ROUND THE RIVIERA

Every Homeowner Has Share in Beach Club, But Mortgage Owed

By MARY and JACK WEBB
FR 5-3051

* * *

What is the Hollywood Riviera Community Assn.? Is it the same as the Hollywood Riviera Homeowners Assn.? Where does the community association fit into our picture? What does it have to do with the Riviera Beach Club?

These and other like questions by Riviera property owners filled the air since the last Homeowners' meeting.

In an attempt to clarify these questions, this column interviewed a member of the Board of the Community Association, William A. Mason, 204 Via la Circula, and found a story that goes back some twenty-six years—to 1928.

In 1928, Hollywood Riviera was beginning as a development. The original developers built the beach club as a private club for property owners. The residents were going to be Hollywood luminaries, hence the name of the development. It was to be Hollywood's Riviera. The developers formed a community association. Every property owner automatically became a member of the association when he bought his property, and also a part-owner of the beach club. He could be assessed up to $10 per month to maintain the club and association running expenses. It was a grand idea, but there was a fly in the ointment. The fly was the depression.

When the original developers stepped out, the Huntington Land Co. took over most of the development, including the beach club, and maintained it through the long years of the 1930s and early 1940s. For years, the beach club remained empty, with taxes and cost of maintenance going on, as they inevitably do. The Huntington Land Co. paid these costs and the costs of maintaining the offices of the community association.

Today, in the midst of a building boom, Hollywood Riviera is fast filling up. It won't be long before you'll be hard put to find a lot left in this grand area. As Riviera fills up, we get closer to the day when it will be possible to think about taking over the club as the private club it was meant to be.

In each property owner's deed you'll find these same clauses that existed since the development began. Each property owner is a member of the community association, and a part owner of the beach club. Each property owner can be assessed up to $10 per month to maintain the club and expenses of the association.

Private ownership and assessments are still away into the future.

There's quite a sizable mortgage on the beach club, thanks to the years of the tax-paying and maintenance by the Huntington Land Co. In addition, before anything can be done, a quorum of property owners, all members of the community association, must meet, vote to pay dues, and take whatever steps are necessary. A quorum, according to the by-laws, is over 50 per cent of the membership. Our neighbors, Palos Verdes Estates, with a like rule plus the proper managers, secretaries, and a private income, has been unable to call a quorum together in two decades. What chance have we without management, secretaries and a private income? Until we have nearly 100 per cent owner-occupancy, there seems to be very little. At such time, it may be possible to get enough property owners together at one time to make up the necessary quorum to start proceedings to take over the club as a private club, once its present lease has expired. Until that time, the Board of Directors will continue to function as necessary to maintain Hollywood Riviera as the fine residential neighborhood it is.

The beach club cannot be sold out from under us. The club is owned in part by every homeowner here. It is on a ten-year lease to private parties, which is good till 1960. It was made in 1950, at a time when there were still nowhere near enough property owners here to make a move to take over the club. At least one board member thinks that by 1960 there will be enough owner-occupied homes here that the question can be resolved. The only way that we can lose title to the beach club is by foreclosure of the mortgage, which is unlikely.

So 1960 may be the year of decision for all Rivierans; a year when, after calling together the proper quorum, can vote (1) to set up the proper offices (2) arrange for management of the Association and club; (3) vote for an assessment of a few dollars per month to maintain the club and Association expenses; (4) have a private beach club and pool of our our own.

* * *

Las Vecinas' annual Community Breakfast, served last Sunday at El Retiro Park, proved the biggest success yet, Mrs. Charles Sturgill, breakfast chairman, reported this week.

Over 1000 breakfasts were served to hungry Rivierans, she added, with over two-thirds of them being adults.

On hand at the close of the breakfast Sunday afternoon was $423.10 revenue from breakfast tickets. In addition, $365 was realized from the country store. The drink stand took in $7.70 while the grab bag stand made $29.70. The grand total was more than $800, with over $100 more expected from members who sold tickets during the weeks preceding the breakfast. Mrs. Sturgill added that this amount was an all-time high for the club's annual affair. Proceeds are used, she added, to support the various charities and youth organizations sponsored by Las Vecinas.

Mrs. Sturgill pointed out that without the help of the chairmen of the committees and their helpers, the success of the breakfast would not have been possible.

Mrs. David Hurford was ticket chairman; Mrs. Kenneth Dudley, equipment chairman; Mrs. John Diel, personnel chairman; Mrs. Theo Linhart, clean-up chairman; Mrs. Robert Pinkney, country store chairman; Vara Grube, poster chairman; and Jack and Jean Veltman, general chairmen. Mrs. Sturgill added that Jerry Thomas, who volunteered to stay all night at El Retiro Park to guard equipment, deserved a vote of thanks from Las Vecinas and their breakfast guests. Over 50 persons helped in shifts Sunday morning, she concluded, and each worker is thanked by her for "their wonderful work."

* * *

Named as new president of the Sportsmen's Club at their election meeting last Thursday evening at Riviera Beach Club, was Rex Hayes, 421 Calle de Aragon. He replaces Louis Regan, 265 Vista del Parque, as head man for the Riviera men's organization.

New vice-president is William "Pat" McGowan, 109 Via la Circula, who takes over from James Greer. New treasurer is Roy Nash, 230 Camino de las Colinas, replacing Robert Surber. Dale DeSonne, 208 Via Buena Ventura, takes over the secretarial post from A. J. Patronsky. Will Zens, 167 Via los Miradores, is the new master-at-arms, taking the place of George Aldrich.

Named members of the newly-created executive board, which consists of the elected officers and district representatives, were four additional Sportsmen. They are Don Mason, 736 Calle de Arboles; Charles Demaree, 406 Paseo de las Estrellas; John Walti, 376 Paseo de Gracia; and Lamar Bonnette, 132 Via la Circula. A fifth district representative is yet to be elected.

Installation of officers will be on Oct. 21, when the Sportsmen assemble at their club room at Hollywood Riviera Beach Club. Wives will accompany them to the installation dinner and ceremonies.

Outgoing officers are handling the details of the installation dinner, ceremonies and entertainment. They met last Tuesday evening to complete the club's plans for the affair.

* * *

Mrs. Paul J. Howey, 308 Calle the Andalucia, has been named division chairman for the 1954 Community Chest drive, it was announced this week.

Mrs. Howey's division covers not only Hollywood Riviera, but Seaside, Seaside Heights, Ellinwood, Allied Gardens, Sepulveda Gardens and a part of Victoria Terrace. Section chairmen will work under Mrs. Howey's direction covering the various districts. In Riviera, these will be Mmes. Alfred Artuso, 864 Calle de Arboles; Ralph Brady, 237 Via Buena Ventura; and L. J. Money, 226 Camino de las Colinas.

The actual drive will commence Nov. 4 at 10 a.m., it was reported, following a coffee and doughnut party at El Retiro Park. Last-minute instructions will be given at that time.

In the meantime, section chairmen have been requested to complete their lists of volunteer helpers and turn them into headquarters not later than Oct. 19. Riviera women interested in volunteering to help in the drive are asked to call any section leader.

* * *

Mr. and Mrs. Owen Dick, 400 Via la Selva, have entertained two sets of guests in recent weeks. First visitors were Dr. and Mrs. R. E. Bushong of Lima, O., who stopped with the Dicks one day while seeing California. The Dicks reported Dr. Bushong then returned to his practice in Lima, while Mrs. Bushong traveled on to other parts of California visiting friends.

Second visitor was Mrs. Margaret Combs, mother of Mrs. Dick, who arrived here Aug. 6 from her home in Rutland, O. She plans to stay with them till Nov. 1 before returning home.

* * *

Mrs. Willard Key, 416 Calle Mayor, entertained her group of the Peninsula Volunteers of the Needlework Guild of America, on Thursday, Oct. 7, at her home. Garments completed by the group during the past year were marked for distribution.

This meeting marked the opening of the 1954-55 season for the organization.

The completed garments will be sorted and packed, preparing them for the ingathering of the Peninsula Chapter, scheduled for Oct. 28 at the San Pedro Community Hospital.

Another larger ingathering will be held at a later date in Los Angeles.

* * *

Sewer laterals and connections made a focal point of interest and conversation in Riviera this week. The repaving of many streets before the installation of laterals caused a flurry of excitement as many homeowners wondered about the laterals from the main lines to connection points at each home.

This column talked with the Torrance Engineers' office this week to clarify questions arising from the early street repaving by Ramaljak Co. The engineer's office reported that it was a part of their contract with Ramaljak Co. that the construction company install all laterals. So many complaints have come into the office about street conditions and traffic hazards that the contractor has fixed the streets as he works. The laterals will be installed before the job is completed, however. Homeowners need be concerned only with the connection from their home to the laterals, which will be installed up to each homeowner's property line.

* * *

The homeowners' protest against the "pleated" westside hills of Riviera, reported originally in this column two weeks ago, culminated last week in a personal visit by Torrance's Mayor Nick Drale and the city council. The body of officials looked over the mounds of dirt kicked into position by bulldozers and then met at the home of Mr. and Mrs. Laurence Wing, 516 Via Monte de Oro, to discuss the situation.

Informants disclosed to us this week that not much is expected to be done about it. It's a case of "too little and too late." According to sources, we learned that these "pleated" terrains had been submitted and okayed in original planning. Some parts of the pleats may be smoothed a bit, but only where building has not been started.

* * *

Mr. and Mrs. Douglas Jarvis, 224 Via la Circula, held a birthday party for their daughter, Cynthia, who was three years old on Oct. 9. Guests included Charles and Susie Schinler, Kathy Wurtz, Denise Byrne, Maureen Moyer, Stephen Thatcher, Karen and Kay Michealson, Mark and Anita Keith and Marcia and Linda Grey.

Just to top the birthday off right, another large party was held the next day, with family and relatives helping Cynthia to celebrate her birthday a second time.

* * *

NEW NEIGHBOR DEPT.: The official welcome mat is out for new neighbors, Mr. and Mrs. Dino Mazza, 213 Camino de las Colinas, and their young daughter, Marilyn. The Mazzas bought the former home of Mr. and Mrs. Frank Morris, who moved to their new home at 115 Via Monte de Oro.

APPLIANCE SERVICE . . . At Lanham, right, new service manager of Liberty Home Appliance Co., 1623 Cravens Ave., and his assistant, Robert Arnold, check over a refrigerator in the firm's spacious service department. Appointment of Lanham as service manager recently, is another step in the expansion of the service offered Liberty customers, owner Milt Isbell said.

Public Notices

TORRANCE HERALD
3128
IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA IN AND FOR THE COUNTY OF LOS ANGELES

In The Matter of the Applications of HILBERT ABALAS also known as GILBERT AVALOS or GILBERT MALIN, (a married man) to change his name to GILBERT MALIN and his wife SARAH VIRGINIA AVALOS also known as SARAH VIRGINIA MALIN to change her name to SARAH VIRGINIA MALIN (a married woman and wife of Gilbert Malin)

No. 634040

ORDER TO SHOW CAUSE FOR CHANGE OF NAMES

The Applications of Hilbert Abalas also known as Gilbert Avalos or Gilbert Malin (a married man) to change his name to Gilbert Malin and his wife Sarah Virginia Avalos also known as Sarah Virginia Malin to change her name to Sarah Virginia Malin (a married woman and wife of Gilbert Malin) having been filed in this Court, and it appearing from said joint applications that said Hilbert Abalas also known as Gilbert Avalos or Gilbert Malin desires his name changed to Gilbert Malin and his wife Sarah Virginia Avalos also known as Sarah Virginia Malin desires her name changed to Sarah Virginia Malin (a married woman and wife of Gilbert Malin),

NOW, THEREFORE, It is hereby ordered and directed that all persons interested in said matters do appear before this Court in Department 34 on the 4th day of November, 1954, at the hour of 9:30 A.M., then and there to show cause, if any they may have, why the joint Applications should not be granted.

It is further ordered that a copy of this Order to Show Cause be published in The Torrance Herald, a newspaper of general circulation, printed and published in the City of Torrance, California, once each week for four (4) successive weeks prior to the date above set for the hearing of said Applications.

Dated: September 22, 1954.
ARNOLD PRAEGER
Acting Presiding
Judge of said Court

W. E. Kalbfleisch
1308 Sartori Ave.,
Torrance, Calif.
Attorney for Petitioners
T—Sept. 30; Oct. 7, 14, 21, 1954.

TORRANCE HERALD
2955
OFFICE OF THE TAX COLLECTOR OF THE COUNTY OF LOS ANGELES
NOTICE OF AGREEMENT TO PURCHASE LANDS DEEDED TO THE STATE FOR DELINQUENT TAXES
(Agreement No. 958)

NOTICE IS HEREBY GIVEN by the undersigned Tax Collector of the County of Los Angeles, State of California, in accordance with the provisions of Chapter 8, Part 6, Division 1 of the Revenue and Taxation Code and the written authorization of the State Controller, as follows:

That an agreement has been made between the Board of Supervisors of the County of Los Angeles and the State of California and approved by the State Controller of the State of California, to sell to said County under the terms set forth in said agreement, all of the right, title and interest of the State in and to all of the real property hereinafter described, all of which said property has been deeded to the State for delinquent taxes. A Copy of said agreement is on file in the office of said Board of Supervisors.

That pursuant to said agreement the undersigned Tax Collector may issue a tax deed to said County 21 days after the first publication and the mailing of this notice, and the right of redemption will cease unless the property is redeemed or an installment plan of redemption is initiated before it is sold. For information as to the amount necessary to redeem or to pay the delinquent taxes in installments, provided the right to redeem has not previously been terminated, apply to H. L. Byram, Tax Collector, 3rd Floor, Hall of Justice. The real property covered by said agreement is all in the County of Los Angeles, State of California, and is described as follows, to-wit:

Parcel No. 1. Tract No. 8018. Lot 19. Assessed to Hunny Investment Co.

Parcel No. 2. Tract No. 8018. Lot 20. Assessed to Hunny Investment Co.

Parcel No. 3. Tract No. 8025. Lot 84. Assessed to Charles A. & Lauretta Thomas.

Dated at Los Angeles, California, this 7th day of October, 1954.

H. L. BYRAM,
Tax Collector of County of Los Angeles, State of California.

Publish, T—Oct. 7, 14, 21, 1954.

TORRANCE HERALD
NOTICE OF INTENDED SALE

NOTICE IS HEREBY GIVEN:

That Ruth Burt, a married woman, Vendor, whose address is 22728 Ravenna, in the City of Wilmington, County of Los Angeles, State of California, intends to sell to Vernon L. Sainsbury and Barbara B. Sainsbury, his wife, Vendee, whose address is 444 Palos Verdes Blvd., in the City of Redondo Beach, County of Los Angeles, State of California, the following described personal property, to-wit:

All stock in trade, fixtures, equipment and good will of a certain cafe business, known as "RUTH'S CAFE", and located at 1741 Pacific Coast Highway, in the City of Harbor City, County of Los Angeles, State of California, and that a sale, transfer and assignment of the same will be made, and the consideration therefor will be paid at 10:00 o'clock a.m., on the 29th day of October, 1954, at the escrow department of the TORRANCE ESCROW GUARANTY CO., at 1614 Cravens Avenue, in the City of Torrance, County of Los Angeles, State of California.

DATED October 11, 1954.

RUTH BURT, Vendor.
VERNON L. SAINSBURY, Vendee.
BARBARA B. SAINSBURY, Vendee.

T—Oct. 14, 1954.

TORRANCE HERALD
NOTICE OF INTENDED MORTGAGE

NOTICE IS HEREBY GIVEN:

That Vernon L. Sainsbury and Barbara B. Sainsbury, his wife, Mortgagor, whose address is 444 Palos Verdes Blvd., in the City of Redondo Beach, County of Los Angeles, State of California, intends to mortgage to Ruth Burt, a married woman, Mortgagee, whose address is 22728 Ravenna, in the City of Wilmington, County of Los Angeles, State of California,

All fixtures and equipment of a certain cafe business known as "RUTH'S CAFE" and located at 1741 Pacific Coast Highway, in the City of Harbor City, County of Los Angeles, State of California, and that an executed mortgage of the same will be delivered and the consideration therefor paid at 10:00 o'clock a.m. on the 29th day of October, 1954, at the escrow department of the TORRANCE ESCROW GUARANTY CO. at 1614 Cravens Ave., in the City of Torrance, County of Los Angeles, State of California.

Dated October 11, 1954.

VERNON L. SAINSBURY, Mortgagor
BARBARA B. SAINSBURY, Mortgagor
RUTH BURT, Mortgagee

T—Oct. 14, 1954.

TORRANCE HERALD
NOTICE OF SALE OF AUTOMOBILE BY LIEN CLAIMANT

NOTICE IS HEREBY GIVEN that pursuant to Sections 427 and 428 of the Vehicle Code of the State of California, the undersigned, FRED BRIGGS, will sell at public auction at 1885 Torrance Blvd., City of Torrance, California, at 10:00 o'clock A.M., on the 20th day of October, 1954, the following described property, to-wit:

1948 Packard 8 2-dr Sedan, Engine No. G212233, 1954 License #4A-66156, 1954 Tab #2781818: Legal Owner: Whitney Finance Co., 1401 Sartori Ave., Torrance, Calif. Registered Owner: Everett Donald Lawson, 21142 Harvard St., Torrance, California.

Said sale is to satisfy a lien claimed by the undersigned for parts and labor in the amount of $84.64, together with costs of advertising and expense of sale.

Dated: October 5, 1954.

FRED BRIGGS—Chrysler-Plymouth
By FRED BRIGGS

T—Oct. 14, 1954.

Public Notices

TORRANCE HERALD
(PUBLIC NOTICE)
NOTICE FOR BIDS ON SCHOOL SUPPLIES, EQUIPMENT AND REPAIRS

Notice is hereby given that the Board of Education of the Torrance Unified School District of Los Angeles County will receive bids for furnishing certain school supplies, equipment and repairs as per list and specifications on file in the office of the Business Manager, 2335 Plaza Del Amo, Torrance, California.

Each bid must be submitted on a printed form furnished by the Board of Education, must be sealed and filed in the Business Manager's office on or before Friday, Oct. 22, 1954, at 10:00 a.m., and will be opened in public at that time and place and each bid aggregating $1,000 or over, must be accompanied by a certified or cashier's check for not less than 5% of the total amount of the bid; provided that if only certain items of a bid are accepted, the bidder may thereupon substitute a certified or cashier's check for 5% of the aggregate amount of the accepted items on his bid; and providing further that firms doing business regularly with the Board of Education may at the discretion of the Business Manager and in lieu of the above mentioned check, file with the Business Manager of the Torrance Unified School District, an annual or continuing surety company's bond in the sum not less than $5,000.00 to insure compliance with the terms of their signed bids submitted from time to time during the life of the bond.

The above mentioned check or bidder's bond shall be given as a guarantee that the bidder will comply with the terms of his signed bid; and if the successful bidder fails thus to comply with the terms of signed bid, after acceptance thereof by the Board, his check or bond will be forfeited.

Other conditions being equal, preference will be given to the products of the State of California.

The Board reserves the right to reject any and all bids, or any part of a bid, and to waive any informality in the bids received.

Firms or individuals desiring to submit bids from time to time on school supplies and equipment, shall list themselves with said Business Manager of the Torrance Unified School District.

EMMETT W. INGRUM
Assistant Superintendent of Schools and Business Manager
Torrance Unified School District
Torrance, California

Dated, Torrance, California, July 19, 1954.

Subscribed and sworn to before me this 20th day of July, 1954.

LESTER T. KING,
Notary Public
My Commission Expires Feb. 8, 1957.

T—Oct. 7-14, 1954.

TORRANCE HERALD
CERTIFICATE OF BUSINESS
FICTITIOUS FIRM NAME

THE UNDERSIGNED does hereby certify that he is conducting a new and used trailer sales business at 211 West Pacific Coast Highway, City of Wilmington, County of Los Angeles, State of California, under the fictitious firm name of NATIONAL TRAILER SALES and that said firm is composed of the following persons, whose names and addresses are as follows, to-wit:

Paul A. Baron, 1600 W. 105th St., Los Angeles 45, Calif.

WITNESS my hand this 13th day of October, 1954.

PAUL A. BARON

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)ss

ON THIS 13th day of October A.D., 1954, before me Margaret W. Dean, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared Paul A. Baron, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

MARGARET W. DEAN
Notary Public in and for
Said County and State
My Commission Expires
May 22, 1956

T—Oct 14, 21, 28, Nov. 4, 1954.

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Closing time for acceptance of Classified Ads is Friday and Tuesday at 5 p.m. Ads received later will be held over to the following issue. Not responsible for more than one incorrect insertion. Errors will be corrected by re-publication only.

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