

September 2011

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Newsletter Inside...



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RIVIERA HOMEOWNERS ASSOCIATION

RHA OFFICERS EMAIL ADDRESSES

The following RHA Officers can be contacted through their e-mail:

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911	Emergency Only
310-328-5310	City of Torrance - General Number
310-784-7950	Airport Noise Abatement
310-618-2801	City Council/Mayor's Office
310-618-5990	Community Development
310-618-2930	Community Services
310-618-5959	Library Services
310-781-7000	Fire/Administration
310-328-3456	Police/Information
310-781-6900	Public Works
310-781-7042	Water Emergency (after hours)
310-618-3850	Torrance Animal Control
310-618-6266	Transit
310-523-9566	Animal Control (L.A. County)
800-655-4555	Street Light Repair (Edison)



President’s Message:



Judy Brunetti



Janet Kaplan

October Meeting about Riviera Homeowners and the Hillside Overlay Ordinance

Fall marks the beginning of our Hollywood Riviera Homeowners Association fiscal year. As such, we encourage you to become a member if you have not already done so, and remind members to renew your annual membership.

We have exciting programs planned for this year beginning with our General Meeting on Wednesday, October 12 at 7 PM, featuring special guest speaker Torrance City Councilman Cliff Numark. The topic for the evening is “The State of the Hillside Overlay Ordinance (HOO).” The program will be of great interest for Riviera homeowners. Many of us have properties that lie within the boundaries of the overlay and are subject to an ordinance that restricts an owner from constructing a building or remodel that may negatively affect their neighbors’ “view, light, air and/or privacy.” New structures are also judged based on whether they fit “harmoniously” into the existing neighborhood. The HOO also requires the builder to notify neighbors in advance of new construction and to fly silhouette flags to show where the new structure will go. Finally, there is an appeal process for neighbors to raise objections to the new construction.

This ordinance is currently in place and is being observed. However, each case is interpreted by the planning commission and the city council on a case-by-case

basis. As you drive around the Riviera, you may see some homes that seem to push the boundaries of the overlay ordinance. If you have noticed these irregularities and wish to find out more about how this has come about, we encourage you to come to the RHA meeting and get some insight into the decision-making process. Bring concerns and questions and join us for coffee and refreshments before the meeting. The doors will open at 6:30 PM. We look forward to seeing lots of friends and neighbors on October 12th.

Also, please take a moment to answer the survey on the following page suggesting subjects which interest you. Or, if you prefer, you can take the survey online. Go to our website, www.hollywoodriviera.org, and follow the prompts on the home page. We will report the findings at the October meeting and use the responses to determine the topics of future programs.

Finally, we would like to remind you that membership in the RHA is not mandatory, but your membership dues help us to present these programs, publish our newsletter, give scholarships to local students, and make donations to the schools whose buildings we use. Please fill out the membership form on the following page and mail in your dues, or use the Paypal option on the Internet. Thank you for your support.

Have a great September!

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.

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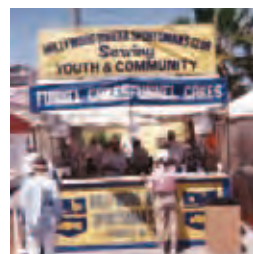
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SURVEY OF MEMBER CONCERNS

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:	_____					_____

RIVIERA SPORTSMAN'S CLUB

The Hollywood Riviera Sportsman's Club is a longtime standing tradition in the city of Torrance. Having been founded in 1949, the Hollywood Riviera Sportsman's Club, or HRSC for short, has been aiding local organizations through fundraising activities.



The money goes to a plethora of schools located in the Riviera section of Torrance, California including South High, Richardson Middle

School, Calle Mayor Middle School and their respective sports teams. HRSC often gives scholarships to graduating seniors and recognizes deserving teachers with the highly coveted Socrates Award. In 2011, Christine Iacono was honored with this award.

Besides helping the students, HRSC is strongly dedicated to the betterment of the Riviera community and generously helps support El Retiro Park, the Walteria Library, Boy and Girl Scout Troops, Little League and Pony League baseball and softball teams, and senior citizens' centers.

The fifty-six members of the organization meet every second and fourth Wednesday of September through June. They constantly hold various fundraisers throughout the year. Some of their most popular fundraisers include selling funnel cakes at the Manhattan Beach Fair and selling beer at the Riviera Village Fair.

But, perhaps their best-known fundraiser is the Memorial Day All-You-Can-Eat Pancake Breakfast hosted at South High. The sales go back to whichever team or club that has sold the ticket. Any non-profit organization that helps benefit South Bay children is encouraged to participate in this fundraiser. HRSC returns over 80% of the ticket price back to the organization that sold it. This unique fundraiser often helps many clubs at the end of the year reach their intended goal.

"The Hollywood Riviera Sportsman's Club really helped out the Class of 2011. The money raised from the Memorial Day Pancake Breakfast helped fund our class' senior activities. It was a great experience, and I had a lot of fun attending," said Class of 2011 Vice-President Tina Uh.

The HRSC prides itself on being not only a community service organization, but also a close tight-knit fellowship. They will often host social activities such as eating dinner parties, golfing outings, and chili cook-offs.

Tom Pepper, a very active club member, became President of HRSC in August 2011. Family activities at the club have included Tom's wife, Tracey, and their three daughters, all of whom attend or graduated from South High.

Geoff Graue currently serves as the organization's Webmaster and encourages any all male resident of the Hollywood Riviera who is interested in joining to send an email to membership@hrsc.org. Membership dues are fifty dollars a year.

The Hollywood Riviera Sportsman's Club has helped thousands of residents in the South Bay area. Whether it was through providing computer equipment to Riviera Elementary or new magazine racks to the Walteria Library the HRSC is a strong force in the community. These men have dedicated their time and efforts to help out others.



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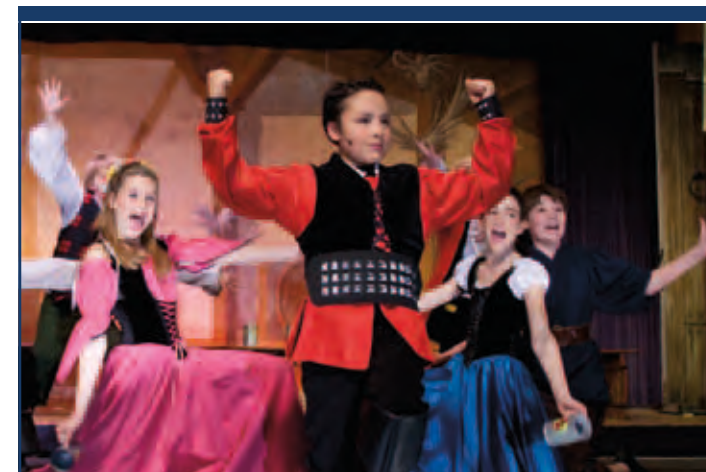
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Name: Christopher Ward
Age: 15
School: Redondo Union High School
Grade: 9
Favorite Color: Red
Favorite Activities: Video games, watching movies, sports
Favorite Vacation: Catalina
Favorite Video Game: Call of Duty: Black Ops
Favorite Sport: Track & Field, Basketball
Favorite Food: Pizza
Birthday Month: December



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joshua.davidson@me.com • www.davidsonallergy.com


Name: Jon Thomas Ward
Age: 8
School: Riviera Elementary
Grade: 2
Favorite Color: Red
Favorite Activities: Video games, sports
Favorite Vacation: Las Vegas
Favorite Video Game: NBA 2K11
Favorite Sport: Basketball
Favorite Food: Ravioli
Birthday Month: July

Name: Michael Ward
Age: 6
School: Riviera Elementary
Grade: Kindergarten
Favorite Color: Blue
Favorite Activities: Video games, sports, visiting cousins
Favorite Vacation: Las Vegas
Favorite Video Game: Shaun White Skateboarding
Favorite Sport: Dirt Bike Riding
Favorite Food: Cheeseburger & fries
Birthday Month: October

SEPTEMBER Riviera Living

| 9





Christopher M. Stillians, M.Photos-Cr.

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Ask the Retirement Pros!

Thomas A. Gray, MBA • Christina Jespersen, MA

Our firm, **Retirement Protection Group** specializes in working with people nearing retirement, or those currently retired. Since there are so many issues, questions and problems that this group faces, we decided to devote our next three columns to this. If you have a specific question not answered here, call our office **310-375-1300** to schedule your complimentary consultation!

Q. *I retired a few years ago, and want to make sure my IRA doesn't run out too early. Is there a simple formula that I can follow that will prevent it from being depleted while I still need the monthly cash?*

A. Unfortunately, no. We read with amusement many financial "experts" speak of a magical number of 4 to 6% per year to avoid depleting your IRA too soon. While this may work for some people, it is not likely to work for everyone! There are too many factors for such a simple formula. We recommend a thorough "IRA distribution analysis" to help calculate what you should be withdrawing each month from your IRA's. Contact our office if you would like to see how this may help your situation.

Q. *My wife and I are in our late 70's and live in our paid off 1 million dollar home. We need some extra money to fund our retirement, so I'm considering refinancing our home and taking some money out to add to our IRA's. Is this a good idea?*

A. Please proceed with caution! Encumbering your paid off home with new mortgage debt at your age may not be the wisest financial move. We assume you are living off a fixed income, which means that you will need to tap into the refi money just to pay the new monthly loan payment! If you are not careful, you may find yourself running out of the new refi money and still having the monthly loan payment! Have you considered simply selling your home, and renting, or

downsizing to something more manageable? Be careful!

Q. *My broker has had me in the same stock/bond investments for several years. When I look at my statements, I see some pretty large losses. When I complain he tells me that I am a long-term investor, and his "buy and hold" philosophy will prevail. I'm 74 years old. Is he right?*

A. We believe no. It's certainly true that over long periods of time (50 + years) the stock market averages about 10% per year. However, it can go long periods without doing much. If you were in your 30's or 40's it may be somewhat accurate, but not at your age. Our firm uses risk management tools for our client's portfolios that can move some or all of their stocks to cash during market corrections. Call us if you want a second opinion on your investments.

Q. *I own a small engineering firm and I'm planning on selling the business and retiring in a couple of years. Is there a smart way to shelter the income I'll be getting from the business sale?*

A. We have seen many small business sales in which a part of the sale proceeds are in the form of a consulting agreement for several years. A defined benefit pension plan may allow you to deduct large (and legal) amounts each year. You need to work closely with your CPA, business broker, and financial planner to coordinate this sometimes complex transaction. Is it worth it? Defined Benefit Plans

have the ability to provide very large tax deductible contributions in the \$100,000 range and up. Contact our office if you want to explore this in more detail.

Q. *I'm thinking about purchasing a local rental property with a friend of mine to give me extra retirement income. I'm in my mid 60s. Does this make sense?*

A. Our "gut reaction" without seeing all the details is NO! Rental properties in good, local areas rarely yield substantial income for the amount of cash you must invest. Also, making financial investments with "friends" can be a minefield. What happens when you want to sell, but he doesn't?? Also, do you really want to play "landlord" at this stage in your life?

Q. *I went to a financial seminar where they were touting something called a "bonus" annuity. I can make over 10% the first year. I'm 72 years old... Is this right for me?*

A. No! Many bonus annuities sound good, but read the "fine print." This may have "surrender charges" that lock you into the deal for 10 or more years! At age 72, this is not what you need. Also, the 10% interest is only for the first year, and then they may have the right to reduce it to very low rates.

About the authors: Thomas A. Gray, MBA and Christina Jespersen, MA are financial & investment consultants, and founders of Retirement Protection Group, a fee-based financial & investment advisory firm located in Riviera Village, Redondo Beach. Securities offered through Triad Advisors, Inc. Member: FINRA & SIPC. They can be reached at 310-375-1300. Send your personal financial questions to them at: info@retirementpro.com.

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Cassidy & Cooper

Cooper is a 5-year-old Golden Retriever. Cassidy likes to play ball and go swimming. She has been through the agility testing and has the Canine Good Citizen Certification.

Cassidy is a 4-year-old Golden Retriever

who loves people, going on walks and her nickname is "Wiggle Butt." Her goal is to become a therapy dog.



Sandy

Sandy Scanlan: Sandy is a 9-year-old rescue Poodle Bichon. Sandy likes to go on walks, ride in the car and loves to ride in her mom's golf cart.





Family spotlight

The Pugliese Family

Photography by CMS Portraiture

Pets: None

Profession: Paul is an aerospace engineer for Northrop Grumman and a general contractor on his spare time. Tess is currently a full-time mom and a passionate tennis player. Previously, she worked as an administrator in the aerospace industry for over 22 years.

Favorite Activities and Hobbies: tennis, volleyball, golf, swimming, surfing, going to Mammoth for snowboarding and skiing; taking out the wave runner & waterskiing/wakeboarding in the ocean; going to the beach & hanging out with friends; and dad loves riding his Harley around town

Favorite Restaurants: Crème de la Crepe, Zau Zous, Gina Lees Bistro, Kincaids and Blue Water Grill

Favorite Vacation spot: Maui, Kauai, Oahu, and New York

Favorite Family Dinner: Everything...especially traditional lobster dinner on Christmas Eve

What activities are they involved with: Tiana (15) plays on girls' varsity volleyball team and varsity swim team at South High School. She also swims competitively on a club team. On her spare time she babysits around the neighborhood and gives swim lessons. Bianca (11) attends Richardson Middle School and sings in the chorus, plays club volleyball and USTA sponsored tennis tournaments.

What music do you listen to: Pop, Reggae, Jazz and Classic Rock

What are your favorite TV shows: Modern Family, Sponge Bob Squarepants, That 70's Show, Desperate Housewives, and Dexter

What is your favorite part about living in the Riviera: Close to beach, restaurants and shopping; beautiful ocean & sunset views from our backyard; and a great community that help and support each other

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Riviera Community Rallies to Support Public Elementary School

Record-Breaking “Bring Teachers Back” Fundraising Campaign Brings Ray of Hope to Riviera Elementary



TUSD Board member Mike Wermers gets dunked by Riviera student Dillon Rovegno



When a group of parents at Riviera Elementary School set out seven months ago with the “Bring Teachers Back” campaign to raise funds to hire new, part-time teachers, they hoped to make a difference for every student. Due to historic budget cuts at the state level in recent years, Riviera Elementary had already lost 24% of its teaching staff and classroom sizes in most grades had skyrocketed by 50%. Offering a ray of hope, the Riviera community has come through for its local school with its generosity and support.

Riviera Elementary’s record-breaking fundraising campaign raised more than \$98,000 for the 2011-2012 school year, which will enable the school to hire a science lab instructor, computer lab instructor and two other part-time instructors to alleviate crowded classrooms. Donations came from Riviera families and neighbors as well as through fundraising events organized by parent volunteers during the past seven months. With the new funds, Riviera’s teaching staff will bring new science and technology instruction to every Riviera student, and provide specialized instruction in mathematics and language arts.

The “Bring Teachers Back” fundraising campaign was sparked by a landmark decision by Torrance Unified School District (TUSD) in November 2010 that allowed schools for the first time to raise funds to hire teachers on an hourly, part-time basis. In collaboration with the Riviera Elementary principal, Riviera parent and alumni Rob Stahl took the ball and ran with it. Stahl formed a committee of parents who worked together to kick off fundraising efforts to hire teachers for the 2011-2012 school year.

With a deadline of June 30, 2011, the committee collaborated with the Riviera Elementary PTA to build upon the school’s existing fundraising initiatives and create new ones. These included a door hanger distributed to all of Riviera’s neighbors informing them of the school’s need for support, a direct donation request to Riviera’s parents and families, restaurant fundraising nights and a booth at the Riviera Village Farmer’s Market to educate the community about the school’s fundraising initiative. The campaign culminated in June with a dunk tank fundraiser at the Riviera Village Festival, where local VIPs as well as Riviera’s families and students volunteered to

be dunked for their local school.

With a successful first year under its belt, the “Bring Teachers Back” fundraising committee is already raising funds for the 2012-2013 school year. In July, the Village Runner Fourth of July 5K Fun Run donated ten percent of its proceeds to the school’s fundraising effort. The “Bring Teachers Back” campaign will continue to build upon its successful initiatives and will bring new fundraising opportunities to help offset current and future budget challenges.

Although Riviera Elementary ranks as TUSD’s highest performing elementary school, it is facing the worst financial challenges in its 55-year history. TUSD’s budget was severed by over 25% in the past few years, resulting in a \$50 million loss for public education in Torrance alone. While significant budget challenges remain on the horizon for local public schools, the Bring Teachers Back campaign has shown that together the Riviera community can make a difference.

For more information and to find out how you can support Riviera Elementary, please visit www.rivieraelementary.com.

1st Annual PEP Jam A Back To School Event Promoting a Positive Imagination

Hosted by non-profit organization Freedom4U, afternoon of positive motivation for young people including guest singer-songwriter, recording artist and TV actor Catlin Crosby.

RANCHO PALOS VERDES, CA —On Saturday September 10th South Bay non-profit organization Freedom4U invites all South Bay youth and their families to the 1st Annual “PEP Jam A Back To School Event” held at the Promenade on the Peninsula shopping center in Rancho Palos Verdes. A leading provider of youth music programs in the South Bay, Freedom4U has structured the event to promote and inspire young people to be positive with themselves and others through a positive imagination, cooperation, and relationships that aim at influencing others to be positive.

Throughout the day the event will include youth bands, games, giveaways, vendor booths, food, and motivational speaker and TV actor Catlin Crosby. Caitlin Crosby is a singer-songwriter and actress. She has appeared in such shows as 7th Heaven, That’s So Raven, That 70’s Show and The Hard Times of RJ Berger. Her debut album doesn’t follow the normal mold of just love songs, but encourages having a voice for yourself and the pressure to fit in. She launched the website LoveYourFlawz.com as a way to inspire both guys and girls to love themselves and embrace their flaws. Additional members that will be participating in the event are PVP and RHE school representatives from both middle and high schools.

WHAT: PEP Jam A Back To School Event

WHEN: Saturday, September 10, 2011 from 2 PM – 9 PM

WHO: Catlin Crosby and featured youth talent

WHERE: Promenade on the Peninsula, 550 Deep Valley Drive Rolling Hills Estates, CA 90248

About Freedom4U... Freedom4U provides services for youth and their families that enrich the quality of relationships and lives. Freedom4U’s programs create safe, productive and drug-free social options for teens and pre-teens. Placing emphasis on the creative arts, these programs provide teens with hands-on opportunities to explore their artistic passions and help to build local communities of young artists.

HOW: For more information please visit: www.freedomcommunity.com



Recipe of the Month

Yellow Vase is now offering dinner!

Starting August 1st in Redondo Beach (Riviera Village) and August 6th in Malaga Cove Yellow Vase will be offering dinner. We also have music on Saturdays from 10-2.

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Norris Theatre

Saturday Oct. 1, 2011 – 8 p.m.

PAUL WILLIAMS

Stay after the performance for the Katy Geissert champagne reception
www.paulwilliamsconnection.org
Paul Williams has touched many lives with songs like Rainbow Connection, We've Only Just Begun, You and Me Against the World, and Evergreen. In a rare Southern California appearance, this award-winning Songwriters Hall of Fame inductee will perform many of his beloved songs.
James Armstrong Theatre

Saturday Oct. 8, 2011 – 8 p.m.

ON ENSEMBLE—INVENTION 2011

Presented in partnership with The Japanese American Cultural & Community Center
www.onensemble.org
Contemporary taiko quartet On Ensemble presents the musical results of Invention 2011, its yearlong focus on creativity and composition.
James Armstrong Theatre

Sunday Oct. 9, 2011 – 2 & 6 p.m.

TOSCA by Giacomo Puccini

Opera Cinema Series
James Armstrong Theatre

Friday Oct. 14, 2011 – 8 p.m.

PACIFICO DANCE COMPANY

www.pacificodance.com

California's premiere Mexican Folklorico dance ensemble brings its vibrant color, vigor and skilled movement to the South Bay. The internationally renowned Pacifico provides diverse audiences with powerful and entertaining insights into this rich heritage as it performs traditional and new works—including its whimsical tribute to The Day of the Dead—with regional suites from Costa Chica, Chiapas, Jalisco, and the elaborately depicted Danza de Quetzales, among others.
James Armstrong Theatre

Fri, October 14, 2011 - 6:00 pm

BOOMER MCLENNAN

includes Texas-style barbecue dinner
Popular local country entertainer
Norris Theatre




Friday & Saturday, Oct. 21 & 22, 2011 – 7:30 p.m.

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Dinner available from Silvio's Brazillian BBQ
www.katiamoraes.com
Brazilian singer and lyricist Kátia Moraes began her career in Rio de Janeiro in the '80s and now brings her creativity and musical history to our stage.
Nakano Theatre
Riviera Village Certified Farmers Market – Fridays, The Village has a certified Farmers Market in the afternoon, 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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Chit-Chat with Designers

Chris & Suzy

It's so nice to sit down with you two and have a chance to learn about you and talk about design. I look forward to continuing this conversation in the months ahead and learning great tips about design. But first, tell me about the two of you.

You two have been together a long time; how did you meet?

Suzy: We met at a Young Life meeting 22 years ago. When we found out we were both designers, we couldn't stop talking to each other about different projects – we just hit it off!

Chris: And we're still talking – Suzy calls me everyday at 7:30 in the morning to talk over our projects and coordinate our schedule. We share a hotel room when we go to market and we are together 24/7. Believe me, we know each other well.

Partnerships are notoriously hard to stay together – how do you two survive?

Suzy: Martinis!

Chris: Suzy! Chardonnay, please! The business kind of grew in spite of us – we just put our heads down and worked hard, raised our families and suddenly we look up and here we are!

What makes a room read elegant?

Suzy: Elegant is like the little black dress – classic pieces, crystal lighting, or silk drapes. I love an elegant French Dining Room done in toile.

Chris: Suzy likes all things French. I think elegant means an adult point of view – timeless classic pieces, richness in color and lush textures.

Beachy?

Suzy: Seashells, slipcovers, clean and light

Chris: It can also be sophisticated – wonderful, unusual woven sisal rugs, interesting textured fabrics- lots of that blue/green – cross between seafoam and aqua. It is our current most popular color for beachy.

Suzy: Your kids will remember it like the avocado you remember from your mother's house.

Sexy?

Suzy: Velvet Throws, soft pillows, candlelight, fluffy bedding. Now, my husband and I like...

Chris: I don't want to know Suzy! Suzy will tell you absolutely anything. I've never had a client ask for sexy but now that we've all watched Million Dollar Decorators, I bet we'll get one. Sexy would be fun to do.

Rich?

Suzy: Rich means antiques to me. I like things that have a patina and make you wonder about where they've been and what people used them.

Chris: The only problem with that Suzy is some of the things you brought back last year from that antique show in Texas were falling apart.

Suzy: That adds to the mystery.

Chris: Hmmm...

Masculine?

Suzy: Ralph Lauren, worn leather, old crests, trophies, antlers, skins

Chris: I love that look too. But everyone should feel comfortable in any room. I try not to do a room with one person in mind....except a child or teen bedroom – then it really is their own little world.

Artsy?

Suzy: Unique, one-of-a kind pieces

Chris: There is no substitute for good quality artwork. But an arty environment is one that is interesting, eclectic and maybe has some hard edge. It can be colorful or not but focus goes to the art.

Thank you, Suzy and Chris. Let's get together next month for more insight into the design world.

To find out more about Fowler & Moore Interiors, go to fowlerandmoore.com.



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Welcome To the September/October 2011 Newsletter

Everybody knows a Realtor® through friends, neighbors or family. Ultimately, the best bet is to hire a realtor who is a local expert who *specializes* in the particular neighborhood you are buying or selling in. We want to let you know that we both live, work and play in the Hollywood Riviera, and both have children that go to the local schools (Riviera Elementary and Richardson Middle School.) When it comes to selling homes in our neighborhood, you can trust us, your neighbors who have a vested interest in the home values in this area. We would like to take a moment to thank our friends and clients who have been so supportive of us in the past decade while we have been building our business of helping people buy and sell real estate here in the Hollywood Riviera!

Thanks to our 2011 Clients for allowing us to sell more real estate so far this year than any other Realtor!* We would love to help you too!



160 Vista del Parque
List price \$999,000
Sold Price \$956,500



127 Calle de Andalucia
List Price \$899,000
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277 Calle de Madrid
List Price \$829,000
Sold Price \$808,000



356 Paseo de Arena
List Price \$1,169,000
Sold Price \$1,140,000



683 Calle Miramar
List Price \$1,199,000
Sold Price \$1,199,000



237 Via Pasqual
List Price \$899,000
Sold Price \$960,000



945 Calle Miramar
List Price \$1,699,000
Sold Price \$1,665,000



936 Calle Miramar
List Price \$1,895,000
Sold Price \$1,815,000



5514 Via del Valle
List Price \$999,000
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Riviera Real Estate Trends

June 1st – August, 2011 Sales Stats for Hollywood Riviera

Address Currently In Escrow	Sq Ft	Beds	Bath	Price	DOM	Status
5508 Calle Mayor, TOR	1192	3	2	689,000	30	Pending
4113 Mesa St, TOR ++	1690	3	3	600,900	32	Pending
4218 Paseo de las Tortugas, TOR	1578	3	2	759,000	65	Pending
235 Via la Circula, RB	1580	3	2	789,000	65	Pending
4091 Bluff ST, TOR	1857	4	3	795,000	21	Pending
225 Via la Circula, RB	1691	3	2	799,950	76	Pending
512 Paseo de las Estrellas, RB	1432	2	2	824,000	34	Pending
4095 Bluff St, TOR ++	2018	4	3	839,000	91	Pending
242 Via Linda Vista, RB	2130	3	2	899,000	18	Pending
23611 Susana, TOR	1889	3	2	949,000	13	Pending
5514 Via del Valle, TOR K&L	2456	4	3	999,000	57	Pending
3872 Newton St, TORR ++	4024	4	4	1,099,000	66	Pending
Address SOLD	Sq Ft	Beds	Bath	List Price	DOM	SOLD Price
5619 Riviera Way, TORR ++	1181	3	2	699,000	37	662,000
4130 Paseo de las Tortugas, TOR	1604	4	2	739,000	197	685,000
251 Paseo de Gracia, RB	1412	3	1	749,900	6	730,000
5613 Calle de Arboles, TOR	1597	4	2	785,000	12	740,000
225 Via Buena Ventura, RB	1739	3	2	799,000	0	740,000
4509 Greenmeadows, TORR	1777	3	2	789,000	31	779,000
277 Calle de Madrid, RB K&L	1120	2	1	829,000	13	808,000
23615 Susana Ave, TOR	1714	3	2	799,000	69	810,000
4532 Newton, TOR	3072	4	4	895,000	153	845,000
3924 Paseo de las Tortugas, TOR	2231	3	3	885,000	83	871,000
427 Via Mesa Grande, TOR	1647	4	2	960,000	9	985,000
940 Calle Miramar, RB	1962	3	3	999,000	6	990,000
331 Via San Sebastian, RB	2355	3	2	1,149,000	147	1,050,000
4133 Mesa St, TOR	2574	4	3	1,079,000	47	1,079,000
683 Calle Miramar, RB K&L	2785	4	4	1,199,000	126	1,199,000
357 Calle Mayor, RB	2858	4	4	1,249,000	18	1,225,000
506 Via los Miradores, RB	2839	5	5	1,299,000	48	1,299,000
210 Calle de Madrid, RB	3040	5	4	1,469,000	108	1,444,000
945 Calle Miramar, RB K&L	2887	4	3	1,699,000	10	1,665,000
112 Paseo de Suenos, RB	2897	4	2	1,750,000	58	1,725,000
416 Paseo Miramar, RB	3386	4	4	1,775,000	85	1,750,000
106 Paseo de Suenos, RB	3988	3	4	2,379,000	233	2,000,000

Average Sales	List Price	Sold Price	DOM	Avg. \$ Per S/F	# Sold	Sq Ft
Jan 1, 2011 - June 30, 2011	\$1,033,388	\$1,008,863	84	\$483	51	2090
Jan 1, 2010 - June 30, 2010	\$1,051,405	\$1,022,895	63	\$521	39	2017
Jan 1, 2009 - June 30, 2009	\$1040,208	\$1,002,500	74	500	24	2106
Jan 1, 2008 - June 30, 2008	\$1,195,445	\$1,156,259	55	\$570	29	2015

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.



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Historic Photos from the Hollywood Riviera - Yesterday vs. Today



Intersection - Calle Miramar/Via Colusa - Circa 1950
vs.
Intersection - Calle Miramar/Via Colusa - Circa 2011



Looking North @ Riviera Elementary - Circa 1952
vs.
Today - you can hardly see the school anymore.



Looking North @ Via Monte D'Oro - Circa 1951
vs.
Today - Amazing how the trees have grown.



Kelly & Laura’s Useful Tips & Information

Bet You Didn’t Know - 10 Facts about the Human Body

1. Brain cells live longer than all of the other cells in your body.
2. The more you concentrate, the less you blink.
3. Your teeth are harder than your bones.
4. Some people hear their eyeballs moving.
5. It's not possible to tickle yourself.
6. You can buy fake eyebrows & eyelashes made of real hair.
7. Fingernails grow faster than toenails.
8. Your heart beats about 100,000 times each day.
9. Your foot is about the same length as the distance between your elbow & your wrist.
10. The saliva you produce in your lifetime could fill nearly 30,000 water bottles.

(Taken from National Geographic Kids September 2011 edition.)

Lemon and Ginger Granita

(This is amazing!)

Ingredients:

- 1 cup very cold water
- 1/2 cup fresh lemon juice, chilled
- 1/2 cup agave syrup
- 1 teaspoon grated ginger or more to taste
- 1 teaspoon grated lemon zest

Directions:

Chill a 13 x 9 inch metal baking pan in the freezer. Meanwhile combine the water, lemon juice, agave, ginger and lemon zest and stir to blend. Taste and adjust flavors adding a bit more agave if it needs more.

Pour into the chilled pan. Freeze 30 minutes or until the edges begin to freeze. Stir the edges into the soft center and freeze, stirring every 30 minutes until all the liquid is frozen, about 2 hours. To serve: Scrape with a fork the ice into dishes and top with vanilla yogurt (about 1/4 cup).

Send in your favorite recipe for the newsletter and receive a \$25 Trader Joe Gift Card.



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Save the Date!!

First Day of School
Riviera, Richardson & South High
Thursday, September 8th
www.TUSD.org

RAT Beach Bike Tour
Benefits - Pediatric Therapy Net-work
Saturday, September 24th
www.RatBeachBikeTour.com

Skechers Pier 2 Pier Walk
Donate to Torrance Ed Foundation
Sunday, October 30th 8am-noon
www.Pier2PierWalk.com

Trick or Treat - Halloween
In the Riviera Village
Monday, October 31st 4pm on..
www.RivieraVillage.org



Mortgage News by: "Riviera Funding's" Brian Diederich

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



New Conforming-Loan Limits coming October 1, 2011

On October 1, 2011 there could be a significant change to the jumbo-conforming loan limits in our area. Both Hollywood Riviera buyers and sellers may feel the effect of this change. The conforming loan limits will be decreased from \$729,750 to \$625,000 unless President Obama signs another resolution extending these limits. These loan limits were increased in 2008 under the Economic Stimulus Package but they were only temporary. If this change goes into effect, you could see decreased sales prices and less purchasing power from buyers. Mortgage rates might be low but the amount you can qualify for may be less than you expect.

Currently buyers with strong credit, income and a 20% down payment can borrow up to \$729,750 with relative ease and very favorable rates. FHA borrowers can borrow up to \$729,750 with a minimum down of

3.5%. As of October 1st, 2011, maximum financing for both jumbo-conforming & FHA will be limited to \$625,000.

Loan balances in excess of this amount will fall into traditional jumbo programs. The net effect of this change to buyers is a 33% reduction in jumbo-loan capacity, fewer buyers qualifying for conventional financing and the requirement of larger down payments. The impact to sellers could be felt dramatically as well. Those sellers with homes listed between \$780,000 and \$910,000 could see the largest impact. The net effect might mean additional downward pressure on sales prices as fewer buyers qualify for conventional financing. On October 1st, homes between \$520,000 & \$780,000 that attract buyers with 20% down will now be eligible for jumbo-conforming financing under the new limits. For more info call Brian at 310-989-4041.

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health & Wellness

Tips by Frank Croasdale, MPT



Q: I've recently been told that I have arthritis. What does that mean?

A: I am often approached by patients with this question and the answer is fairly simple, although the disease itself can be quite complex.

There are two types of arthritis: 1) Osteoarthritis (OA) and Rheumatoid Arthritis (RA)

Osteoarthritis (OA) is simply wear and tear that occurs to the cartilage lining the bone at a joint. Most of us will experience some level of degeneration somewhere in our body if we live long enough. That doesn't mean that it will necessarily be debilitating or cause pain as there are different "grades" of OA. Grade I is mild and Grade IV is generally defined a "bone on bone" where cartilage has worn all the way through to the bone.

Symptoms of OA may include pain, swelling, stiffness, loss of motion and/or tenderness. Diagnosis is usually done via physical exam and confirmed with radiographs (x-rays) or MRI. Treatment of OA may include non-steroidal anti-inflammatories (NSAIDS), physical therapy and, in more advanced cases, joint replacement surgery. Physical therapy most often addresses regaining range of motion, decreasing swelling and strengthening the surrounding muscles to help diminish pain.

Rheumatoid Arthritis (RA) is an autoimmune disease in which the lining of the joints are affected. Typically the inflammation that occurs after an injury is a good, normal response to trauma. In the case of RA, the immune system over-reacts and attacks the joints with excessive inflammation. Symptoms are more common in the feet and hands but can also occur in other joints. Pain, stiffness and swelling are usually present much like OA however there may be fever, fatigue and multiple joints involved. In addition, RA symptoms are also more likely to come and go for no reason whereas OA is more painful with increased activity.

Diagnosis is usually done by a rheumatologist or general practitioner knowledgeable in the area of this disease. Blood tests are routinely done for sedimentation rate (sed rate) and RH factor. Initially NSAIDS may be used along with physical therapy. In

more advanced cases there are various new medication options and occasionally joint replacement is recommended.

If you've been told you have arthritis, be sure to ask your physician which type you have, how severe it is and if physical therapy is an option.

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By Hae Ji Cho

BUSINESS beat

BUSINESS BEAT: STRAND TECHNOLOGY



Geoff & Cheryl

The world has become electronic, making anyone who does not own a computer these days to be considered prehistoric. However, most of us don't know how to work a computer unless it's all set up and ready to go. The percentage of people who actually know how to take care of a virus, install programs, etc. is fairly low, and this is why Strand Technology is here to help. Strand Technology is a franchisee of Computer Troubleshooters, USA (www.computertroubleshooters.com) which prides itself on being one of the few international companies (perhaps the only international company) that focuses on Computer Service, Support and Training rather than selling hardware and/or software. Located in Redondo Beach, Strand Technology is one of Computer Troubleshooters' 450 franchisees.

Strand Technology is a one man operation. It is owned and ran by Geoff Graue, a Hollywood Riviera resident since 1988. Although a California native, he moved to Ohio as a child returning California and moving to Redondo Beach in 1977. After graduating from Bowling Green State University, he went to Carnegie Mellon, currently number 23 on the list of best national universities, and got his first job in IT. For 15 years, he worked for Digital Equipment installing and supporting computer systems for businesses. Graue joined Computer Trouble-



shooters and started Strand Technology in 2005 with the support of Riviera residents, who gave him lot of positive referrals when he was starting his business. Many residents became his long term business partners by becoming the IT person for their workplace. Also interested in giving back to the community, he is part of Hollywood Riviera Sportman's Club, which focuses on exactly that. Now, as to his approach on work, he says provides a very hands-on service and believes that his personal approach to his clients is what makes his service better than that of a retail outlet and differentiates him from his competition. Having the experience of many years in the computer profession and using Computer Troubleshooters for support, he can be trusted to provide the very best service and advice.

To contact Geoff Graue, e-mail him at ggraue@strandtechnology.net, visit his website www.strandtechnology.net, send him paper mail at 217 Palos Verdes Blvd., #116 Redondo Beach, CA 90277, or call him at (310) 373-3126. He will be willing to assist from 8:30AM to 6PM and evenings and Saturdays by appointment.



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An Evening *Under the Stars*

By Alex Kent

If you couldn't make it to the 25th Annual Gourmet Food & Wine Festival on Saturday, August 6th, you really must plan on attending next year!

Bright lights, patio heaters and elegantly dressed tables welcomed wine lovers to an "Evening under the Stars," starting with a glass of champagne.

Live music was performed by jazz musicians featuring Daniel Ho, six-time GRAMMY award winning producer and 'slack key' guitarist in the "Best Hawaiian Music Album" category.

Delicious sights and smells tempted guests from every booth: barbeque aro-mas rose from grills pits, mouthwatering sauces were drizzled over fancy appetizers, sinful desserts promised a bit of heaven and all, of course, were accompanied with an appropriate wine.

In fact, I learned a lot about sake. The impressive array of rice wines that were available gave tasters a chance to try the cold, unfiltered sake, a relatively advanced drink for the western palette. The most unexpected find for me was cranberry flavored, unfiltered sake called MoMo, available at Marukai. M&M Enterprises, Giu Kaku, Gonpachi and Sushi Boy each with their unique presentations of beef, fish and vegetables were there to answer questions.

This was also an opportunity to meet the talent behind the scenes. For example, I met some very special people from Fleming's Prime Steakhouse and Wine Bar. Stephanie Moreno, the private dining director, introduced me to Kenyon Paar, the Operating Partner and Mark Ogren, Chef Partner and we talked about their 100 wine selection.

Innovative techniques for food presentation only made these bite-sized meals even yummier. Spiced salmon and mango in crispy sesame cones were a new one on me! Decorated tofu on bamboo forks got a lot of attention (and were wonderful) and the meal in a boat satisfied the hunger I had saved up, for the occasion.

Even the floral arrangements accentuated the out-of-doors charm of the evening. The three main flowers that were used seem to represent the three main cuisines represented: western roses, Hawaiian pink ginger and eastern orchids.

For 25 years American Honda has been host to this festival, raising money for causes in the South Bay community. For the past six years the Torrance Memorial Medical Center and Medical Tower and Pediatric Services has been the beneficiary. This year \$100,000 was raised through the support of local restaurants, wineries,



table sponsors, guest ticket sales and proceeds from a silent auction. The auction items were geared more toward experiences than possessions - a smorgasbord of fabulous opportunities - like a met-and-greet with Vanessa Williams on the set of "Desperate Housewives", a weekend for two in a Jr. Suite at the Intercontinental in San Francisco, and a day for four at Disneyland including dinner with Torrance Mayor Frank Scotto. The excitement over the auction was obvious and winners toasted each other at the wine tasting tables.

Being a lover of Pinot, both noir and gris, I couldn't help but give my vote to the Clos Pepe Estate pinot noir served by Napa Rose from Disney's Grand Californian Hotel and Spa. Everyone that tried it agreed - it is truly something special and notes were taken. I'm guessing some locals will soon be making their way down to Disneyland for another glass!

The best food? Every hors d'oeuvre was fabulous, and I never met a dessert I didn't like. Everyone I met was cheerful, interested and helpful. I didn't have much time to sit and the one time I did, someone gave me a white chocolate sea-shell packaged with a teaspoon of brown sugar. I didn't realize it was edible until I got home. Wow! What a treat! Athena's Confections from Rancho Palos Verdes. You have got to try one!

Volunteers pulled out all the stops to make this an exceptional win-win occasion for the community, thanks to Ann O'Brien and Colleen Farrell who invited Valmonte magazine to cover the event, and of course thanks are due the man of the hour, Mr. Steve Moirkawa, Assistant Vice President of American Honda and his Festival Committee for a flawless event. It was an outstanding way to meet new friends!



Man of the Hour Steve Morikawa



Colleen Farrell and Ann O'Brien



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garden of the Month

By: Karen Lent



OUTSTANDING LANDSCAPE AWARD

CAREEN & CHUCK HAMMER, 221 PASEO DE SUENOS

The careful and orderly landscaping at this corner home near the beach is a drive-by prize. Careen & Chuck Hammer, 40 year plus residents, carefully maintain their mature landscaping creating an almost fairytale look. Ornamental strawberry borders a lush lawn. Yellow lantana follows the driveway line. A very pale pink/white bougainvillea has been trained for many years to trail over the garage door. A side wall of the house is completely covered and neatly trimmed in creeping fig. A distinctive iron porch bench and trailing flowers in a wall planter are an inviting welcome near the front door. A large paned window at the front of the house is framed with purple and pink flowers and lots of variegated green shrubs add texture and interest. The original landscape plan was carried out many years ago and worked around some mature trees (several of which later died). Much appreciation to the Hammers for their hard work and careful attention to detail resulting in a perpetually fresh looking yard!



A very pale pink bougainvillea carefully trained



An inviting home with a fairytale look near the beach



Careen & Chuck Hammer, 221 Paseo de Suenos



An inviting front door bench

ALAYNE & BRUCE MCKAIG, 175 VIA LOS MIRADORES



Alayne & Bruce McKaig, 175 Via los Miradores



Lots of hardscaping, stairs and a manicured look

On the hillside of lower Miradores, the McKaigs' home is a stunning stand out. Bruce and Alayne moved from the Seaside area twenty years ago. They did an inspired remodel to this house where their two daughters, Amanda & Natalie, would grow up. Outside the hilly terrain, both front and back, provided a challenge. Alayne consulted with a landscape architect but undertook the job herself. With the goal of lots of color, she says the landscaping just evolved. A beautiful green lawn, retaining walls and dramatic terraced steps lead up to the front door where the landing has a pair of topiaries. Carefully landscaped, the overall look is very sophisticated and manicured. Potted begonias, palms and vivid color give a hint of the tropics. Alayne works with perennials and strives for lots of spring and summer flowers. Daffodil and tulip bulbs in the spring are her favorites. Thanks to the McKaigs' for providing a refreshing treat for all!

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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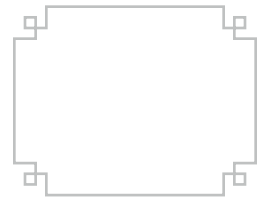
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