1 in May)

**Pet-** Holly Beary, our 4-year-old Maltipoo

**Our Professions:** Jason - Partner Account Manager, sales at Juniper Networks. Shaylah - currently, stay-at-home mom/wife and freelance faux painter. Formerly, sales/finance real estate and property management

**Favorite Activities and Hobbies:** Family bike rides, playing soccer/ basketball with the boys, going to the park and feeding the ducks, traveling, road trips, comedy shows, going out to din-



Photography by  
CMS Portraiture

ner, home improvements, BBQ's, spending time with family and friends

**Favorite Restaurants:** Jack Shrimp and Villa Nova in Newport Beach, Fritto Misto and Bona Vita in Hermosa

**Favorite Vacation Spot:** Florence, Italy (We did a European vacation when our first born was only 3 months old... lots of great memories!) And Hawaii (Between the two of us, we've been about 6 times but it's a favorite of ours. We were married nearly 4 years ago on the white Sandy Beach of Oahu.)

**Favorite Family Dinner:** Shaylah makes a rendition version of one our favorite entrees at Jack Shrimp called Jack Rice. It's a New Orleans/ Cajun style dish - wild and long grain rice, chicken, and rosemary in a spicy chicken broth made with cayenne pepper, garlic, onion and paprika.... awesome to sop up with some fresh French bread. We usually steam up an artichoke to go along with it. Yum!

**What music do you listen to?** Jason loves 80's music and Shaylah enjoys country. Together they agree on Aaron Lewis of Staind, and Classic Rock (The Eagles, Fleetwood Mac, Lionel Richie, Rod Stewart... to name a few).

**Favorite TV shows:** The grownups of the house like Amazing Race, Survivor, Hell's Kitchen and So You Think You Can Dance? However, the little ones, who really rule the house like to watch Blues Clues, The Jetsons, Thomas the Train and Chuck the Truck... over and over and over again.....

**Our favorite part about living in The Hollywood Riviera, Redondo Beach:** We just bought and moved into the neighborhood last October. We really loved the location, nearby beaches, great schools for the kids, and the wide array of family festivals and activities that the South Bay community has to offer: concerts in the park, block parties, etc. Shaylah loves the shops and cafes down in the Village. She is a frequent customer of Rivera Nails and Riviera Salon.

If you would like your family featured or know of any other neighborhood families that should be featured in an upcoming issue please contact us at [rick.rizzo@n2pub.com](mailto:rick.rizzo@n2pub.com).

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# Chit-Chat with Designers

Chris & Suzy By Sara Balough

We are back again with designers **Chris Fowler** and **Suzy Moore** of Fowler and Moore.

*What is the cheapest way to make a big change in your home?*

Paint, Paint, Paint, Paint and Paint!

*What is your favorite brand of paint?*

**CF:** Benjamin Moore – for over 20 years we’ve been using it and loving it.

**SM:** Start with the historical colors in BM – they are tried, tested and very classic. The new deck has more intense colors. Benjamin Moore is local to Southern California and I think their colors just look great in our light.

*Are there colors you absolutely avoid?*

**SM:** Color trends come and go – it is not easy when a client clings to a dated color scheme such as the teal and maroon.

**CF:** Black on the walls – that’s pretty tough to deal with.

*When can dark colors be used successfully on the walls?*

**CF:** Dark color creates intimacy and coziness – I like them for powder rooms, libraries and dining rooms. You can break it up with chair rails and wainscoting for larger rooms because a great big room that is too dark is just kind of an elephant in the house.

**SM:** Dark colors are necessary in our modern screening rooms – you don’t want reflections while watching a film. Wine cellars are fun in a darker color too – it adds to that underground atmosphere.

*What finish of paint do you recommend?*

**SM:** I love texture for walls. Antiquing, combining, color washing, glazing, pickling or Venetian plaster are all finishes we use to add interest, warmth and patina to a home.

**CF:** For the home remodeler, beware of too much sheen. We recommend eggshell finish for most rooms. Bathrooms and kitchens can use a little more gloss to make it easier to wipe clean and semi gloss can be nice on the trim. But a glassy finish can be dangerous if it isn’t handled properly.

*Are boy’s rooms always primary colors and girl’s rooms always pink or purple?*

**CF:** Not at all – I grew up in a room that was bright yellow, orange and white. For my 16th birthday, my Dad installed my own private sink in my room and my mother made a vanity with a skirt. It even had a mirror with those ball lights around it – it was wonderful, very personal and special because they made it just for me. Can you guess what year that was?

**SM:** It’s not polite to say a ladies age, Chris but it sure sounds like the 60’s to me. The reality is, our kids are very susceptible to marketing. Look at Pottery Barn kids or PBTeens and tell me how many options you see that aren’t in that color palette? Most kids want what their friends want.

*What is the most popular color you are seeing today?*

**SM:** Sky, grass and ocean colors are BIG trends right now.

**CF:** But we are also seeing some gray and tonal palettes especially in contemporaries.



*What is your own personal favorite color?*

**SM & CF:** RED!

**SM:** ...and warm golds!

What do you call that style that is dark wood floors and white walls?

**SM:** Boooooorrrrrrr-ing! Just kidding Chris.

**CF:** It is a stark, clean look. Sometimes it is used in Spanish homes to hearken back to the period when they used untinted plaster.

*What is the color men object to most?*

**CF:** Pink, magenta – anything that they view as too feminine... whereas I cannot think of a color that women generally don’t like.

**SM:** I think the color is green like money – my husband says – “its great Suzy, the question isn’t- do I like it, but what is it going to cost me?”

*What is the worst color request you ever had?*

**SM:** Oh I’ve had a few requests to do a room like a man-cave- you know all macho and in their college colors which can sometimes be fine (USC or UCLA) but if you want the Tennessee colors, it’s tough.

**CF:** I once had someone do their whole house in the same colors that a color consultant told them they should wear – you know – I’m a winter so I only wear these colors. Well she wanted her house done like that – but at the end of the day, she said “Please Chris, don’t let me do ugly – even if I beg you for it!” I was happy to oblige.

Look for more designer advice next month in our Chit Chat with Chris and Suzy column.

To find out more about Fowler & Moore Interiors, go to [www.fowlerandmoore.com](http://www.fowlerandmoore.com)



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# mark your CALENDARS



Saturday Nov. 19, 2011 – 8 p.m.

## TAP KIDS

[www.tapkids.com](http://www.tapkids.com)

Eight of the nation's most talented young tap dancers take to the stage in this rousing, joyous celebration of American youth culture. In a series of musical vignettes, Tap Kids tells the story of a group of high schoolers facing challenges both mundane and momentous as they prepare for the big school dance, and ultimately for graduation. With an original score and dazzling choreography, Tap Kids takes the traditional dance form to new heights in an electrifying performance that is hip, contemporary, and uplifting. Touring since 2002, the group was featured in a gala for the Queen of Holland in Amsterdam and returned in November 2010 and returned for a three week tour of the Netherlands.

James Armstrong Theatre

Thursday, November 24 - 8 am

## 32nd Annual City of Torrance Turkey Trot Fun Run

<http://www.torranceca.gov/Parks/20996.htm>

Sam's Club, 2601 Skypark Drive, Torrance

December 2 - December 18, Fridays and Saturdays at 8 pm, Sundays at 2 pm & 6 pm

## Seven in One Blow

Written by Randy Sharp &

Partridge in a Pear Tree, Written by Lowell Swortzell,

Both Directed by Sasha Stewart

Special treat for all kids in attendance at every performance.

Torrance Theatre Company downtown venue: 1316 Cabrillo Ave.

Saturday December 3, 2011 - 2:00 and 8:00 pm

## Charles Phoenix's Retro Holiday Slide Show

[www.charlesphoenix.com](http://www.charlesphoenix.com)

Pop Culture humorist, Charles Phoenix celebrates how we decorated, dressed up, dined, and drank for the holidays in the, 50s and, 60s. With his abundant joy, clever wit and keen eye for odd-ball detail, he supercharges the classic living room slide show into a laugh-out-loud roast and toast of classic and kitschy mid-century New Year's, Easter, Fourth of July, Halloween, Thanksgiving and Christmas life and style.

James Armstrong Theatre

Friday, December 16, & Saturday, December 17 - 7 pm

## Metropolitan Ballet Company's The Nutcracker

[www.dancewest.org](http://www.dancewest.org)

James Armstrong Theatre

Saturday, December 17 - 9 am - noon

## Breakfast with Santa

Torrance Community Services Department

Torrance Cultural Arts Center

Saturday, December 17 - 7 pm & Sunday, December 18 - 1 pm & 5 pm

## Palos Verdes Ballet's The Nutcracker

<http://www.palosverdesballet.org/>

Norris Theatre

Sunday, December 18 - 7:30 pm

## Los Cancioneros Master Chorale's Holiday Concert

<http://www.lcmasterchorale.com>

James Armstrong Theatre

Saturday December 31, 2011 - 6:30 and 9:30 pm

## Jenna Esposito New Year's Party

Three time MAC (Manhattan Association of Cabarets and Clubs) Award Nominee for Best Female Vocalist, Jenna Esposito returns for a rare Southern California performance in the intimate setting of Nakano Theatre. Ring in the New Year complete with dinner, champagne and party favors. Joined by her 3-piece band, Jenna will be performing some swingin' sets of standards and pop music, including songs made famous by the likes of Frank Sinatra, Dean Martin, Connie Francis, Paul Anka, Tony Bennett, and more!

Nakano Theatre

## Riviera Village Certified Farmers Market - Friday's The Village

has a certified Farmers Market on Friday afternoons, rain or shine, from 3 to 7 pm, on the corner of Catalina Ave & Avenue I. The carefully selected vendors include organic, responsible, and traditional farmers from southern and central California presenting an array of seasonal offerings. Come taste the flavorful fruits and vegetables, meat and eggs, and honey and olive oil. Find beautiful flowers, plants, and fragrant herbs. Make an evening of it, and stop for dinner in one of the new restaurants in the Village. It's a great way to start your weekend and enjoy all that Riviera Village has to offer! Oh....and at 4pm "SHOP with the CHEF's" of Riviera Village where you will learn how to cook the organic produce you buy!





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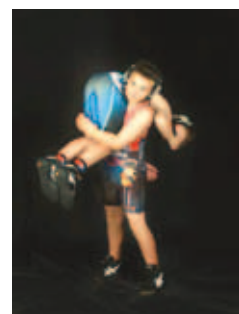
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# Kids are Wrestling in the South Bay

*Parents are discovering benefits of having their children wrestle, and the kids love it!*



Around fifteen years ago there were three sports kids played. In the fall it was football and cheerleading, the winter brought basketball, and in the spring all the kids were playing baseball or softball. Sure there were some children that would be taking karate lessons or playing soccer, but for the most part the youths of our community were involved in the those three major sports at that time.

Youth sports have evolved in a big way over the last ten years. Soccer is the now the most popular sport, and if you talk to some of the baseball league commissioners, they will tell you that sign ups have declined over the years. There are many factors to consider when explaining the decline, but it is undeniable that the array of options available for kids is larger now than it has ever been.

You might be surprised to know that one of the more thriving sports for kids in the South Bay is wrestling. The dramatic rise in the popularity of Mixed Martial Arts (MMA) over the last decade has been a springboard for wrestling. At the foundation of some of the most successful mixed martial artists is a solid background in wrestling.

Chris Gordon, a Riviera resident and father of twin boys, had them in wrestling at the age of six. Currently the twins, who attend Riviera Elementary, are heading into fifth grade and Chris has seen nothing but positive attributes from having them in wrestling all these years.

The Gordon boys, Jake and Ty, took a couple minutes to answer questions regarding their young, but experienced, wrestling careers:

**Q: Why do you wrestle?**

**Jake:** I like to run, learn new moves, and compete with others.

**Ty:** I like the martial arts, learning self defense, and winning medals is always fun.

**Q: What has wrestling taught you?**

**Jake:** It has helped me focus, respect others, and become a little more mature.

**Ty:** Wrestling has taught me sportsmanship, what working hard means, and discipline.

**Q: How has wrestling helped you with school?**

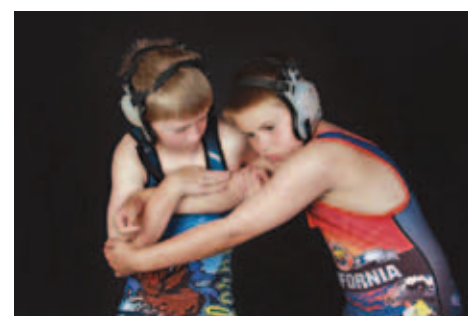
**Jake:** It gets all my energy out so that I can relax and focus on my school work.

**Ty:** In wrestling and in school I have to set goals and work to achieve them.

The responses by Jake and Ty echo the

sentiments by more and more wrestling students each year. Wrestling is not just for the boys. Make a visit to a South Bay Wrestling class and you will see boys and girls learning the art of wrestling. More than likely the preconceived notion most have of wrestling does not give the sport the justice it deserves. It is more than rolling around on a mat. It is a sport that boosts the self confidence of the kids, while providing a fun atmosphere to do it in.

If you would like more information, please visit [southbaywrestling.com](http://southbaywrestling.com).



## Customers Sing Praises of Service and Staff at Hillside Auto Repair

Customer and local realtor, Duane Wood, summed up what he liked best about doing business at Hillside Auto Repair by citing the staff-their longevity in the workplace and their professionalism; the close proximity of the shop to his home; and the one-day service he receives on routine service and repair work.

"Having long-term employees like Service Writer, Mike Riegger, speaks volumes about Dave Carney and the excellence of the business he runs," said Duane. "And, I really like the convenience of being able to drop my car off in the morning and pick it up in the afternoon," he added. Further, Duane mentioned that the after-hours pickup option across the street at Hillside Chevron is a big plus on days when he is not able to be there by 5:00 p.m.

Duane currently has three cars serviced and repaired at Hillside Auto including a '96 Toyota 4Runner, a 2004 and a 2007 Lexus GX470. Concerning the cost of repairs Duane commented that while he found the Lexus dealer to be outrageously expensive, he felt the prices at Hillside Auto were fair. While he has never experienced a faulty repair, Duane said he appreciates the fact that the shop guarantees all repairs for 18,000 miles and/or 18 months. Finally, Duane said it was reassuring to have a reliable garage to have a car towed to should an emergency ever arise.



**Duane Wood**  
Torrance Resident  
9-Year Customer



**Christy Bush**  
RPV Resident  
6-Year Customer

Six years ago, when Christy Bush and her family moved to the Peninsula from Northern California, she received a Welcome Basket from her realtor, which contained a Gift Certificate for a free oil change service at Hillside Auto Repair. Since she needed an automotive service provider, she redeemed the certificate.

"I'm so glad I found Hillside Auto Repair. I just love all of the 'above and beyonds' as my Dad would say, that I enjoy while waiting for my car- the "girl" magazines (*Real Simple*, *Sunset*, *Architectural Digest*), Zoie's home baked goodies, the clean restroom with hand lotion, free car washes, rides to and from home when lengthy repairs are needed, and Dave's follow-up phone calls to check on the service," said Christy.

Christy recalled a roadside emergency situation that had a happy ending thanks to the shop's staff. While driving home on the 10 Freeway late one night, her car began shaking badly. She pulled over and called AAA. The attendant removed the lower engine protection shield, which was dragging on the road and put it in her car. The next day she stopped by Hillside Auto. A technician drilled new holes in the shield and reattached it saving her the cost of buying a new one!

"I think it is very important for women to take responsibility for the maintenance of their own cars, and because I feel safe and secure at Hillside Auto Repair, it's easy for me to do just that," she concluded.



• All work guaranteed •



24467 Hawthorne Blvd at Newton Street in Torrance  
[www.HillsideAutoRepair.com](http://www.HillsideAutoRepair.com)



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# “Riviera Real Estate Market Report”

## KELLY & LAURA

“Sisters SOLD on the Hollywood Riviera”

(310) 613-2465 Kelly Evans      (310) 738-7355 Laura Medina



KELLY & LAURA's  
Fall 2011  
Highlights



**464 Via El Chico**  
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**Buyer Needs Riviera**  
**One Level ~ Fixer OK**  
**Up to \$1 Million**



**Buyer Needs Riviera**  
**View Home - Move In Cond**  
**Up to \$1.1 Million**

### Welcome To the November 2011 Newsletter

#### What Do You Get for \$1,000,000 in the Hollywood Riviera?



Sold June 2011 ~ \$985,000  
4 Bed & 2 Bath, 1647 Sq Ft  
Ocean View ~ Fixer Upper



Sold July 2011 ~ \$920,000  
4 Bed & 3 Bath, 2456 Sq Ft  
Upper Riviera ~ Fixer



Sold July 2011 ~ \$990,000  
3 Bed & 2 1/2 Bath, 1962 Sq Ft  
View Home ~ Fixer Upper



Sold Sept 2011 ~ \$1,049,000  
4 Bed & 2 Bath, 1989 Sq Ft  
Ocean View ~ Fixer Upper

The *average sales price* in the Hollywood Riviera for the first 10 months of 2011 was \$963,192. Above are 4 examples near that approximate price range. Of course, there were some that sold for more and some that sold for less. The *highest sales price* in 2011 so far was \$2,000,000 (on Paseo de Suenos on the corner of Paseo de la Playa) and the *lowest sales price* was \$520,000 (a short sale on Newton).

So far our average price is down 3.6% year over year – as the first 10 months average price from 2010 was \$999,102. The *number of homes* sold in 2011 is up 11% over last year at this time however - 73 for 2011 vs. 63 homes sold for the first 10 months of 2010. Looking at the big picture, we are **17%** off of our high in 2007 when the average price was \$1,152,992 and 82 homes had sold in the first 10 months of 2007.

According to a ‘Dataquick’ article dated Sept 14, 2011, regional sales are off as many would-be buyers can’t find financing and others who want to make a move now are stuck because they owe more than their homes are worth. Financial markets are increasingly choppy, the political outlook is murky, and consumer confidence remains poor. If you can afford to buy, it’s a good time with interest rates at historical lows.

*Kelly & Laura*

Check Out Our Website  
[www.KellyandLaura.com](http://www.KellyandLaura.com)



## Riviera Real Estate *Trends*

### September 1st – October 9th, 2011 Sales Stats for Hollywood Riviera

Address Currently In Escrow	Sq Ft	Beds	Bath	Price	DOM	Status
5044 Pacific Coast Hwy, TOR	1208	3	2	\$599,000	30	Pending
432 Via Los Miradores, RB ++	1380	3	2	\$840,000	30	Pending
327 Via San Sebastian, RB	1808	3	2	\$1,125,000	60	Pending
126 Via Mesa Grande, RB	2487	4	3	\$1,159,000	92	Pending
328 Calle Mayor, RB	3900	4	4	\$1,290,000	60	Pending
253 Paseo de las Delicias, RB	2723	4	3	\$1,325,000	93	Pending
Address SOLD	Sq Ft	Beds	Bath	List Price	DOM	SOLD Price
235 Via La Circula, RB	1580	3	2	\$789,000	80	\$675,000
5508 Calle Mayor, TOR	1192	3	2	\$699,000	30	\$679,000
4113 Mesa St, TOR ++	1690	3	2	\$699,000	32	\$699,000
512 Paseo de las Estrellas, RB	1432	2	2	\$824,000	46	\$760,000
4415 Vista Largo, TOR	1508	3	2	\$799,000	36	\$780,000
452 Via El Chico, RB	1916	3	3	\$995,000	162	\$850,000
642 Paseo de la Playa, RB	1413	3	2	\$895,000	63	\$875,000
524 Camino de Encanto, RB	1686	4	2	\$929,000	78	\$880,000
4002 Bluff St, TOR	3112	5	4	\$1,098,000	189	\$890,000
423 Via Mesa Grande, RB	1989	4	2	\$1,049,000	12	\$1,049,000

Average Sales	List Price	Sold Price	DOM	Avg. \$ Per S/F	# Sold	Sq Ft
Jan 1, 2011 - October 9, 2011	\$990,760	\$963,192	81	\$472	73	2039
Jan 1, 2010 - October 9, 2010	\$1,026,956	\$999,102	61	\$500	63	1997
Jan 1, 2009 - October 9, 2009	\$1,020,413	\$984,689	77	\$489	55	2015
Jan 1, 2008 - October 9, 2008	\$1,126,093	\$1,082,478	64	\$559	53	1949

Sales information obtained from the Greater South Bay Multiple Listing Service, deemed reliable but not guaranteed.

++ denotes short sale, K&L denotes Kelly & Laura represent the seller or buyer.

Check Out Our Blog by Visiting Our Website  
[www.KellyandLaura.com](http://www.KellyandLaura.com)







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Hollywood Riviera Specialists!

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Email: Kelly@KellyandLaura.com

LAURA - Cell: 310-738-7355  
Email: Laura@KellyandLaura.com

# Save the Date!!

### Trick or Treat - Halloween

In the Riviera Village  
Monday, October 31st 3pm—7pm  
www.RivieraVillage.org

### Holiday Stroll

In the Riviera Village  
Thursday, December 1st 6-10pm  
www.RivieraVillage.org

### Holiday Music and Santa on the Pier

Redondo Beach Pier  
Saturday, December 10, 2011  
www.RedondoPier.com

### Holiday Fireworks Festival

Manhattan Beach Pier  
Sunday, December 11, 2011 4-8pm  
www.ci.manhattan-beach.ca.us/

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APPROVAL	MORTGAGE
INTERNET	SEARCHING
PRICE	CONSIDER
BANKER	MOVE-IN CONDITION
INVESTMENT	SIGNATURE
QUICK SALE	EXPLORE
BATHROOMS	NEWSPAPER
KITCHEN	SIGNS
REAL ESTATE	HANDYMAN SPECIAL
BEDROOMS	OFFER
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N E W S P A P E R W O R K K N B E D R O O M S  
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## Mortgage News by: “Riviera Funding’s” Brian Diederich

1801 S. Catalina Ave #201, Redondo Beach, CA 90277  
310-989-4041 BDiederich@RivieraFunding.com



### Will A Better Plan Work?

Rumor has it the White House is considering a plan for troubled home-owners to refinance their mortgages at lower rates. The idea would be for American homeowners who have lost excessive value in their homes to benefit from the rock bottom mortgage interest rates.

The plan would impact mortgage loans backed by the U.S. Govern-ment and would extend the offer to homeowners who don’t have two critical characteristics that most refinancing candidates should have: good credit and decent equity in their homes.

The White House previously had a plan to help homeowners called the Home Affordable Mortgage Program (HAMP.) This initiative was very underwhelming and actually a certified disaster. Most people who attempted to take advantage of the HAMP programs found

themselves either stuck in trial loan modifications or the borrowers were denied permanent modifications. Fewer than 5% of borrowers in the Fresno & Los Angeles Metropolitan Statistical Areas received loan modifications that included a reduction in principal. Finally, almost half of borrowers who requested loan modifications under this pro-gram never made it to the trial stage.

If the White House announces the new plan by the end of the year, this could finally be the break many struggling homeowners are looking for. It will be everything HAMP wasn’t.

Call Brian Diederich for more information or to discuss a refinance.  
310-989-4041.

## Roasted Rosemary Turkey

### Ingredients

- ¾ cup olive oil
- 3 tablespoons minced garlic
- 2 tablespoons chopped fresh rosemary
- 1 tablespoon chopped fresh basil
- 1 tablespoon Italian seasoning
- 1 teaspoon ground black pepper
- Salt to taste
- 1 (12 pound) whole turkey

Preheat oven to 325 degrees F. In a small bowl, mix olive oil, garlic, rosemary, basil, Italian seasoning, pepper & salt. Set aside. Wash the turkey inside and out; pat dry. Loosen the skin from the breast. This is done by slowly working your fingers between the breast & the skin. Work it loose to the end of the drumstick, being careful not to tear the skin. Using your hand, spread generous amounts of the rosemary mixture under the breast skin, down to the thigh & leg. Rub the remainder over the outside of the breast. Use toothpicks to seal skin over any exposed breast meat. Place the turkey on a rack in a roasting pan. Add about 1/4” of water to the bottom of the pan. Roast in preheated oven for 3-4 hours or until the internal temperature is 180 degrees F. Cool & carve!





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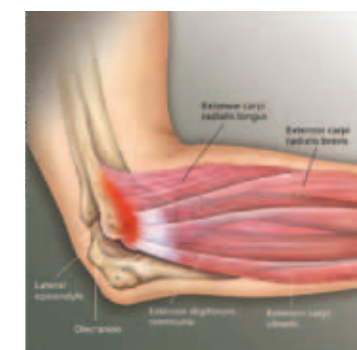
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## health & Wellness

Tips by Frank Croasdale, MPT



**Q:** *How do I know if I have "Tennis Elbow" or "Golfer's Elbow"?*

**A:** Tennis Elbow is the layman's term for an overuse injury to the "outside" part of the elbow. The tendons that connect the forearm muscles called the extensors to the

elbow can become inflamed and painful due to excessive activity such as gripping, turning a screwdriver or hitting tennis balls. If the pain is on the inside of the elbow, this is generally referred to as "Golfer's" elbow and is due to overuse of the tendons that attach the flexor muscles to the elbow.

As with any type of tendonitis, the initial goal is decreasing inflammation. The most common treatment approach includes avoiding the aggravating activity, taking non-steroidal anti-inflammatories, icing and in some cases physical therapy. Physical therapy might include soft tissue mobilization, stretching and eventual strengthening of the involved muscles. Occa-

sionally, people have success by using a brace near the elbow joint, which provides compression and is thought to transfer the forces away from the joint toward the forearm.

In more severe or chronic cases, your orthopedist may inject cortisone or perform surgery, although this is usually avoidable. When surgery is appropriate, your orthopedist may debride the area of torn, frayed tissue, repair a tear or roughen the bone surface to increase blood flow and subsequently improve healing.

If you have this condition, it is a good idea to seek treatment from your physician and possibly a physical therapist, as it is much more difficult to resolve in long standing cases. Additionally, these symptoms could potentially come from other orthopedic conditions that would require a thorough evaluation to determine if, indeed, the problem is truly "tennis" or "golfer's" elbow.

For more information on tennis/golfers elbow, rehabilitative and wellness services, call 310-316-3577 or visit [www.rivierasportspt.com](http://www.rivierasportspt.com). We accept all PPO insurance!

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Marshall Stewart

*Mr. Riviera, Marshall Stewart* 1923 - 2011

Marshall Stewart Passes on Labor Day, September 5, 2011

Submitted by Karen Lent

It is with extreme sadness that we report the passing of Marshall Stewart at age 88. Marshall Stewart WAS the one and only MR. RIVIERA! He lived in the Riviera longer and knew more about it than anyone else. Although he had had some recent health set backs, Marsh (as friends and neighbors called him) was still active, puttering in his garage and having weekly breakfasts with friends. He had a lively wit and a very good memory.

Marshall is survived by his children Douglas and daughter Anne. He was preceded in death by his wife Bette in 2003 and

his middle child, Larry. Marshall and his father Roy were the founders of Stewart Filmscreen. A beloved local historian, Marshall was patient and happy to share stories of the past and the beginnings of Hollywood Riviera. His booklet, "History of the Hollywood Riviera," is available through the Torrance Historical Society. He will be greatly missed by neighbors and friends.



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**pets**

**Roxy Felix**

Roxy, adopted from Carson pound in September. Her mix is half Chi/Dachshund! I hope I spelled it right. Please let me know when the magazine comes out!



If you would like your pet featured or know of any other pets that should be featured in an upcoming issue please contact us at [rick.rizzo@n2pub.com](mailto:rick.rizzo@n2pub.com).

**Adopt A Pet: Kay Kay**



Our featured pet up for adoption this month is KAY KAY. She is a Welsh Corgi/Cocker Spaniel mix and is available for adoption at the Harbor Animal Shelter in San Pedro.

She is a sweet two year old dog, who gets along well with children. Her previous owners had to give her up and would love to see her spend the holidays safe in a home!

Call (888) 452-7381 to reach the shelter and her Pet ID is A1253347.



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# BUSINESS beat

## Rolling Hills Country Day School *Celebrating 50 Years and Beyond*

*Rolling Hills Country Day School has been an educational staple in the Palos Verdes community for over 50 years. Families from all over the South Bay commute to the idyllic campus everyday because they know that an excellent education from a nurturing community of seasoned educators results in their children becoming both high achieving and well rounded.*



Country Day School has an outstanding reputation, and until recent years enrolment has been primarily families that live on the peninsula. However, in the past decade more and more beach city families have discovered just how close Country Day is to their front door.

Perched at the North East corner of Palos Verdes Drive North and Crenshaw Boulevard, Country Day's beautiful four-acre facility boasts a state of the art Mac computer lab, a brand new lower school science lab, a Junior Olympic-sized swimming pool, a full turf soccer field, and over 25 classrooms, each equipped with a touch sensitive 'smart' white board. Accommodating students in Kindergarten through Grade Eight, Country Day employs over 50 teachers, administrators and staff members, each with the desire to not only produce outstanding academics, but also well-rounded, motivated children and young adults.

"I brought my children out of public school at fourth and fifth grade after the class sizes grew past a 1 to 32 teacher-to-student ratio. Choosing this school has been the best decision I have made for my children. They are confident, well-spoken people and we have Country Day to thank for it," says Nancy Daniels, a Country Day parent of three, who commutes from Torrance. Families that choose Country Day School are looking for a school that can provide traditional values in a technologically savvy environment. They want their children to be critical thinkers that embrace individual creativity. Most importantly, they want an experience for their children that will enrich their lives. Country Day's ambition is to bring together families that share similar goals and provide an exceptional education through an emotionally safe classroom. Students are encouraged to be themselves in class and to respect each other for their differences.

The school's mission states, "our intention is to inspire children

to be passionate about being 'participants in the world' caring for our fellow human beings and living successful, happy, and joyful lives. We are committed to supporting diversity and tolerance in our hearts and minds."

Country Day school enrolls nearly 380 students every year and is now enrolling for the 2012/2013 school year. Applications are available through the school's Admissions Department, and tours are available daily by appointment.

### Rolling Hills Country Day School

26444 Crenshaw Boulevard, Rolling Hills Estates, Ca 90274  
P: (310) 377-4848 F: (310) 377-9651

### Upcoming Events at Rolling Hills Country Day School Annual Open House:

Sunday, January 29, 2012 1:00 PM - 3:00 PM

**Experience our Kindergarten:** 8:15 AM to 9:30 AM

**Sit-in on Kindergarten lessons, and join other prospective families on a campus tour**

Tuesday, November 8, 2011 • Tuesday, December 6, 2011

Thursday, January 19, 2012 • Thursday, February 9, 2012

**Experience our Lower School: Grades**

1-5 8:15 AM to 9:30 AM

**Tour the campus and have your questions answered by the full**

**Administration** Tuesday, January 10, 2012 • Thursday, February 16, 2012

**Experience our Middle School: Grades 6-8** 8:15 AM to 9:30 AM

**Meet the Head of Middle School and tour the classrooms**

Thursday, January 26, 2012 • Tuesday, February 28, 2012

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# garden of the Month

By: Karen Lent & Janet Hart



## OUTSTANDING LANDSCAPE AWARD

RIVIERA GARDEN CLUB AND RIVIERA HOMEOWNERS ASSOCIATION HONOR THE RIVIERA HISTORIC HOMES. CONGRATULATIONS TO THE CITY OF TORRANCE - WE CELEBRATE THE TORRANCE CENTENNIAL 1911 – 2011!



Reid House



Ellenwood – Vargas House



Argenbright – Broeg Home

In the late 1920’s, developer Clifford Reid decided to duplicate the French Riviera near Hollywood – he chose Redondo Beach (well – it’s actually Torrance!) – and thus Hollywood Riviera was born. The Depression put a damper on the development plans but 32 red tile roof homes were built before the 1940’s. And, they all still exist!

Save the date! Come see these amazing historic homes on the Riviera Garden Club Historic House Tour on June 2, 2012.

**THE REID – RICE HOUSE** – Known as “the Mansion” - This Italianate style home on Via Monte D’Oro is situated on 3 lots.

This was the first house built in the Riviera for the developer Clifford Reid and his wife.

**STEWART – WALLECKI HOUSE** – The third house built in the Riviera was for the Roy Stewart family (Marshall Stewart, local historian, and his three brothers grew up here).

**ELLENWOOD – VARGAS HOUSE** – An early Riviera home – beautifully restored and updated by the current owners.

**ARGENBRIGHT – BROEG HOME** – This was the “Riviera” architect’s own home. It is in pristine condition with impeccable restorations by the current owners. (There’s a speakeasy here!)

*In appreciation for your enhancement of the Hollywood Riviera Community by the Riviera Homeowners Association and the Riviera Garden Club*

**OUTSTANDING LANDSCAPE AWARDS** are chosen by a Committee of Riviera Homeowners and Riviera Garden Club members. Checkout the website: <http://hollywoodriviera.wordpress.com>. You will find current and past landscape awards: 21 years of them!

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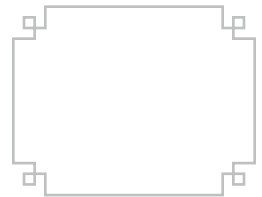
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