



## **SAFETY & SECURITY: QUESTIONS, ANSWERS, AND A CALL TO ACTION**

Almost all of us in the Sunset Mesa community are aware of the home break in on Wakecrest last month that was committed while the homeowners had just returned from dinner. This event severely impacted our wonderful neighbors and the Mesa overall. Although the armed robbers didn't steal anything, they robbed this family in particular, their neighbors, and everyone in Sunset Mesa of the sense of safety we have had for many years here in our semi-secluded neighborhood.

**We are a close-knit community** of original and new homeowners, devoted families, parents, grandparents, kids with friendships built from early childhood and lovely pets, all of whom deserve to feel safe. We can confidently say that in spite of the many differences making us unique, we can all agree that **the Mesa is wholly united in the goal to re-establish our sense of peace and security.**

**Question: Is Security Actually a Focus Here?**  
**Answer: Of course it is.**

As the approach to security and safety has surfaced numerous times in many forums, a variety of themes and conversations have surfaced which we need to address directly as a community.

Some of our neighbors have heard the notion that "security has not been a main focus here." That's entirely wrong and sadly a bit of an affront to how much work has been done already.

Years of volunteer time have been spent focused on ensuring the safety and sustainability of this community. On security, **nearly every possible solution being raised again today** has been pursued and researched extensively over decades, including large scale structural solutions such as a network of cameras, guard gate, a kiosk, and even fully gating the community. These all have merit but there are sweeping considerations and complexities outside of safety & security that will impact nearly every current and future homeowner (e.g. CC&R revisions, easements, capital investment, monthly operating expense, funding a reserve, and municipal considerations). We should continue to keep research current and have these debates.

### - CONTACT US -

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- **For President:** Put *President* in "Subject:" Line
- **For Treasurer:** Put *Treasurer* in "Subject:" Line
- **Architecture Committee:** sunsetmesaac@gmail.com

At this stage **the most viable option is pursuing a 24/7 patrol car with ADT** while continuing to review potential visual surveillance options that are sustainable long term. Five years ago, the SMPOA engaged Flock, a visual surveillance provider, when the firm was in its infancy. Logistical issues with public vs private placement of the actual cameras, and lack of executed contracts with local law enforcement, put the initiative in a less viable position. The Association has revisited the Flock proposal in recent weeks since this event.

While we are close to achieving economies of scale with ADT, even that has hit obstacles despite being tirelessly pursued by a large group of dedicated neighbors for many years.

### **Some history...**

Several years ago, **after evaluating a multitude of neighborhood security services, a team of Sunset Mesa neighbors** made a concerted effort to band the community together to all subscribe to ADT, which offered the most service for a reasonable monthly cost (now something like \$75/month). By hitting a minimum level of subscribers, ADT would offer 24 hour patrol 7 days a week.

- **These neighbors did gather enough people to make an ADT presence prominent** here, but the community fell short of meeting the threshold for 24/7 patrol.
- **Some neighbors signed with different companies.**
- **Other neighbors did not subscribe at all**, believing their home alarm system (or none at all) would be sufficient for them.

This gap – between current participation and the threshold for 24/7 coverage, is something the neighborhood can close with just a little more participation at an expense that almost the entire community would consider manageable.

**The solution:** if enough neighbors sign up with ADT, we will have sufficient numbers for a permanent dedicated ADT patrol in Sunset Mesa 24 hours a day, 7 days a week.

This is **currently the easiest, fastest, most affordable way for the community to close the security gap we are suffering from** today.

Although this may not be a comprehensive nor a final solution, it is a significant improvement over what we have

today and every person in the community would agree that **24/7 patrol is a powerful comfort to all of us living here, seeking to protect our families, our children, our pets, and all of our loved ones.**

**Question: Where should we focus our efforts?**

**Answer: Optimize our circle of influence**

Unfortunately, the SMPOA Board's current ability to pursue far-reaching security solutions is limited. The Board is not mandated to provide security for the neighborhood and has very limited legal authority to impose sweeping or aggressive solutions. **We, as Sunset Mesa homeowners and residents, must agree and decide upon it for ourselves.**

**Examples of success** stemming from Sunset Mesa neighbors uniting and invoking changes to protect the community, for the benefit of everyone:

**RV/Campers on PCH:** Several years ago, the SMPOA board and volunteers spent hundreds of hours working to reinstate parking limitations on PCH to prevent homeless encampments and RV/camper camping. We were successful after a 3-year battle with the Coastal Commission to re-establish pre-existing signage that had been maliciously destroyed which specified the parking restrictions. *Those parking limitations have greatly mitigated the threat to safety & security presented by the open fires, human waste and other threats posed by street-camping.* This effort was organized and facilitated by the HOA through our legal representation and neighbor involvement.

**Beach Homeless Encampments:** Just last year, the LA Board of Supervisors proposed establishing homeless encampments on the beachfront at Will Rogers beach, just down the street from us. *Mesa residents, in concert with Pacific Palisades representatives, put their activist energy to work and together with other groups were able to remove the area from consideration.*

**Emergency Preparedness:** After the Woolsey Fire, SMPOA volunteers created a task force, working with the County of Los Angeles, LA County Sheriffs and Fire, and Topanga T-Cep safety group to set up an emergency preparedness plan complete with a dedicated radio frequency for Mesa residents and a radio purchase to begin beta-testing emergency communications for our neighborhood. *We were successful for the first time in the history of Sunset Mesa to have our own designation as Zone 10 for the purpose of evacuation notification and coordination in the event of an emergency from all LA County agencies responsible for our safety.*

**Crime Mitigation Task Force:** Several years ago, it's hard to believe that crime in Sunset Mesa was worse in terms of frequency, but the statistics detail that reality. A group of Mesa volunteers banded together to create a security task force, working with the Sheriff and ADT to determine ways to

enhance protection. *Crime in Sunset Mesa dropped substantially after these efforts.*

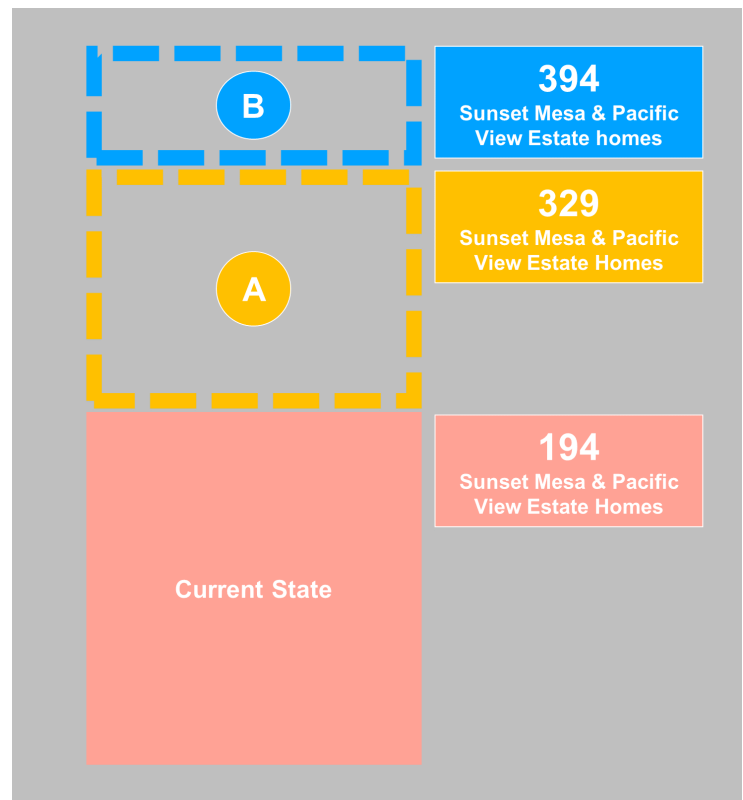
**Now it's time to double our efforts.** Although crime frequency in Sunset Mesa in 2022 remains low relative to historical data (source: COMPSTAT) severity has now become a grave concern.

## **A UNITED PATH FORWARD: CALL TO ACTION**

We need to work and contribute as individuals to make this benefit the community as a whole.

**We have organized an Information Event including sign up with ADT** – April 23, 9am-1pm, @ 3612 Malibu Vista: Bring your kids or pets or spouse or plant (or all of the above) for a walk to Phil Cohen's house (thank you for volunteering your backyard Phil!)

*What do we need for 24/7 coverage?  
What are our coverage options?*



We have a degree of **scale with close to 200 households currently with ADT** - we just need to close the gap to 394 in order to better protect the neighborhood. There are 600 households between Sunset Mesa and Pacific View Estates. While dedicated 24/7 patrol is our goal - **ample coverage can be provided with just over 50% of the homes** in the neighborhood signing up. This is our primary focus in the coming weeks.

**Current State:** 194 Sunset Mesa/Pacific View Estate Homes

- 12 established eight hour shifts of security per week (not customizable) = 96 hours of security
- Includes available call response 24/7
- Random patrol drive through during non-dedicated coverage hours

**A**

**Add 135** Sunset Mesa/Pacific View Estate Homes

- Customize coverage to optimize 15 eight hour shifts of security per week = 120 hours of security

**B**

**Add 200** Sunset Mesa/Pacific View Estate Homes

- Full 24/7 patrol i.e. 21 eight hour shifts of security per week = 168 hours of security

**Establish Key Communication Forums.** Develop a large scale Sunset Mesa community messaging group parallel to NextDoor (possible candidates – What’s App, Signal, PLEASE email us for other ideas!)

**SEE Something SAY Something Policy.** Informed and reasonable vigilance. Pursue safety & awareness of surroundings, while maintaining a peaceful and quality environment for our families, kids, and visitors. Refer to emergency phone numbers on page 6.

**Visual surveillance.** Revisiting camera proposal feasibility - Flock cameras are 12 feet in height and require cellular connection to be fully operational. Land use and strategic placement key focus points to maximize impact.

**NextDoor.** Protect privacy and keep the neighborhood off the radars of new predators: post to the closed group for Sunset Mesa when communicating broadcast messages directed at the neighborhood.

**Know Your Neighbor, Know Your Street.** Get to know the people around you, and look out for each other.

**Volunteer for the Board or Board Committees.** Community Safety, Emergency Preparedness, Community Event Planning (this directly supports knowing your neighbor), Architectural Committee, contributor to the Mesa-Ge, and many other opportunities to put a foot forward and help.

**Question: What do we prioritize? Security or Ocean Views?**

**Answer: Is this even a question**

An unfortunate muttering regarding the efforts of SMPOA volunteers is that “usually their focus is protecting their ocean views.” Let us remember - **no right-minded individual would put protecting families behind protecting an ocean view.**

Reminder: the SMPOA Board is a collective of volunteers **from families** living around the neighborhood.

**Some more history ...**

- Historically, “protecting ocean views” drove the original mandate in the 1960s for setting up the CC&Rs and By-Laws which are anchored to protecting and preserving the unique geography of Sunset Mesa. This included mandating Architectural Committees for each individual tract which were merged into one overall A/C in 1975 and reaffirmed as the policy of the SMPOA in 1982.
- The community required protection from aggressive buyers/developers with bottomless funding.
- This mandate lives on to maintain your property value as a homeowner and as part of the Mesa as a whole.

However, taken out of context and placed next to a violent crime, the mandate certainly sounds backwards.

But almost everything the volunteers on the Board have done historically and currently with regards to 1) safety, 2) quality of life, 3) community events, and 4) emergency preparedness is outside the original narrow scope of our mandate.

**So why do we bother?** We do all this because we care about this beautiful peaceful community on a hill and we aim to preserve it in the context of safety, harmony, and quality of life. Hundreds of neighbors over the last 55 years have served as SMPOA volunteers working for the good of the entire neighborhood on countless initiatives spanning security, community, safety, and harmony.

And this includes **preserving our Mesa quality of life with measures that are safe, harmonious, and caring for our families, children, and the many welcome visitors we host every day.**

Please come to the SMPOA board meetings, and volunteer your time to work with neighbors as a Board Member, Architectural Committee member, Security Researcher, contributor/editor/deliverer for the Sunset Mesa-ge, Emergency Preparedness committee, and yes, safety. There are dozens of opportunities to add your expertise and get involved. Working together for the protection and maintenance of Sunset Mesa as a harmonious and safe place to live is what we all want.

**JOIN US!**

~Your SMPOA Board (Albert, Arthur, Desa, Ed, Howard, Jon, Mark, Martin, Rachael & Seth)

## SMPOA Treasurer's Report as of March 31, 2022

### Summary of Financials

Net operating income was (\$21,983) driven by annual payment (12 months of premium recognized in one month) of the Association's insurance premium (refer to insurance coverage).

Net operating income assuming 12 month amortization of insurance expense (i.e. spreading the expense over 12 months) is positive at \$2,530

Dues: Once again – a heartfelt thank you to the community and those who have paid their dues – to date, 65% of the community has paid their 2022 dues.

Please prioritize confirming your dues are paid as this is the Association's primary source of revenue. Thank you!

Summary SMPOA Financials for March 2022	
Banc of CA (BCA) — Business Checking	\$ 24,429
Stifel Investment	\$ 363,539
<b>TOTAL SMPOA ASSETS</b>	<b>\$ 387,968</b>
Escrow Doc Fees, Advertising, Past & CY-2022 Dues Collection	\$ 5,550
<b>TOTAL REVENUE</b>	<b>\$ 5,550</b>
Insurance	\$ 26,741
Quickbooks Fees	\$ 562
Printing & Mailing	\$ 230
<b>TOTAL EXPENSES</b>	<b>\$ 27,533</b>
<b>NET OPERATING INCOME</b>	<b>\$ (21,983)</b>
<b>NET OPERATING INCOME with amortization treatment</b>	<b>\$ 2,530</b>
<b>Stifel Investment Portfolio Activity</b>	
Income & Distributions	\$ 1,775
Unrealized Gain/Loss	\$ (2,498)
<b>NET CHANGE IN STIFEL PORTFOLIO</b>	<b>\$ (723)</b>

### Insurance Coverage

Insurance costs for the Association have increased substantially in 2022 due in part to industry wide challenges from elevated extreme weather and wildfire events. Homeowners and entities across the board are faced with significant premium increases or outright rescission of coverage due to carriers exiting the Southern California market.

In late 2021 the Association was notified by our carrier, Farmers Insurance, that effective February 2022 they would no longer provide coverage due to wildfire risk (despite the association owning no property or land with fire peril). A comprehensive and exhaustive market scan was performed by our broker, Greystone Agency, as well as individual members of the board which resulted in 20+ carriers being contacted to provide a quote to the Association. All except one declined to provide a quote. That insurer, Travelers,

provided a quote which was substantially elevated (3x 2021 policy premium) vs. our previous policy cost.

Our ability to secure insurance was extremely challenging due in part to the significantly impaired insurance markets in Southern California which have seen high insurer payouts for property damage claims arising from wildfire risks as well as other circumstances. The Board in partnership with the Treasurer and Insurance Agent are focused on mitigating actions to offset this cost in the short term but more importantly bring the cost down long term – we will be assessing insurance markets regularly and working to achieve a more optimal balance of coverage and cost. This coverage is vital to ensuring the Board can properly protect and defend the Association and CC&Rs.

### Architecture Committee - 4/2/22 Site Visits

**3833 Malibu Vista Drive** - construction / addition Neighbor to north has approved changes - approved

**3753 Malibu Vista Drive** - fence construction No OVI dispute - not even an AC matter

**3601 Shoreheights Drive** - OVI confirmed and caused by foliage at 3607 Shoreheights Drive

**18157 Kingsport Drive** - balcony construction. Did not submit plans to AC in time for visit. Architect will submit dimensions to uphill neighbors to determine if there is any roofline change.

**3652 Oceanhill Way** - OVI & solar panel installation Solar panels have been moved for least OVI and most efficiency as per California State laws.

Go to [sunsetmesa.org](https://www.sunsetmesa.org) for more info or to request a visit:  
*Architecture Committee -> The Committee*  
*Architecture Committee -> Contact Us*

Next Planned AC Site Visits: 05/07/2022

### Upcoming Issue

- Details on SMPOA Annual Meeting
- Status of ADT Coverage
- Interview with ADT representatives
- Emergency Preparedness Progress Update
- and more!

*Please submit photos of your great times with great neighbors in the Sunset Mesa for our Mesa Shout-Outs! Send your photos via email with "Treasurer" in the subject to [smpoaboard@gmail.com](mailto:smpoaboard@gmail.com)*



# Mesa Shout-Outs

Our Mesa families keep the bonds strong and the work great.

Local families the Pabsts & the Bakers hosted a lemonade stand to raise money for families in the Ukraine.

## Sign Design & Prep



Pictured left: Mila Baker and Georgia Pabst

Thank you to the families for spreading awareness and working to help.

Below some of our Mesa kids take a break on a bench with a favorite snack - cheese puffs!



Pictured: left to right Molly Morici, Bodie Bulczynski, Charlie Morici and Mario Seltzer

Spotted and captured on film in the Mesa by our neighbor Julie Lai - a new friend, Quacks, First of Her Name, who is a female Mallard Duck taking a quiet break



We have an artist in the Mesa! Our long-time Sunset Mesa neighbor, Bruce Sanders, who has called the Mesa his home for 42 years, recently had a solo show at TAG Gallery. He is standing next to his painting "The Tree of Life".



For more of Bruce's work visit:  
[www.taggallery.net/Bruce-Sanders](http://www.taggallery.net/Bruce-Sanders)  
[www.instagram.com/brucesanders.malibu.art](https://www.instagram.com/brucesanders.malibu.art)  
[www.facebook.com/brucesanders.malibu.art](https://www.facebook.com/brucesanders.malibu.art)

Super Dads Andrew Bulczynski with newborn son Hank (left) and Oli Bell with newborn son Johannes (right) enjoy a beautiful Sunset Mesa summer evening.





It's a contest - who does a better "Itsy Bitsy Spider" - Antonio Morici or his buddy Audrey Chanski? Looks like we have a winner because Ms. Chanski has a monkey on her head. Mesa families enjoying a meal at local haunt Tallula's.



## Board Meeting Information

- Last Board Meeting: 04/04/2022 @ 7:30pm via Zoom
  - Once approved, Meeting Minutes will be posted to the website.
- Next Board Meeting: 05/09/2022 @ 7:30pm via Zoom
- Annual Board Meeting: 06/12/2022 @ 2pm via Zoom

## Immediate Help Wanted

- **Volunteers Needed!**
  - Mesa-Ge contributions, publishing support, and delivery coordination
  - Community Event - we need some experts to get our block party back up and running
- Do you need help? A gardener? A dog walker? Send it over!

*And now, a word from some of our Sponsors...*  
 (email [smpoaboard@gmail.com](mailto:smpoaboard@gmail.com) with Treasurer in the Subject for information on advertising in the Mesa-Ge)

## 📞 — IMPORTANT PHONE NUMBERS — 📞

EMERGENCY . . . . . 911

<b>ADT*</b> — PATROL EMERGENCY DISPATCH CENTER VACATION WATCH LINE ALARM REPAIR PATROL MANAGER: ALAN PARRISH, EMAIL: <a href="mailto:acparrish@adt.com">acparrish@adt.com</a>	(310) 829-7981 (310) 829-7981 (800) 238-2727 (424) 271-8251
* The listed phone numbers are for ADT current subscribers.	
ANIMAL CONTROL — AGOURA SHELTER	(818) 991-0071
AMERICAN RED CROSS	(800) 733-2767
CA HIGHWAY PATROL DISPATCH — RV/PARKING VIOLATIONS on PCH	(323) 259-3200
CAL TRANS	(213) 897-3656
CURB PAINTING FOR SUNSET MESA — JOHN LEHNE (resident)	(310) 454-9400
FIRE STATION #70 — NON-EMERGENCY	(310) 456-2513
GETTY COMPLAINTS — GETTY CENTER: Ask for GETTY VILLA	(877) 625-4282
LA PUBLIC WORKS — Traffic Signals, Tree Trimming, Illegal Dumping, Report Violations	(626) 458-5100
MALIBU CITY TRAFFIC HOTLINE	(310) 456-9982
MALIBU URGENT CARE	(310) 456-7551
SHERIFF'S DEPARTMENT — MALIBU/LOST HILLS STATION	(818) 878-1808
SANTA MONICA MALIBU UNIFIED SCHOOL DISTRICT (SMMUSD)	(310) 450-8338
SOUTHERN CAL GAS CO.	(800) 427-2200
SOUTHERN CAL EDISON — GENERAL	(800) 864-8123
SOUTHERN CAL EDISON — OUTAGES / EMERGENCY LINE	(800) 611-1911
UNIVERSAL WASTE SYSTEM — WEEKLY GARBAGE PICK-UP	(800) 631-7016
WATERWORKS — DISTRICT 29	(877) 637-3661
TOPANGA COALITION FOR EMERGENCY PREPAREDNESS (T-CEP) — <a href="http://t-cep.org/emergencystatus/">http://t-cep.org/emergencystatus/</a>	

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