

# El Dorado Realty, Inc.

## NEIGHBORHOOD VOICE

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“Celebrating over 35 years of service”

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FROM THE DESK OF  
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While starting to write this newsletter I got a call from a neighbor in the 7100 block of Peabody Avenue. The winds had finally toppled a large tree in front of her home, landing on top of their pickup truck. As bad as this seems, it was even worse considering they had called the City several times over the last couple of years, about how precarious the tree was.

On still a sadder note, Carl Powell's father, Gerald, passed away recently, he was 84 years old. I attended his Memorial Service and learned a lot about him that I had never known. He served in the army during WWII. Following the war he received acceptance to both Cal Tech and USC. He chose USC, graduating Summa Cum Laude in 1951. He was in business for himself prior to taking a position with THUMS

as a Petroleum Engineer where he spent 37 years. He married Geraldine in 1953 and they were together until 1982. He was an avid USC fan and a world traveler. Both Carl, and his brother James, shared their memories of their father. He will be missed.

COMMUNITY MEETING  
November 16<sup>th</sup> at 6:30 p.m.  
Senior Center on Studebaker Rd.

Gerrie Schipske is hosting a meeting to discuss; Oversized Vehicles, Fence Setbacks & Traffic Exit at Karen & Spring

Happily, the Long Beach School Board finally held a meaningful meeting with the neighborhood, on October 22, which was very well attended. I am sorry that there were neighbors that didn't get the word in time. One way to keep up with things affecting the neighborhood is provide me with an e-mail address, or phone number, so that when I hear of things affecting our neighborhood I can send you a notice ([Ron@RonBeeler.com](mailto:Ron@RonBeeler.com)) or go on-line to Gerrie Schipske's Blog and register to receive notices from her office.

[www.Schipske.District5Journal.com](http://www.Schipske.District5Journal.com).  
Another way is to join the on-line site, set up in the Ranchos  
[www.groups.yahoo.com/group/cliffmayranchos/](http://www.groups.yahoo.com/group/cliffmayranchos/)

Not everyone in attendance was pleased with what they heard, but I felt the speakers did a good job in dispelling most of the concerns I had heard prior to the meeting. If you didn't attend, or just want to review the material presented, you can go the School Board Website, [www.lbschools.net](http://www.lbschools.net), click on "Major Projects" and then "Community Meeting Power Point Presentation", as well as "Environmental Impact Reports" on the project.

Working with neighbor, Kimberly Mrkonic, we have put together a list of questions and answers to many of the key concerns. Mrs. Mrkonic (who by the way was skeptical of this plan from the moment she heard of it) has been to all the planning meetings and has spoken with Mr. Timothy Spivey, Principal of De Mille, Mark Saldana, Curricular Director of the proposed High School. We both talked briefly with Dr. David Barton, our School Board Representative for Area, following the October 22 meeting.

Here's what we found to be the facts surrounding the conversion of DeMille to the ECATS high school.

DeMille-ECATS  
Questions & Answers

Q: Is the ECATS “Early College & Academic Technical School” a school designed for students having trouble in the current school system and designed to provide vocational training?

A: On the contrary, this type school is designed to appeal to high functioning students, aware of their future goals and desiring to concentrate on classes related to their field. ECAT classrooms already exist in some of our High Schools, this new school will focus on student interest in Engineering Design, Health & Medical, and Legal/Law Enforcement/Forensics. The curricular focus is purposely designed on keeping students engaged in the learning process, while embedding rigorous math and science standards into the curriculum.

Teaching just the basics in education has become a thing of the past, especially if we want to maintain our competitiveness with other nations. The basics (what everyone commonly refers to as the three R’s) are now embedded in a curriculum that will prepare our students for employment right out of high school or fast track them into the university system, if they so choose. This is a proactive approach to education. Other nations have already started doing this. The new school will not be the traditional vocational school of the past.

Contrary to the anonymous, orange colored Flyer, that was left on doorsteps prior to the meeting, this high school is not and never

will be a dumping ground for students with behavior and/or academic problems. The District wants to make this school a showcase and has modeled it after similar schools in Irvine and the state of Arizona.

Q: Why do we need this school?

A: Studies have shown that by the year 2014 there will be a significant shortfall in high demand, high skilled jobs. The goal for this school is to provide all students with as many post-secondary options as possible. Extensive educational research has shown that high school students learn more effectively in smaller learning communities, which is what this new high school will provide. Engaging students with interesting and thought provoking curriculum, combined with smaller learning environments, is ensuring students the best possible opportunities and outcomes for success.

Q: Residents have asked how students will be admitted to these programs?

A: Currently this has yet to be determined and will not be announced until it is assured all civil rights are met.

Q: Traffic along Studebaker Rd & Los Coyotes Diagonal approaching Carson is already congested, won’t the creation of this new school adversely affect the situation?

A: Traffic studies have shown the actual traffic will be less than currently experienced, but to

further improve the traffic patterns a dedicated left turn lane for traffic heading south on Studebaker Rd at Parkcrest will be created. Other suggestions to mitigate traffic concerns have been the possibility to create a cul-de-sac on Parkcrest at Lees Ave., install collapsible bollards (used extensively in Europe) to direct traffic away from Parkcrest & Stevely, posting “No Left Turn” signs on Parkcrest at exits to the parking lot.

Q: How can traffic in the area not be impacted with the addition of 250 visitor/student parking places? Neighbors on Stevely Ave. have long complained about speeding vehicles and large school buses using their street to exit the tract. Large vehicles hitting the dips in the road (designed to aid in flood control) cause the neighboring homes to shake, resulting in shattered nerves and plaster cracks in the ceilings and walls..

A: Currently there are no parking spaces to accommodate drop off and pick up of students at DeMille. This means that a parent or bus service make two round trips daily , in and out of the neighborhood for drop off and pick up of students. Buses and parents daily use Parkcrest, Karen, Roxanne and Lees for parking. The new parking lot and dedicated turnaround area will ease this problem to some extent. Students using the parking lot will represent only one round trip to the school daily.

Our representative to the School Board, Dr. David Barton, mentioned after the meeting that

he still had concern over traffic and that he plans to push for additional study on this issue. He also referred to his concern in a recent Press Telegram news interview.

Q: Won't the introduction of teen drivers at the site impact the neighborhood adversely?

A: Most students entering and exiting the school parking lot will utilize a short stretch of Parkcrest between Studebaker Rd and the entrance to the parking lot a short distance before Lees Ave. As mentioned earlier, there may be other signage or devices used to direct traffic immediately away from the neighborhood.

Q: Won't students be tempted to park in the neighborhood, rather than the designated parking lot?

A: Not really, the school entrances are on the north side of the school, so that the walking distance from the designated parking lot is much shorter than it would be from the neighborhood.

Q: Residents, along Parkcrest and neighboring streets, have expressed concerns about "Facilities Use" after hours and on weekends? In the past it has been agreed to by Principal Spivey and Barry Bartlett (Director of Purchasing for the School District) that DeMille, as a facility, had been overused.

A: According to Mr. Spivey there would be none of activities normally associated with high schools, like dances and sporting events, taking place at the new

school. . The new grounds layout is not meant to facilitate normal sports activity. The plans presented at the meeting did not reflect earlier plans which showed many trees and paths in the greenbelt area between Parkcrest and the school, so the question remains; What guarantee do we have that this area will not be authorized for after school activity?

Q: What if I have more questions or objections?

A: Visit the district website, [www.lbschools.net](http://www.lbschools.net) or call Edith Martinez, facilities Project manager, at (562) 997-7550 or (562) 595-8644. We only have till November 23, 2009 to submit written comments on the Environmental Reports, so time is of the essence.

Please remember, in order for your voice to be heard, it is important to be civil, as well as constructive in your letters. Be certain of your facts, and don't perpetuate unfounded rumors. The District may have gotten off to a rocky start with information to the neighborhood, but they have now expressed their desire to make this a win-win plan for everyone.

On a different issue, another neighbor writes; *"We live on Karen Ave., just a few houses down from Keller School and walk our children to school every morning, as do other parents on surrounding streets. Practically every day we have to dodge doggy messes on our way to school. If we were not hypervigilant in making*

*sure our children did not step in it, I am sure some would end up tracking a mess into the classroom. Please mention this in the newsletter as a reminder to all pet owners as to how important it is to not let your pets run free and their responsibility to clean-up after them."*

### REAL ESTATE NEWS

I received two letters recently from a very official sounding company, "Homeowner Property Tax Review Board", which I consider a scam, and I submitted a complaint to the LA Dept. of Consumer Affairs! The letters inferred that I could save a great deal of money, by paying them \$189 to process a request for re-evaluation of my properties present worth with the County Tax Assessor.

I know this process and it is easily accomplished by the homeowner without costing a dime. The County tax Assessors office, on Willow, will provide a simple form which when filled out and submitted will result in the requested re-evaluation. The form does ask that you supply two recent comparable sales, near your home, to back up your claim of reduction in value. If you don't have such information I will be happy to provide this for you, free of charge, just give me a call.

Sales throughout the area have continued to gain pace, unfortunately many are still affected by the short sale and foreclosure market. It is disappointing to see foreclosure

homes offered at prices dramatically lower than established values, with the expectation that a good property will be bid up to market value, which until the properties close escrow make realistically priced homes look over priced. I blame this on niche realtors that cater to the banks and mortgage companies to market their properties for very low commissions and very little service. We realtors who have been in the business for some time are frustrated daily with having to coordinate with listing agents that do not respond to our calls or provide a quality service for their clients. I, like others in the area, built my business on service to the community and we will be here for you as the market turns around.

2010 looks to be a better year, with a continuation of the \$8000 tax rebate for first time buyers, the market will continue to grow.

Signs of recovery in our neighborhood:

Three Carson Park homes, all three bedroom or larger with two baths, sold recently for over \$520,000.

One enlarged rancho, almost 2200 sq. ft., went for over \$640,000.

As I write this newsletter, there are only three homes on the market, out of the 1,700 available in the neighborhood covered by this newsletter. If I can be of help in any way, don't hesitate to call. I am ready and eager to serve the needs in my neighborhood, as I have for over thirty years.

**FREE  
PROPERTY  
EVALUATION**  
NO STRINGS ATTACHED!

Evaluation compares the features of your home to recent homes sold and yields realistic Market Value through the Sales Cost Analysis approach.

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**HAPPY  
THANKSGIVING**



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