# Rancho Palos Verdes Council of Homeowners Associations (CHOA)

## Meeting of the Members
## November 19, 2025

### Fred Hesse Community Park, McTaggart Hall
### 29301 Hawthorne Boulevard, RPV, CA 90275
### 7:00-9:30 PM

**Call to Order**

Meeting called to order at 7:05 p.m. by Kathy Edgerton, CHOA President. She welcomed members and guests to our last member meeting of 2025 and went through the agenda for the evening. Jack Pharris led the Pledge of Allegiance.

**Roll Call**

Kathy introduced Krista Johnson who requested members introduce themselves and say which HOA they are representing. A quorum of HOAs was in attendance at Hesse Park.

**Community Service Award**

Mickey Rodich, PVP Watch President presented a certificate of recognition to CHOA for its support of the Mend the Bend dinners hosted in the fall of 2024 and winter of 2025 for the benefit of RPV residents impacted by the Portuguese Bend Landslide. Kathy expressed CHOA's appreciation that PVP Watch was acknowledging all the South Bay and Peninsula organizations, restaurants, and people who worked together to serve the dinners.

**RPV City Councilmember George Lewis**

George Lewis, RPV City Councilmember, was our council guest. George was speaking primarily on the financial state of the City and how the priorities of the City have been shifted and/or delayed as a result of the landslide – including the most likely financing options that will be pursued for mitigating the landslide and the likely period of time, and the expected impacts to other City services and capital project plans in the foreseeable future.

**City Manager Ara Mihranian**

There is much trending in the City of RPV at all times and a great way to keep up with it is the City Manager's Weekly Administrative Report. Residents can sign up to receive them via the City's notification listserv (https://rpvca.gov/list.aspx).

Ara provided an overview of the City's FY 2025-2026 budget. General fund revenues and expenditures are balanced at $41.8 million for the fiscal year. During the first quarter of the fiscal year, $6.8 million in revenue was received and $8.9 million was spent. Property taxes account for almost half of RPV's annual revenue. The largest expenditures are in Public Safety, primarily on the Sheriff's Dept. contract, and Public Works. The capital improvement program includes 21 projects totaling $28.6 million. Approximately 52% of the budget will be spent on landslide improvement efforts. The City is reviewing possible additional revenue sources for long-term financial sustainability, as reserves have been significantly drawn down by the landslide expenditures – including restarting storm drain fees, increasing in TOT fees, franchise fees, utility user fees, and continuing to search for federal and state grants.

The land movement in the Portuguese Bend Landslide Complex has continued to improve. The landslide accelerated significantly during early 2024, then began to decelerate in late summer of 2024. After the City installed deep dewatering wells during September to November of 2024, land movement decelerated significantly through the end of the year, and has continued to steadily improve through most of 2025. Emergency winterization efforts were implemented in Altamira Canyon, Klondike Canyon, and the Seaview neighborhood as winter rains loomed. The City incurred approximately $48 million from October 2022 through the end of the FY 2025 fiscal year, $22 million of which was for stabilization measures (the deep dewatering wells and winterization) and $25 million for emergency response (road and sewer repairs, fissure filling, equipment, technical support, etc.). Much of the funds for the current fiscal year are being spent on road and sewer repair, deep dewatering wells, and fissure filling.

We are in the EIR phase of the Portuguese Bend Landslide project. The city is looking for ways for funding a comprehensive conceptual de-watering system build-out via the county, state and federal grants. Public safety remains a high priority for the city in a variety of ways. There are two landslide abatement districts, Abalone Cove and Klondike Canyon. They are exploring the idea of a local emergency to start implementing remediation efforts. The City has done as much as possible to winterize the canyons so the water does not soak into the ground. The City has created a list serve and reporting mechanisms for residents to keep up to date as well as report water main and pipe breakages. A working group that involves the City, 3 HOAs, utilities and other impacted areas are meeting regularly to coordinate plans.

The voluntary property buyout program continues. Twenty-two properties have been selected for buyout, including 15 red-tagged and 7 yellow-tagged homes. The City is awaiting completion of the grant award process before the homes can be bought. There are currently 24 red-tagged homes and 35 yellow-tagged homes.

The City is actively working with Wayfarers Chapel and the Coast Guard to acquire the 4-acre property that is adjacent to City Hall as the future site to rebuild the Chapel. The Coast Guard property is the location of the Battery Barnes which stored missiles during and after World War II. The City's plan is to maintain the site for historical education.

Ara noted that the 4th wildfire detection camera is now operational. The cameras detect smoke and will send a message to the Fire and Sheriff's Departments so personnel can be deployed for immediate investigation and extinguishment. The City has also installed a Helopod at City Hall that can rapidly refill helicopters with water when needed to extinguish fires in the area.

Ara gave an update on the new RPV Public Safety Department and how they are working to get up to speed. The City's plan is to increase on-the-ground visibility with city staff who can help with tasks such as taking reports on nonemergency issues (e.g., burglaries reported after occurrence, non-injury traffic accident reports, parking enforcement, etc.) to enable faster responses and to free up sworn officers to respond to dangerous situations and major emergencies more quickly.

The Western Ave. Beautification Program continues. Its purpose is to beautify the area, improve neighborhood identity and branding of the commercial areas, and improve traffic flow.

Ara noted that the City is beginning to see the type of development that was enabled by SB 9 – including building duplexes on parcels where single-family residences were previously located, and lot splits with two home built on each new lot. Developers are using it to get the most value out of their investments.

The Run for Myles events have been postponed due to rain, and will be re-scheduled in early 2026. *[Note: The events have been rescheduled for Saturday, January 31st.]*

Ara invited everyone to the holiday events that the city has planned, starting with a Christmas tree lighting on December 12th. The events will also include snow and sledding, a Menorah lighting, holiday music, a drive-in movie, and much more!

Ara ended his presentation by reminding residents to download the MyRPV app to report issues and service requests. Residents can also receive push notification on their phones.

A copy of his slide deck is available on the CHOA website (rpvchoa.org) under Past Meetings and Events.

**PVP USD Board Member Eric Alegria**

Eric discussed major issues facing the school district, including progress on using the 2024 approved bond measure to modernize the schools' infrastructure.

**CHOA Updates**

Kathy talked about AB 130 that was signed into law on June 30, 2025 and went into effect on the next day. The new law amends Civil Code Section 5850 and 5855, limiting an HOA from imposing fines of more than $100 per violation unless the board finds that the violation may result in an adverse health or safety impact on the HOA's common area or an association member's property. The impact must be specified in an open meeting prior to imposing the fines. Additional information may be found on Kelly Richardson's website at https://www.roattorneys.com/blog?tag=h+o+a+homefront.

Kathy did a recap of the Wildfire Home Hardening Expo sponsored by CHOA, with the support of the City staff, and held at Hesse Park. Numerous governmental agencies and nonprofit organizations provided general emergency preparedness information. In addition, a variety of vendors offered different products and services to protect homes from wildfires. There was an overall positive review of the event, and the planning has already started for the next one in 2026. CHOA's goal is to have an array of vendors that sell a variety of goods and services that work with various budget levels and that may be useful for DIYers as well as ones that provide a higher level of service for residents who just want to hire someone to do the work.

Kathy also suggested that, in 2026, CHOA hopes to offer a special Zoom meeting about insurance coverage and a new software application to help gather and organize information on residents' personal property to support an insurance claim in the event of a major loss. The software has AI functionality that can help fill in the value of items when documentation isn't available. Photos and documents can be uploaded. The AI functionality can identify items from a photo and provide replacement price estimates. The software was developed by programmers, one of whose parents lost their home in the Pacific Palisades fires. It is currently being used by many residents of both the Palisades and Altadena fire areas to support their claims. More information and access to the software can be found at https://www.bevelmade.com/.

CHOA is developing a website (RPVCHOA.org) that will be launched shortly. Dave Chura is working with us to develop it. It will include information from all the governmental agencies, nonprofits and vendors that participated in the Wildfire Home Hardening Expo in September, including contact information for vendors who were vetted but were unable to attend the event. The website will also have links to CHOA's member HOA websites. Many thanks to Dave Chura for providing technical support.

The board is also looking into the possibility of hosting a class by attorney Kelly Richardson that would provide an overview of the Davis Stirling Act which establishes how HOAs manage common interest developments. Kelly co-authored a class on the topic that is offered by the Community Associations Institute. A session on forming HOAs

through incorporation, obtaining federal and state tax exemptions, and maintaining active status is also under consideration.

Ara Mihranian mentioned that the City is acquiring signs that residents can place near their pools to indicate to firefighters that a source of water is available for emergency use in case of a fire. Ara will ask CHOA members to coordinate the distribution of the signs to neighbors who have pools once sufficient quantities of the signs have been obtained.

The next membership meeting is tentatively scheduled on February 18, 2026 at 7:00 pm at Hesse Park. The meeting adjourned at 9:30pm.

Submitted by:

Krista Johnson
Recording Secretary