



Cameo Tidelines

THE NEWSLETTER OF THE CAMEO COMMUNITY

President's Corner

Dear Neighbors,

Happy 2006! There has been a lot going on since our last Tidelines in November. The Cameo Association accomplished a lot in 2005 and I want to thank all of the volunteers who helped make it happen — the Board of Directors, the Architectural Committee, the Social Committee, the Wall/Entrance Committee, the Neighborhood Watch Committee, the Cameo Website team and the *Tidelines* editor. The selfless efforts by these people really help make our community a better place. If you would like to be part of any of these teams in 2006, please contact the Villageway Management Office and we would be happy to get you involved.

The pace at the beginning of this year has been fast and furious with the proposed Wall/Entrance project. The Association was compelled to make a presentation to the Newport Beach Parks, Beaches and Recreation Committee to gain approval of our proposed Reforestation Plan for the landscaping along the south side of PCH along Cameo Shores as well as the landscaping plans for both the Cameo Highlands and Cameo Shores entrances. The commission approved our plans but the City Council will be weighing in on the selection of trees for the PCH wall property. We will be making a brief presentation of the most current reforestation and landscaping plan at the next Board of Directors meeting on January 31st at 6:00pm with more details of the proposed plans as well as the presentation made to the PB&R Commission. We are now receiving bids from several contractors for the proposed work that will allow us to hold a public forum at a future Board meeting to discuss if and when to move forward on the project.

The construction currently underway along the South side of PCH is not part of the wall/entrance project but a City scheduled sidewalk construction project that will extend to Shorecliffs. This is projected to be complete by March. The sidewalk is then planned to be extended through Shorecliffs after the City's next budget cycle. This should make it much safer and easier for those walking to the center of Corona Del Mar.

We encourage community members to attend the next Board meeting on Tuesday January 31st at the Colony Clubhouse to continue to express their thoughts and opinions. You may also e-mail to the Board through our community e-mail address of info@cameohoa.org or write to Nadia Vaughan at Villageway Management at P.O. Box 4708, Irvine, CA 92616.

As always, remember that we live in a community of 317 homeowners and their families and that in large part is what makes Cameo such a special place to live. See you around the Neighborhood!

Best regards,
Jeffrey Cole

JANUARY 2006

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Change:

The Board Meeting date has been changed for January only:

Tuesday, January 31
At the Colony Plaza
Apartments in Fashion
Island

Starts at 6 p.m.

Questions?
Call the office at
949-450-1515
or
www.cameohoa.org

TIDELINES

PCH WALL AND ENTRANCE PROJECT UPDATE

Much activity has taken place since our update in the last *Tidelines* and more activity is expected in the next few weeks. This report is an effort to update all Homeowners on the ongoing significant issues without getting bogged down in the minutiae of the bureaucratic process going on at City Hall.

As previously reported, Cameo's landscape and building plans were submitted and approved by Newport Beach's General Services, Public Works, Traffic and Planning Departments. Cameo's entrances and the wall on the Shores side between PCH and Hampden Road sit on City property and the Board was expecting the City Attorney to submit Cameo's proposed agreement for assuming control of the entrance property to the City Council for approval on their Consent Calendar. Cameo originally owned this property but deeded it to the City in the early 1960's.

At the last minute, City Manager pulled our agreement from the Consent Calendar. We had been informed by City Staff two years ago that there was a provision in the City Tree Policy (G-1 Policy) that would allow us to remove the existing trees along PCH and the entrances without having to get permission from the Parks, Beaches and Recreation Commission (PB&R). That provision permits tree removals for City Council approved homeowner association beautification projects. Mr. Bludau now required Cameo to get approval from the Parks, Beaches and Recreation Commission, and would not allow the City Council to approve our project until we submitted a Reforestation Request to the PB&R Commission.

The Cameo Board of Directors and the Entrance Committee had to scramble to prepare the paperwork and documentation to submit a Reforestation Request to General Services in time to get on the agenda for the January 3rd PB&R meeting. Just before Christmas, the PCH Wall Committee met and reviewed a PowerPoint presentation that was produced by Board members Jeff Cole, John Lindgren and Pat Murphy to be used at the PB&R Commission meeting.

John Lindgren and Jeff Cole made the presentation at the Commission meeting on January 3rd and our reforestation request was approved by a 7-0 vote. The Cameo Homeowners who showed up at the Commission meeting to support our project were Tess Lier, Jeff Calentino, Cathy Young, Henry Durkee and David Michael.

At that point, the Board was expecting the legal agreement to be put back on the Council Consent Calendar by the City Manager for the January 24th City Council meeting when another surprise action emerged from the January 10th City Council meeting and sent the Board scrambling once again. The Mayor requested that our PB&R

approval be reviewed by the City Council because he was not happy with the proposed replacement trees which the Board selected from the Newport Beach G-1 approved street trees for PCH frontage. The designated street trees for the Entrance Project are the same trees that are on PCH through the middle of town, alternating Hong Kong Orchids and King Palms. We had requested at the PB&R meeting that we be permitted to substitute the King Palms due to potential view impairment problems. We were told by PB&R that only the City Council could change the designated street trees so that the Mayor's request to review the street tree for PCH worked in our favor.

This action by the Mayor also caught the City Staff off balance and we were asked to attend an emergency meeting at the General Services Department on the 12th of January to consider the options. Jeff Cole was out of town that week so John Lindgren and Cameo's architect, Mark Schattinger attended the meeting. The City officials at that meeting were Mark Harmon, Director of General Services, Dan Sereno, Parks Superintendent, and John Conway, Urban Forester. It was understood that the Mayor was interested in a fuller tree with more canopy and Cameo was interested in a tree that could be kept trimmed to a 14 foot height to protect views. Several alternative trees were considered and it was decided to propose the New Zealand Christmas Tree for the twenty trees that will be on the PCH side of the wall. The 21 trees on the Hampden side of the wall will remain the Hong Kong Orchid but no King Palms.

Continued on next page

SATELLITE DISHES

As more and more of Cameo residents are moving away from cable TV and installing satellite dishes, the Board of Directors of Cameo wants to insure that all residents are familiar with the CC&R's and the Architectural Guidelines regarding satellite dishes. Federal Communications Commission (FCC) directives have superseded some restrictions placed on dishes by homeowner's associations. The FCC rules state that associations cannot restrict a homeowner's right to receive a FCC licensed transmission such as satellite TV. However, as long as a suitable signal can be received, the association can require homeowners to install the dishes in locations that are less noticeable or intrusive to the neighbors.

Villageway Management has received calls from neighbors complaining about the locations of some installed dishes so please be a good neighbor and look at the location of your dish and see if there might be a better location. If you check the Cameo rules, you will find that Architectural Committee approval is required for satellite dish installation and that dishes should not be visible from the street.

PCH PROJECT UPDATE *Continued*

The alternative tree selection and our legal agreement will be on the City Council agenda at their regular meeting on the 24th of January. Due to the extreme importance of this City Council meeting, the Cameo Board has moved their regular monthly meeting from the 24th to the 31st to permit Board members to attend the City Council meeting.

The next step in this process, and hopefully the final step, will be to submit an application for a Coastal Development Permit to the California Coastal Commission. This is expected to take from 45 to 90 days for approval.

In December, five contractors picked up bid packages from our architect and as of the date this article was written, only one bid has been received by MJS Design. We were asked by some bidders for more time to prepare bids and we granted extensions to the bid due dates. Until we have a chance to review all the bids, line item by line item, we will not know how much this project will cost. It should be pointed out that construction costs for this type of construction (concrete and steel) have gone up over 20% a year for the last two years and are expected to keep rising this year.

By the time the next *Tidelines* edition is published, we should have all the City approvals, an estimate of construction costs and a plan to pay for the project.

The PowerPoint presentation that was made to the Parks, Beaches and Recreation Committee is on our website – www.cameohoa.org.

First Annual Cameo Holiday Gathering

Cameo held its first holiday event on Sunday, December 18th. A festive feel filled Roxbury Park while carolers dressed in period costumes entertained partygoers. Hot chocolate and cookies got us into the spirit of the season. Santa made an appearance and listened to all the Christmas wishes. A great way to celebrate with neighbors!



More Pictures are
Available on our website
Go to
www.cameohoa.org



Neighborhood Watch

Overview

Congratulations! Even though residential and vehicle burglaries have continued in Corona del Mar and Newport Beach in November and December, none were reported for Cameo. And that is due in large part to an increase in our residents' vigilance in Cameo during the same time-frame:

- More residents are locking their homes and vehicles (and be sure to set the alarm if you have one)
- More residents are calling in suspicious persons and vehicles so that NBPD can respond and investigate

Together we got in front of last year's crime problems; let's continue the good work and move toward an even safer Cameo in 2006.

The 2005 Newport Beach Crime Statistics will be published on Cameo's website. Overall, residential and garage burglaries declined in 2005 versus 2004. While vehicle burglaries from unlocked vehicles is also down, vehicle burglaries by force (locked vehicles) is up 19% from 2004 (an additional 126 incidents). Grand-theft auto is the other property crime that has increased in 2005, up by 28% (an additional 43 incidents).

The California Attorney General's Office (Crime & Violence Prevention Center) has published a 15-page booklet titled "Home Security Handbook". For those of you with Internet access, you can access it by going to <http://www.safestate.org/shop/files/handbook.pdf>. If you do not have Internet access, and would like a copy of this booklet, please contact Cameo's Neighborhood Watch at 949.719.9390 and ask for a copy.

January 2006 Burglaries

A residence on Orrington and a residence on Camden were burglarized on January 10 and January 17 respectively. These incidents are both under active investigation, but we can tell you that, unlike the problems we had this Summer, suspects for these two incidents include workers who had access to these homes. One incident occurred in the evening after the owners left for dinner.

The house was locked, but not alarmed. Be sure to phone NBPD if you believe you have any information that would be helpful in solving these two crimes: **949.644.3717**. If you have an alarm, be sure to use it.

TIDELINES

JANUARY 2006

Cameo Community Association
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BOARD OF DIRECTORS 2005-2006

Jeff Calentino, Highlands—2nd Year

Bill Caskey, Highlands—3rd Year

Greg Chila, Shores—3rd Year

Jeff Cole, Shores— 3rd Year

Steve Kray, Highlands—2nd Year

John Lindgren, Highlands—1st Year

Patrick Murphy, Shores— 1st Year

Walter Wallach, Shores—2nd Year

Steve Zotovich, Shores — 1st Year

OFFICERS

President: Jeff Cole

Vice President: Steve Kray

Secretary: Greg Chila

Treasurer: Jeff Calentino

REAL ESTATE UPDATE

(As reported to Multiple Listing service)
& Bev White, Shores Resident and RE Professional

PROPERTIES LISTED JANUARY 21, 2006

4727 Cortland Drive	\$2,150,000
4721 Cortland Drive	\$2,195,000
4501 Surrey Drive	\$2,150,000

PROPERTIES IN ESCROW (asking price)

4531 Camden	\$5,200,000
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PROPERTIES SOLD (Last six months comparable)

4606 Cortland Drive	\$2,062,500
4726 Cortland Drive	\$2,100,000
4512 Wayne Road	\$2,150,000
621 Rockford	\$2,200,000
4627 Dorchester	\$2,230,000
4512 Roxbury Road	\$2,300,000
4615 Surrey Drive	\$2,795,000
4515 Hampden Road	\$2,775,000
4627 Perham Road	\$4,200,000

It is important to note that these are the sales that have been reported to the Multiple Listing Service. There have also been so called "quiet sales" that either sold before being listed or were not listed on the Multiple Service. In addition, the reported sales price, which is now required by the Multiple Listing Service, may not

Late news!!! The City Council approved our project by a 7-0 vote their 1/24 meeting. They also approved changing the street trees from the King Palms and Hong Kong Orchids to the New Zealand Christmas Tree.

Wanted: New Cameo Social Director – The community needs a new social director to lead the social committee in planning the exciting events in our neighborhood. If you're looking for a great opportunity to be creative, get involved and make a difference in your community, this is it. In addition, it's a lot of fun and a great way to get to know your Cameo neighbors! Annual events funded by the Cameo budget include Halloween Pre-trick-or-treating party, Holiday Afternoon gathering, Easter Egg Hunt, Annual Meeting, 4th of July bike parade and summer party. Please call Melissa Frojen for more information 719-2923.

TREASURER'S REPORT

The Cameo Community Association is in sound financial health. As of the 7-months ending, December 25, 2005 our Total Current Operating Funds totaled \$75,278 and our Total Reserves Account totaled \$363,280. To-date, we have collected \$248,060, or 84% of the outstanding dues for the year. A total of \$46,696 of the \$294,756 budgeted Assessment Income is currently outstanding. Home-owner dues invoices were mailed to those who still owed in December.

So far this year Operating Expenses have generally tracked budgeted allocations. In fact, Total Operating Expenses have totaled \$129,697 (\$18,528 per month), which compares relatively closely to the budgeted total of \$120,811 (\$17,258 per month). The small variance is mainly due to the timing of expense reporting and some miscellaneous items.

Of the \$363,280 in Total Reserves, \$282,174 is allocated to three accounts associated with the proposed wall and entrance renovations. To-date, \$41,119 of the PCH Renovation Account has been expended on various Architectural and Engineering costs. As of the Year-Ending, May 31, 2006 we will have a Reserve Balance of \$321,467 for the PCH Renovation. This balance assumes no other expenditures from these three accounts for the remainder of the year.