

The Crest View

SUMMER EDITION

JUNE 2009

a periodic newsletter sponsored by the Culver Crest Neighborhood Association

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NOTICE OF GENERAL MEETING (AT A NEW PLACE):

**There will be a general meeting of the C.C.N.A. on Tuesday evening,
June 23, 2009 at 6:30 p.m. at *MARYCREST MANOR***

THAT'S RIGHT...MARYCREST MANOR!!! It sits at the very top of Culver Crest. Have you ever visited Marycrest Manor? Do you know the history of this great place? Do you know what services it provides today? Did you even know it was there? Come check out the fabulous view from this historic place, walk through its gardens and hear all about its history. Our guest speaker, Anna Taylor, Administrator of the Manor, will tell us all about Marycrest Manor. Just go up Cranks Road to the very top and turn right. It's hard to miss!

NOTE: Weather permitting, this meeting will be outdoors next to the swimming pool. Be sure to bring something warm to wear in case it gets cool.

This meeting will cover the current issues impacting Culver Crest residents. We conduct these meetings in the town hall style: anyone can raise their hand and be recognized to voice an opinion. As always, any topic of interest submitted by any Crest member will also be discussed.

Refreshments will be served.

PXP OIL FIELD:

Last October the County Board of Supervisors adopted an oil field zoning overlay called a Community Standards District (CSD) and certified an Environmental Impact Report (EIR). Representatives of C.C.N.A. worked long and hard on this legislation, and while there are a lot of good things that were accomplished, there were also some serious deficiencies with the process.

As a result, four lawsuits were filed, including one lawsuit that includes Mark Salkin, board member of the C.C.N.A., as a representative party and Ken Kutcher, also a Culver Crest resident, has volunteered to serve as his attorney. One of the other four suits was filed by the City of Culver City. The four lawsuits have now been consolidated into the same courtroom with the same judge. The trial for all four cases is scheduled for November, 2009.

In the meantime, PXP is processing applications to renew their drilling operations. The State Division of Oil, Gas and Geothermal Resources (DOGGR) has just issued permits for PXP to drill four new wells. But PXP cannot proceed with drilling until the County's review of those applications is completed and until the County's new regulations are in place. John Kuechle, yet another Culver Crest resident, is on the Community Advisory Panel (CAP) that is established under the CSD. John has been active in commenting on PXP's drilling plans to make sure they comply with the CSD and with keeping us informed of all activities with this issue

As a reminder, if you smell odors or hear construction (e.g., drilling) noises that are not within the normal operational hours that you think may be coming from the oil fields, you are urged to call the AQMD at 1-800-CUT SMOG immediately. They will come out to investigate your concerns. In addition, please email the information you reported to Los Angeles County at lfreeman@planning.lacounty.gov (phone number 213-974-6453-Leon Freeman) and call PXP at 800-766-4108-Lisa Paillet). It is important to contact all three parties in order for this program to be effective. It is also important that your neighbors know that you are experiencing these disturbances and essential for the C.C.N.A. Board to know so we can follow up with any complaints. Please also email your information to the C.C.N.A. at culvercity99@aol.com.

In addition, Los Angeles County has released the PXP Landscape Plan. The Plan shows that PXP currently proposes to do no landscaping at all on the Culver City side of the oil field (Please go to our website at www.CulverCrest.org to see the plan and the letter John Kuechle wrote objecting to the plan). While this is far from the top priority issue with respect to oil field operations, we are outraged by the "fast one" that recently retired Los Angeles County Supervisor Yvonne Burke pulled. She promised complete camouflage of the unsightly oil field equipment. In fact, complete landscaping seemed to be her major emphasis and the one accomplishment she apparently was most proud of.

We are continuing attempts to have County staff revise the proposed landscape plan to include our end of the oil fields. Unfortunately unless there is a significant public outcry, the Plan will be probably be approved. Therefore, if any of you think this issue is worth pursuing, you should send comments to Leon Freeman at the County Department of Regional Planning by calling him at 213-974-6453 or emailing him at lfreeman@planning.lacounty.gov. Unlike many of the oil field Plans that are being reviewed by the County, this one does not require any particular expertise to submit a set of comments or objections. Does the current appearance of the oil field (as viewed from Culver City) bother you? If so, tell the County.

CRIME REPORT:

We are disturbed to report that there have been several house burglaries committed on and adjacent to the Crest. We are very sorry to those residents who were victimized and hope all is reasonably back to normal.

We are very pleased to report that the criminals were apprehended. With assistance from our vigilant neighbors, the Culver City Police Department who responded with their usual zeal and dedication to the job were able to apprehend these guys. They were actually caught in the act of another one of their 'missions' at the intersection of Overland and Ranch. The capture took place only because one of our neighbors IMMEDIATELY called the Culver City Police Department and reported suspicious activity. These guys were previously seen in their white Mercedes SUV casing the neighborhood and were reported to the police by several residents.

AGAIN, IF YOU SEE ANYTHING RESEMBLING SUSPICIOUS ACTIVITY, IMMEDIATELY CALL THE CULVER CITY POLICE DEPT. AT 310-837-1221. MAKE SURE YOU NOTE DETAILS OF THE INDIVIDUALS AND DESCRIPTION OF THEIR CAR (IF APPLICABLE) INCLUDING MAKE, COLOR AND LICENSE NUMBER.

PUBLIC SERVICE ANNOUNCEMENTS:

With the upcoming local elections, we plan to have a section in our newsletter for public service announcements. It will provide you information about neighborhood activities that the candidates will have including open houses at Crest homes, etc. We think it is important for our residents to know where the candidates stand with regard to issues specific to Culver Crest. This includes traffic mitigation, West Los Angeles College activities, PXP issues, etc.

If you know of any such candidate activities, please submit them to culvercity99@aol.com for inclusion in the next newsletter.

BALDWIN HILLS SCENIC AREA:

Have you checked out the new Baldwin Hills Scenic Overlook? It is absolutely beautiful up there and is available for hiking and picnicking or just gazing at the awesome scenery. There is even an exhibit that shows the history of this area. I suggest that if you haven't been there yet, take a few minutes and get up there. The entrance is on Jefferson just east of Duquesne on Hetzler Road. It's one of the best views of the Los Angeles area.

**REMEMBER, YOU CAN GET CURRENT NEWS ABOUT
CULVER CREST AT WWW.CULVERCREST.ORG.**

CREST REAL ESTATE MARKET: (for the past 90 days)

Listed below are houses currently listed, in escrow and recently sold.

<u>LOCATION</u>	<u>PRICE</u>	<u>SQ. FT.</u>	<u>BEDROOM/ BATH</u>	<u>DAYS ON MARKET</u>
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ACTIVE (FOR SALE)

10803 Overland	\$ 729,000	1,523 SF	4 + 3	10
5920 Hill Road	\$ 1,150,000	2,344 SF	4 + 3	18

IN ESCROW

10662 Drakewood	\$ 775,000	1,584 SF	3 + 2	7 days to escrow
10689 Esterina	\$ 1,395,000	2,760 SF	4 + 3	34 days to escrow
10757 Kelmore	\$ 599,000	982 SF	3 + 1	56 days to escrow
5915 Tellefson	\$ 699,000	1,212 SF	3 + 1 ½	14 days to escrow

SOLD

ASKED/SOLD

5718 Tellefson	\$ 719,000/\$ 740,000	1,620 SF	3 + 2	23 days to close
5923 Hill Road	\$ 849,000/\$ 823,500	1,850 SF	3 + 2	9 months to close
10861 Whitburn	\$ 785,000/\$ 750,000	2,752 SF	5 + 3	67 days to close

Analysis: Crest homes still sell quickly due to demand. There has been more inventory this year than in previous years. Time on the market is short. There is a large buyer demand as shown by 33% of sales resulting in prices over the asking prices. Escrow prices are not reported until closing.

WATER RATIONING:

The Golden State Water Company (which covers our area) filed a Notice with the California Public Utilities Commission (CPUC) to institute a staged mandatory rationing plan. The company proposes seven stages of mandatory conservation and rationing ranging from cutting back 10% to 50% water usage depending on severity of the drought. Each customer's baseline comes from averaging your 2004-2006 usage.

Stage one is voluntary and carries no penalties. Once approved by the CPUC, you can be penalized for overages and fined \$50 to \$300 depending on the conservation/rationing stage.

The Notice they have prepared defines 16 conditions that will bring about penalties. These are much too long and complex to include here. You can call the Golden State Water Company at 1-800-666-4033 and have them send you the Notice or go to their website (www.gswater.com) for more information.

We will be discussing this rationing plan at our general meeting Tuesday.

ANNUAL MEMBERSHIP DUES:

As you are aware, your C.C.N.A. spent a consider amount of money on the PXP Oil Field project over the past year. While we succeeded in achieving a major improvement to the original provisions of the CSD, it put a considerable dent in our cash reserve. Our only form of revenue comes from membership dues, which is entirely voluntary. It would be greatly appreciated that if you haven't already paid your Annual Membership Dues and were planning to do so that it be paid now.

Please complete the "Application for Membership" form below and with your annual membership dues of \$60 (suggested amount) or more or less, send or bring it to Mike Bauer at 10676 Esterina Way.

THANK YOU VERY MUCH.

Application for Membership

YES! I want to join and support the Culver Crest Neighborhood Association!
Here is \$60.00 for one year's dues and/or \$_____ as a voluntary contribution

Name: _____ Tel: () _____

Address: _____

E-mail address: _____

(Please print legibly)

Do we have your e-mail address?

Notices are often sent to Crest residents via e-mail. We need to have your e-mail address so we can more easily communicate with you.
Please send your e-mail address to CulverCity99@aol.com.