



Important Information:

**Proposed CC&Rs Amendments;
Architectural Control Requirements**

In 2008 the Board conducted a survey to determine the community's wishes with respect to certain design and architectural polices. This survey was also based, in part, on the adoption of "mansionization" ordinances by the City of Manhattan Beach to protect against overdevelopment.

The term "mansionization" is a trend facing many cities nationwide and occurs when small or average sized homes are demolished and replaced by large homes, sometimes on sites formed by combining lots. The survey revealed that many homeowners are concerned about the potential for mansionization in our community and the loss or erosion of neighborhood character, including noticeable differences in scale or size of homes.

Based on these concerns, the Board felt it was incumbent to set rules and guidelines that reflect the values that homeowners desire in our community. Based on your responses, the Board has selected four items to implement. The only way to establish these items as enforceable restrictions/guidelines is to adopt them as amendments to the Association's CC&Rs. The Board feels that these amendments will go a long way toward preventing mansionization in our community and preserving the best features of Manhattan Village.

Following are summaries of the four proposed CC&R amendments:

- ✦ **AMENDMENT #1:**
This amendment would prohibit lot mergers that could lead to the building of one large home that could straddle two lots. This amendment also establishes that lots can't be subdivided (made into multiple, smaller lots).
- ✦ **AMENDMENT #2:**
When our community was originally designed, the developer provided for side-yard and backyard privacy by eliminating windows on the sidewall of the adjoining home. This amendment preserves that privacy by excluding the installation of windows on the "privacy wall" side of homes.
- ✦ **AMENDMENT #3:**
The developer staggered our homes so that there is an articulation in the street view of homes, and not

just a row of homes with the same setbacks. This amendment serves to preserve the articulation of the homes and avoid a crowded look.

- ✦ **AMENDMENT #4:**
This amendment establishes that the height of homes in our community is limited to 26 feet, the original height chosen by the developer and found throughout the rest of the City.

Approval of these amendments to the CC&Rs requires that a two-thirds majority vote by the homeowners. That said, a ballot will be mailed shortly and the Board urges you to vote "YES" on these amendments. Should you have any questions, please feel free to contact any member of the Board or Management.

Important Dates:

The next meeting of the Board of Directors will be on September 14th at 7:00 p.m. at the Manhattan Village Mall Community Room.

Homeowners are encouraged to attend and participate. If you have a specific issue that you would like addressed by the Board of Directors, please submit the information in writing to the onsite office at least one week prior to the next Board meeting.

Please note that each homeowner may address the Board for up to five minutes at the meeting.

Save the Date! Annual Halloween Haunt

The 2009 Halloween Haunt will take place on Friday, October 30th, from 3:30 to 5:30 PM in the Greenbelt area, near the Estates Pool. This year's event will be "spooktacular", featuring a bounce house, taco and burrito bar, face painting, magician and a costume parade with prizes, and plenty of treats. Little ghosts and goblins are encouraged to bring their parents to this fun-filled event.

City of Manhattan Beach Construction Hours

Monday – Friday 7:30 AM to 6:00 PM
Saturday 9:00 AM to 6:00 PM

There is no construction work allowed in the Association on Sundays. Property owners who reside on their properties may work on Sundays and holidays provided that the construction activity is between 9 AM and 6 PM.



Helpful Contact Information:

Onsite Management Office:

The manager is available to help you with your maintenance, architectural and parking requests Monday through Friday.

Please call the office to speak with the manager or leave a voicemail message with your name, address, phone number and a brief description of your request.

You may also visit the office or drop off your request in the mail slot.

Office Hours for Residents are:
8 a.m. to 10 a.m. and 3 p.m. to 5 p.m.

Address: 44 Fairway Drive
Phone: 310-546-1737
Fax: 310-545-7459
Email: mvhoa@avalon1.com
Website: www.mvestatehomes.com

Main Gate:

Phone: 310-546-3831
VCS # 310-545-9300

Avalon Management Accounting Office:

Phone: 951-244-0048 ext. 109
Email: ar@avalon1.com

City of Manhattan Beach:

Police-Dispatch 310-545-4566
Neighborhood Watch 310-802-5183
Fire 310-802-5203
Code Enforcement 310-802-5500
Parking and Animal Control 310-545-4566

Board of Directors:

Paul McCaul • Glenn Goldstein
Neil Malik • Monika Allmon • Gary Briskin

Community Preparedness Committee Emergency Preparedness



The month of September surely means Back-to-School for many here, but did you also know that this month has been designated as "National Preparedness Month?" California's annual Earthquake safety drill (Great Shake-Out) will be observed throughout the state on October 15, Thursday at 10 am. What are you and your family, schools, businesses and other organizations doing to get ready for that big community event, and for the "big one" which could come anytime?

Since we live closely together in the Estate Homes Association, before a big emergency hits, we need many well-trained and prepared neighbors to help themselves and their families first. After that, we need to also be able to reach out and help others nearby. Manhattan Village has only a few Community Emergency Response Training or CERT graduates residing in the community. To apply for CERT training, you must be 18 years old or older, and willing and able to complete the course, which includes a realistic disaster simulation on graduation day. If you're physically fit, that is a plus, however, you don't have to be "buff" as there are many roles for all, and everyone has unique talents and experiences to contribute.

The best value going in emergency preparedness is offered here locally through the Manhattan Beach Fire Department (MBFD). Their MB-CERT (Community Emergency Response Training) classes are offered only twice yearly, and the latest class is nearly full!

MBFD's fall 2009 classes are held on three consecutive Saturdays, starting September 12, 19 and 26. For your \$50 per person enrollment fee, graduates receive back nearly that much value in a filled backpack (with hardhat & other safety items). Add-on CPR classes are offered afterward to MB-CERT graduates. **Call today to enroll for MB-CERT: 310-802-5233.**