

# Cameo Tidelines

THE CAMEO COMMUNITY NEWSLETTER – FEBRUARY 2012



## Upcoming Events

For details, visit [www.Cameohoa.org](http://www.Cameohoa.org)

- February 20 All Day: Presidents' Holiday - See Schedule Below
- February 28 @ 7:00 pm: CERT Training Begins (Tues/Thur evening classes)
- February 28 @ 7:15 pm\*: Board of Directors Meeting – Coco's Restaurant, CdM
- March 3 @ 8:30 am: CERT Training Begins (Saturday classes)
- March 5 @ 11:30 am: NBPB Free Lunch & Learn "KEEPING YOUR KIDS SAFE ONLINE"
- March 21 @ 8:00 am: Cameo Architectural Committee Meeting – Check website for location
- March 27 @ 7:15 pm\*: Cameo Board of Directors Meeting – Coco's Restaurant, CdM
- April 18 @ 5:30 pm: Annual Corona del Mar Town Meeting, Sherman Library & Gardens
- May 2012: Cameo Annual Meeting @ Roxbury Park (details in March *Tidelines*)

\* Board Meetings: Closed Executive Session starts at 6:00pm; Open Session starts at 7:15pm.

## Holiday & Construction Schedule



This is just a reminder that Presidents' Holiday is celebrated on February 20. **There is no change to Cameo's trash or street sweeping schedule.** However, City offices and Libraries will be closed all day.

Cameo's Architectural Guidelines and the Newport Beach City Ordinance both prohibit construction and operation of maintenance equipment on Sundays and holidays. Code Enforcement can be called, if necessary, to enforce this regulation. To call during weekday business hours, phone 949.644.3215; after hours and weekends phone 949.644.3717.

## 2012 Cameo Annual Meeting



The Board has decided to once again hold the Annual Meeting in Roxbury Park. If you were at the last one in 2006 you may recall both the spectacular setting and the huge turnout of almost 200 people there.

The meeting is in late May and we will give you a heads up in the next *Tidelines*.

By the way, the major purpose of the Annual Meeting is for the shareholders (that's us) to elect three new members to the Board of Directors. Please consider running for the Board. Cameo's committees and Board always need fresh input. If you'd like to know more, write us at [Info@cameohoa.org](mailto:Info@cameohoa.org).

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## President's Corner

*By Rob Pickell*



As a Cameo homeowner, you recently received a letter from Cameo's Board of Directors reviewing a number of proposed changes to our View Impairment Policy & Procedures. Last year, the Cameo Board of Directors conducted a thorough review of our view-related policies, procedures, and guidelines. Based on this review, a number of small recommended changes were identified with the goal of improving the overall process and experience of the homeowners involved in view preservation requests. If you haven't seen the letter from the Board, the documents are available on Cameo's website ([www.Cameohoa.org](http://www.Cameohoa.org)) for your review. While the changes are small, your comments are welcome and can be submitted by email to [Info@Cameohoa.org](mailto:Info@Cameohoa.org). You also may attend our March 27 Board Meeting at which time the Board will act on the proposed changes.

Speaking of view issues, it's a good reminder that the best outcome with potential view issues is through two homeowners working to resolve the situation without the need for further action. While we have well-structured and supported policies, procedures, and guidelines for maintaining our views and enforcing our rules, the time and energy involved can be extensive. For example, if two homeowners cannot resolve a view issue on their own, the next step is to refer the matter to our management company for action by the Architectural Committee. At this stage, ***the issue goes from involving TWO people to involving up to TEN***, including both homeowners, Villageway, and the entire Architectural Committee. Then, if the Architectural Committee finds that a homeowner's view is unduly impaired, ***further inaction by a homeowner can result in TWENTY, or more, people involved in the process***, including both homeowners, Villageway, the entire Architectural Committee, the entire Board of Directors, and legal counsel. In my experience, there certainly have been difficult issues that have required engagement through multiple steps of the process, but, by far, most issues could have been handled right up front by two parties that understand our Community's rules and work in good faith to resolve issues under those rules. Our Architectural Committee and Board of Directors are committed to supporting our view community, but both volunteer groups could do even more for the community by focusing their energies on broader issues.

Finally, I wanted to provide an update to my earlier article on our work with the City on the maintenance of our Hong Kong Orchids. As I previously outlined, the parkway areas between our streets and sidewalks throughout the Community are owned by the City of Newport Beach, and the City's ownership extends to the trees planted in the parkways, including the Hong Kong Orchids. Cameo is actively engaged with the City regarding the maintenance of these trees, including trimming. During the last scheduled City trimming in November, Cameo asked the City to stop trimming after observing a number of trees in Cameo Shores that had been trimmed very poorly. As you've probably noticed by observing these trees elsewhere in Corona del Mar, well trimmed and maintained Hong Kong Orchids are beautiful while poorly trimmed and maintained trees can be an eyesore.

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Our management company, landscaper, and Cameo homeowners recently met with the City to review proper trimming procedures. The City committed to following the guidelines set during this meeting and has re-started trimming in Cameo Community. Some of the Cameo Highlands trees were trimmed last July; those that weren't trimmed will be included in this round. Going forward, we would like the entire Community to be trimmed each Spring with periodic maintenance throughout the year. We're hoping our recent efforts with the City will establish a pattern of maintenance of our parkway trees that allows these trees to reach their full potential while keeping them within reasonable height limits throughout the Community.

## Safety & Security Report

### *Very High Fire Hazard Severity Zones – Cameo Community Impact*

Senate Bill 1595, which became law on January 1, 2009, requires the California Department of Forestry and Fire Protection (CAL FIRE) to identify and classify **very high fire hazard severity zones (VHFHSZ)** throughout California and to share this information with local agencies, such as the City of Newport Beach. The information enables local officials to identify measures to help mitigate the rate at which a fire will spread, and help reduce the potential intensity of uncontrolled fires that threaten to destroy resources, life, or property. The city has the responsibility to designate, by ordinance, very high fire hazard severity zones (VHFHSZ) within their jurisdictions and conduct public outreach to inform its residents.

Cameo Community residents and others were invited to a public Information Meeting at the Oasis on February 9 to review how we would be impacted by these changes. Essentially, all homes in Cameo Community now fall within the VHFHSZ. City Council will review the newly proposed city ordinance covering VHFHSZ in an upcoming meeting, likely in March. Details of that City Council meeting will be distributed when available.

Because Cameo Community will be designated as a Very High Fire Hazard Severity Zone (VHFHSZ) once the map is adopted by the city, property owners will be required to:

- Provide defensible space if the home directly abuts a canyon or other wildland space. The amount of defensible space required will be a minimum of 100 feet, or to the home owner's property line, from any occupied dwelling or structure. Creating defensible space involves removing or modifying flammable vegetation to reduce the threat of ignition of homes from an oncoming wildfire. It also gives firefighters the ability to effectively defend and potentially save a home from burning.
- Any new construction, reconstruction or additions are required to comply with the California Building Code Chapter 7A "Fire Resistive Construction". This chapter of the Building Code requires the use of "Ignition Resistant Materials" for any new work on the structure. Requirements found in the CBC Chapter 7A to harden a home and reduce the chance of ignition from a wildfire include Class A roof assemblies, Attic and Foundation Vents using narrow mesh, boxed roof eaves, dual pane glass and one-hour fire resistive construction materials.

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- Any Real Estate transaction will require the disclosure that the property is located in a VHFHSZ area
- Homes not on Milford Drive, Rockford Road and certain homes on Rockford Place would still be required to conform to the existing fire code regulations regarding weeds and dead or dying vegetation per Section 305 of the California Fire Code.

Two very helpful resources are now available on the city's website:

1. [Interactive Street Address Map](#): **Enter your address to find out which Special Fire Protection Area you live in** (Enter Address, Click Search, then Click on Map)
2. [Q&A Matrix](#): **Based on which fire zone your house is located in using the above map, you will find answers to eight frequently asked questions**

Fire Marshal Ron Gamble used the Q&A Matrix above to answer questions regarding Cameo Community properties. The following represent examples of homes in Cameo which abut Morning Canyon and homes in Cameo that don't.

1. *Home on Milford Drive (Morning Canyon Hazard Reduction Zone), built in 1965, still original and no remodel planned:* Would need to provide a defensible space for 100 ft or to their property line, whichever is less or C on the Matrix Legend.
2. *Home on Milford Drive (Morning Canyon Hazard Reduction Zone), built in 1960, remodeled in 2005:* In 2005 they were required to build the remodel according to the 2001 CBC fire resistive materials required at the time and provide a defensible space for 100 ft or their property line (C on the Matrix). If they remodeled today they would follow the fire resistive building requirements found in the 2010 CBC Chapter 7A
3. *Home on Dorchester Drive, built in 1960, still original and no remodel planned:* Dorchester is a street on the interior section of Cameo Highlands and does not abut a wildland area so it would have no affect to these homes in regards to defensible space.
4. *Home on Dorchester Drive, built in 1960, remodeled in 2005:* In 2005 they were required to build the remodel according to the 2001 CBC fire resistive materials required at the time. If they remodeled today they would follow the fire resistive building requirements found in the 2010 CBC Chapter 7A.

For additional information on this important topic and general fire safety information:

- Newport Beach Fire Dept Very High Fire Hazard Severity Zones (VHFHSZ) Information: [click here](#) and [click here](#)
- Cal Fire's Homeowner Checklist: [click here](#)
- City Staff Report & Proposed Ordinance: [click here](#)
- Firewise.org: [Click here](#)
- Home Safety (92625): [Click here](#)
- Corona del Mar Today's detailed story on this topic: [click here](#)

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## John Wayne Airport News

*By Bob Pastore*



One of the really positive collateral events that has taken place while attempting to fix the John Wayne Airport noise issues has been the joining together of many homeowners associations in a concerted effort to attack the problem. Although not a formal organization, at least not yet, the Coalition of Newport Beach Community Associations, representing almost 8000 residents, sent a letter to the Airport Manager requesting several changes. Here is the letter:

February 2, 2012

Mr. Alan Murphy, Airport Director  
John Wayne Airport  
3160 Airway Avenue  
Costa Mesa, CA 92626

Dear Mr. Murphy,

Thank you for your response to our letter of October 20, 2011. We appreciate that you and your staff, along with the FAA and the City of Newport Beach, have spent much time and energy refining departure procedures.

We represent a broad coalition of Newport Beach communities that have been impacted by recent changes to these procedures. We support the City's position that new departures be 'centered' as closely as possible over the traditional MUSEL6 departure - a procedure that communities on both sides of the bay had generally accepted for many years. Unfortunately, the changes made since 2009 have shifted planes to the east side of the bay (at least between Noise Monitor #7 to the shoreline) and have also introduced noise to coastal communities (including Corona del Mar and Newport Coast).

The Coalition is looking to re-center the flight path along traditional lines - a goal made even more important now that RNAV procedures have more tightly focused the flight dispersion we had with MUSEL6. Here are our comments and suggestions:

1. Air carriers using STREL are now travelling slightly further over the Back Bay along the 194 degree departure course before initiating their first turn. This works well to center them over the bay and is an improvement we appreciate and would like to retain.

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2. The current waypoint at Noise Monitor #7 (TOING) appears to be located east of the center of the physical MUSEL6 distribution (an observation supported by actual flight tracks and ADS-B data). The 173 degree course also moves planes east as they continue towards the shoreline. We would like to see the location of this waypoint and the course reevaluated and updated as needed to more closely mirror the centerline of the **actual** (not charted) MUSEL6 dispersion.
3. Flight tracks show that planes are being vectored east earlier than in the past and that most are not flying the offshore waypoints indicated in the STREL procedure. This is creating noise for coastal communities as planes are coming back across the shoreline sooner and at lower altitudes than in the past. To resolve this we would like to see the note on the STREL procedure regarding vectoring removed and carriers encouraged to fly the designated RNAV course.

We understand that the RAWLZ departure is currently being developed and believe this represents a great opportunity to evaluate the suggestions above. It also looks to be a good opportunity to test a more 'centered' waypoint to replace the one currently used by STREL (TOING).

We look forward to your feedback and working with you to optimize the departure procedures.

Sincerely,

Coalition of Newport Beach Community Associations\*  
Bob Taylor, Coordinator  
44 Ocean Vista  
Newport Beach, CA 92660  
949 355 5624

\*Coalition of Newport Beach Community Associations  
Sea Island (Island Lagoon) Homeowners' Association  
Eastbluff Homeowners' Community Association  
Crystal Cove Homeowners' Association  
Cameo Community Association  
Irvine Terrace Community Association  
Jasmine Creek Community Association  
Corona del Mar Residents Association

**(The Boards of Directors for the associations listed above represent nearly 7,700 Newport Beach households east of the Back Bay)**

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cc. Newport Beach Mayor Nancy Gardner  
Newport Beach City Council Members  
Newport Beach City Manager Dave Kiff  
Honorable John Moorlach, 2<sup>nd</sup> Supervisorial District, Orange County Board of Supervisors  
Honorable John Campbell, Member, U. S. House of Representatives  
Mr. William Withycombe, Regional Administrator, FAA

The letter was constructed with the direct input of all parties involved. It is supported by much empirical evidence that shows the new STREL shifts the flight eastward.

One of the strengths of the Coalition is its immense power to focus on an issue. There are over 150 HOA's in Newport Beach (28 in CdM) and this Coalition represents one of the few times HOA's have united for a specific purpose.

## *More on the Airport*

At the last Aviation Committee meeting I asked for the status of the experimental ADS-B equipment at JWA. I was under the impression that JWA had acquired and installed the equipment but at the meeting Eric Freed of JWA's staff seemed to imply that the equipment was returned to the vendor. At that point, Tom Edwards, an aviation consultant who advises the the City of Newport Beach on aviation issues, steps up and says that he has the ADS-B output and will forward it to me.

ADS-B is Automatic Dependent Surveillance – Broadcast and is ground and flight based equipment that allows for communicating airplane status both airplane-to-airplane as well as to ground stations. It is the bedrock of the FAA's NextGen plan to replace radar surveillance with ADS-B and all airplanes have to be equipped by 2020.

Here's how it works. All aircraft are required to have a transponder which sends out signals to show the airplane's identity, altitude and groundspeed on a radar scope. That is accomplished by a black box called a Mode A and Mode C transponder. Several years ago, in a reaction to mid-air collisions, the FAA required air carriers to install a traffic avoidance system, independent from air traffic control.

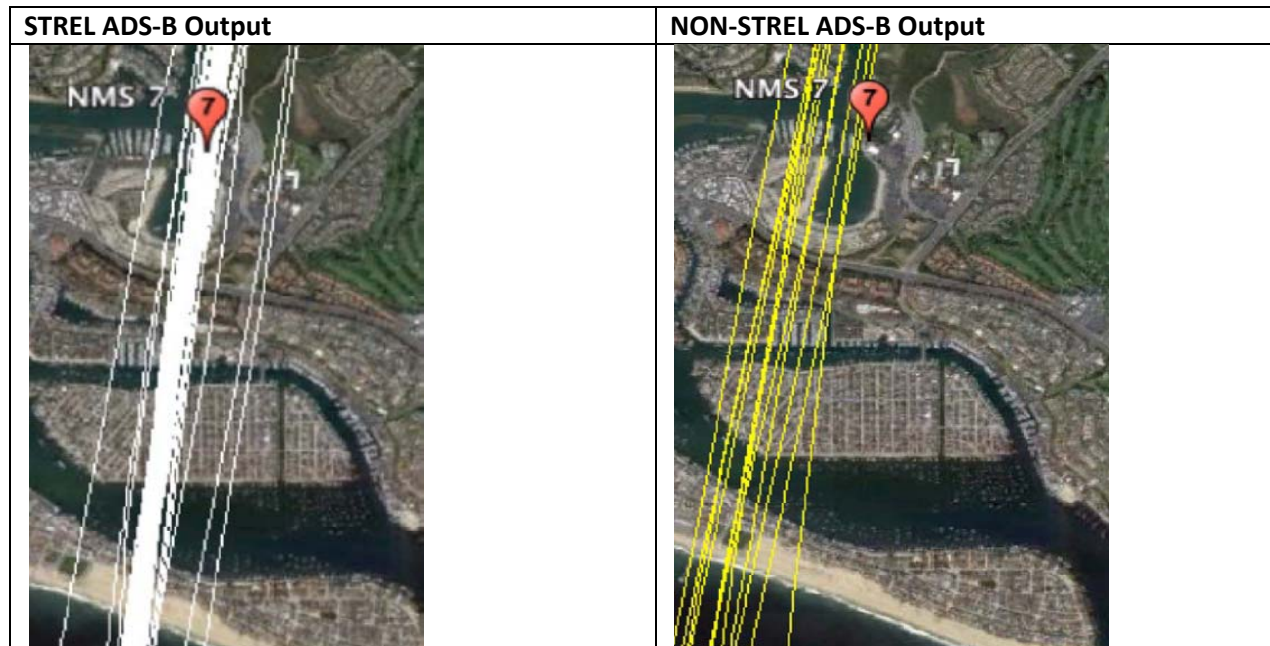
The autonomous system required that airplanes have the ability to "talk" to each other and so the "S" Mode transponder was born which is the center of the Traffic Collision Avoidance System. When airplanes get too close, TCAS issues alerts and commands to the pilots of both airplanes to avoid each other.

The S Mode transponder sends latitude and longitude to accomplish this task. Airplanes with GPS and/or flight management systems have LatLon info which it passes on to the S transponder which broadcasts it for use by anyone with a receiver. So why not use it for air traffic control?? Radar is an 80 year old technology and is far from accurate.

As a matter of fact, in the current JWA noise issue, the airport distributes radar flight tracks but overlooks the fact that in our area (the antenna is located in Stanton) that the resolution is +/- 500 feet. That's quite large for our purposes. ADS-B reduces that to three meters – less than 10 feet.

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The above ADS-B recordings for the STREL and Non-STREL show the eastward shift. JWA doesn't identify non-STREL, but my guess is that it's the CHANL1, used by northwest departures and is identical in flight path from the airport to the shoreline as the old MUSEL6, which the STREL replaced.

Only dogged investigative determination over two years by the members of the Coalition of Newport Beach HOA's has gotten us to this point. Together we will create a solution.

## Reminder ... AGAIN



- It's Neighborly
- It's Easy
- It's The Law

When walking your dog, please **PICK UP YOUR DOG'S POOP!** Don't leave it behind for someone else to step in or pick up. Code Enforcement officers frequently drive through the community and could ticket you for violation of City Ordinance 7.20.020 (<http://cameohoa.org/rulesregulations.html>).

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## *Real Estate Report* *By Bev White, Cameo Owner & Realtor*

**As of February 12, 2012**  
(Source: Multiple Listing Service)

<b>Properties Listed</b>		
<b>Highlands</b>		
4824	Surrey Drive	\$1,895,000
4615	Wayne Road	\$1,995,000
4620	Wayne Road	\$2,450,000
<b>Shores</b>		
4541	Brighton Road	\$12,500,000
4549	Brighton Road	\$9,995,000
4639	Camden Drive	\$5,895,000
345	Cameo Shores Road	\$2,285,000
4501	Fairfield Drive	\$5,595,000
4527	Fairfield Drive	\$5,695,000
4545	Gorham Drive	\$3,495,000
<b>Properties In Escrow *</b>		
<b>Highlands</b>		
4715	Dorchester Road	\$1,795,000
<b>Shores</b>		
None		
<b>Properties Sold **</b>		
<b>Highlands</b>		
525	Rockford Place	\$1,550,000
<b>Shores</b>		
None		

\* = Asking Price | \*\* = Last Six Months Comparables | \*\*\* = "Quiet Sales" not included in MLS

It is important to note that these are the sales that have been reported to the Multiple Listing Service. There may also be 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 reflect conditions which are factored into the final price.

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## *Architectural News*

### *City-Owned Trees in Cameo*

The City-owned Hong Kong Orchid Trees in Cameo Community will be trimmed by the City starting Tuesday, February 21, 2012. At the request of the Board of Directors, Cameo Management and a member of the Cameo Landscape Committee met with City Forestation supervisors at Cameo to achieve an understanding of, and provide input on, the City's trimming methods and goals for the trees. Prior to the meeting, a City crew trimmed several Orchids as samples—all of the meeting participants agreed that the trees were well-trimmed. The City stated that the remaining trees will be trimmed to the same standard.

## **Architectural Review Change Logs** *January 1, 2012 – February 29, 2012*

The Architectural Committee is by far the busiest volunteer committee that we have. We publish the Architectural Change log which is redacted to protect privacy. Please note the changes in the works.

If you are contemplating an architectural change, save some time by first reading the Architectural Guidelines located on our website at:

<http://www.cameohoa.org/documents/cca/docs/docsarchitectural0505.pdf>.

The required forms are located at:

<http://www.cameohoa.org/documents/cca/forms/formarchitecturalapplication.pdf>

The following two pages contain the Change Log for January 1, 2012 – February 29, 2012.

## Architectural Control Comprehensive Cameo Community Association Sun Jan 01, 2012 thru Wed Feb 29, 2012

<b>Account:</b> [REDACTED]	<b>Name:</b> [REDACTED]	<b>Unit:</b> 331 Cameo Shores Road	<b>Legal:</b>
<b>Application:</b> Landscape		<b>Description:</b> Landscape-Hardscape checks received	<b>Avi Date:</b> Mon Feb 06, 2012
Received checks in the amount of \$425.00 for fees and \$500.00 as a construction deposit.			<b>Open/Close:</b> Open
		<b>Status</b> <b>Description</b>	<b>Letter</b> <b>Merge</b> <b>Followup</b>
		02/06/2012    Entered	No Letter sent.
<b>Application:</b> Landscape		<b>Description:</b> Landscape-Hardscape	<b>Avi Date:</b> Thu Jan 19, 2012
Hardscape and Landscape plans denied. Must provide planting plan by CA licensed landscape architect. As well, pool may not be constructed in the side / rear yard set backs. For details, please refer to the enclosed letter from Cameo consulting architect Keisker & Wiggle dated 1/18/12.			<b>Open/Close:</b> Open
		<b>Status</b> <b>Description</b>	<b>Letter</b> <b>Merge</b> <b>Followup</b>
		01/19/2012    Architectural Denied	Architectural Application Denied    01/19/2012
<b>Application:</b> Landscape		<b>Description:</b> Addition to rm add--Hardscape Landscape	<b>Avi Date:</b> Thu Jan 12, 2012
Received plans only.			<b>Open/Close:</b> Open
		<b>Status</b> <b>Description</b>	<b>Letter</b> <b>Merge</b> <b>Followup</b>
		01/19/2012    Entered	No Letter sent.
<b>Account:</b> [REDACTED]	<b>Name:</b> [REDACTED]	<b>Unit:</b> 4839 Cortland Drive	<b>Legal:</b>
<b>Application:</b> Miscellaneous		<b>Description:</b> 6-mo extension of approval granted	<b>Avi Date:</b> Thu Jan 19, 2012
Approval is extended 6 mo.s to 6/15/12 per the Architectural Committee (1/18/12 meeting).			<b>Open/Close:</b> Open
		<b>Status</b> <b>Description</b>	<b>Letter</b> <b>Merge</b> <b>Followup</b>
		01/19/2012    Compliance Thank You Letter	Compliance Thank You Letter    01/19/2012
<b>Account:</b> [REDACTED]	<b>Name:</b> [REDACTED]	<b>Unit:</b> 4633 Dorchester Road	<b>Legal:</b>
<b>Application:</b> Miscellaneous		<b>Description:</b> Remodel	<b>Avi Date:</b> Wed Jan 25, 2012
Final plans are approved.			<b>Open/Close:</b> Open
		<b>Status</b> <b>Description</b>	<b>Letter</b> <b>Merge</b> <b>Followup</b>
		01/25/2012    Architectural Approved as Submitted	Architectural Application    01/25/2012
<b>Account:</b> [REDACTED]	<b>Name:</b> Dorche [REDACTED]	<b>Unit:</b> 4727 Dorchester Road	<b>Legal:</b>
<b>Application:</b> Miscellaneous		<b>Description:</b> New home--denied	<b>Avi Date:</b> Thu Jan 19, 2012
Landscape plans prepared by a CA licensed landscape architect must be submitted. As well, the application & agreement is not complete--it must be signed. Remaining neighbor signatures must be provided. Please refer to the Cameo submittal checklist for details on requirements, as well as to the enclosed 1/18/12 letter from Association consulting architect Gary Wiggle.			<b>Open/Close:</b> Open
		<b>Status</b> <b>Description</b>	<b>Letter</b> <b>Merge</b> <b>Followup</b>
		01/19/2012    Architectural Denied	Architectural Application Denied    01/19/2012
<b>Account:</b> [REDACTED]	<b>Name:</b> [REDACTED]	<b>Unit:</b> 233 Milford Drive	<b>Legal:</b>
<b>Application:</b> Miscellaneous		<b>Description:</b> Major remodel (2nd entry)	<b>Avi Date:</b> Wed Jan 18, 2012
Not a complete submittal. Initial review of plans only by Gary Wiggle and at AC Meeting. Wiggle issued recommendation of denial / incomplete submittal letter 1/18/12. Need signed agreement, neighbor forms, landscape architect's plans, color / materials board(s), design changes. Forwarded Wiggle's letter with Association's denial / incomplete submittal letter.			<b>Open/Close:</b> Open
		<b>Status</b> <b>Description</b>	<b>Letter</b> <b>Merge</b> <b>Followup</b>
		01/18/2012    Architectural Denied	Architectural Application Denied    01/19/2012
<b>Application:</b> Miscellaneous		<b>Description:</b> New--Major remodel appl.	<b>Avi Date:</b> Fri Jan 13, 2012
Received 3 sets large plans, check for \$1,000, appl. and agreement*. No neighbor signatures, no color board, no landscape plans. *Unsigned agreement. Sent by courier to Gary Wiggle on 1/17/12.			<b>Open/Close:</b> Open
		<b>Status</b> <b>Description</b>	<b>Letter</b> <b>Merge</b> <b>Followup</b>
		01/16/2012    Entered	No Letter sent.

**Architectural Control Comprehensive**  
**Cameo Community Association**  
Sun Jan 01, 2012 thru Wed Feb 29, 2012

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<b>Account:</b> [REDACTED]	<b>Name:</b> [REDACTED]	<b>Unit:</b> 4500 Orrington Road	<b>Legal:</b>			
<b>Application:</b> Miscellaneous	<b>Description:</b> Roof addition over game rm, remv 2 trees		<b>Avi Date:</b> Wed Feb 01, 2012	<b>Open/Close:</b> Open		
Received 3 large plans, appl & agreement, completed neighbor forms, checks for \$500.00 and \$1,000. Sent by courier to Gary Wiggle on 2/2/12. Courier charge \$28.39.		<b>Status</b>	<b>Description</b>	<b>Letter</b>	<b>Merge</b>	<b>Followup</b>
		02/01/2012	Entered	No Letter sent.		

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