

The newsletter of the Redondo Village Homeowners Association

UPCOMING EVENT



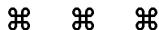
REDONDO VILLAGE ANNUAL MEETING

October (date to be determined)
7 p.m.

Ken Nakaoka Community Center
1700 W. 162nd Street, Gardena

Directions

- > Head east on Redondo Beach Blvd.
- > Turn right (south) on Western Ave.
- > Turn left (east) on 162nd Street.
- > The Auditorium is on the right.
- > Park in the lot or on the street.



Board of Directors



Ron Alfonso
President

John Fast
Vice President

Andre Smith
Secretary

Quincy Lim
Treasurer

Carla Brown
Member at Large

Alan Mimaki
Alternate Member

Management Company
Cammarata Management
310/325-1110

Builder
JCC Homes
310/540-3990

Your vote is crucial!

Prior to the 2004 Annual Meeting, which is will be held in October, you will receive a **second mailing** of proxy materials. When the packet arrives, please complete your proxy **immediately**, then mail it to Cammarata Management. (Or you, or a neighbor, may bring it to the Annual Meeting.)

Your vote is **critical** to the continuing management of the Redondo Village Homeowners Association. The proxy allows you, as a Redondo Village owner, to participate in the managerial decision-making meeting process of our community.

Further, this annual meeting and proxy process provides for the following:

- allows you to express your views on the Board of Directors' stewardship of the community
- enables the Board to obtain owner approval on important matters
- allows a forum for the Board and owners to discuss the progress and direction of the Redondo Village's business.



Up for vote

There are two items on the proxy ballot:

- re-election of Andre Smith to the Board of Directors
- re-election of Quincy Lim to the Board of Directors.

Alternatively, any owner may recommend himself/herself or another owner for a position on the Board.

Quorum not met at Annual Meeting in April

Unfortunately, at the originally scheduled Annual Meeting on April 28, we did not obtain the required quorum of **33** votes. Because we only received **19** votes, a general meeting was held instead, and the Annual Meeting was rescheduled for October.

Your vote is important from a managerial perspective as well as a fiscal one.

The fees associated with this second mailing of proxy materials comes out of your Homeowners Association dues, which impact us all. So, please, stand up and be counted!

DID YOU KNOW...The site upon which Redondo Village was built was going to be a large mall? However, because of vociferous objections by those who lived in the neighborhood (who were concerned about increased traffic congestion and noise), the Gardena City Council did not approve those plans (luckily for us!).

Home Repairs

Recently, a few homeowners have had various problems with their automatic garage doors. The original doors, manufactured by Wayne Dalton (www.wayne-dalton.com), come with a 10-year warranty.

Calls to the manufacturer were directed to an authorized local dealer in Torrance, **A+A Garage Door (310/539-9777)**, which will send out a representative to investigate the problem.

If it is a problem covered by the warranty, you will not be charged for the faulty parts, only for the installation fee.

redondovillage.org

If you haven't visited our website yet or in awhile, log on to the URL above and check it out.

We've just updated our site with a map of our complex, as well as our Association bylaws.

The website contains a wealth of information about Redondo Village, such as our history, past newsletters, and downloadable forms.

Future enhancements include our Association's CC&Rs and community links. Stay tuned!

Newsletter & Website Editor

Janice Nagano
15905 Coronado Lane
jnagano@scpie.com
310/551-5936

Redondo Village suffers property damage

Over the past few months, Redondo Village has been affected by property damage, both to our common areas as well as to individual homes.

In one incident, a large moving truck exiting the gates to Redondo Beach Boulevard, misjudged the turn and nearly pulled off the endcap from the top of the east pillar.

Another occurrence involved the Redondo Village sign on the outside east wall facing Redondo Beach Boulevard. It appears as though someone tried to pry the sign from the wall and, when unsuccessful, just pulled off the "R" in Redondo.

In a third occurrence, a resident misjudged the driveway/street and drove over the lawn in the common area.

Another incident involved damage to an individual homeowner's garage door when a service truck, it is believed, drove into it.

All of these incidents cost money to repair, and all repairs made to the common areas of Redondo Village are funded by our HOA dues.

If you see anyone defacing or destroying property, please report the incident to the Gardena Police and Cammarata Management.

Home prices up in Redondo Village

Just as the real estate market in Southern California has surged over the past few years, so, too, has Redondo Village's. According to DataQuick, a firm that tracks real estate activity nationwide, the median price for a Southern California home jumped 22.6% between July 2003 and July 2004, from \$328,000 to \$402,000.

Mirroring this Southern California trend, home prices within our complex also continue to escalate:

In 2002, Redondo Village homes sold for \$310,000-\$375,000; in 2003, \$412,000-\$455,000; and as of August 2004, \$465,000-\$530,000.

Recent neighborhood sales may be found on a variety of websites, such as:

- **Los Angeles County Office of the Assessor**
www.assessor.co.la.ca.us > Click on Property Sales & Maps
- **Domania**
www.domania.com > Click on Home Price Check



In memoriam



In June, Redondo Village lost a valuable member of our Board of Directors and community. Geradene ("Geri") Halbman, 50, who served as an alternate member of our Board from 2002-2004, died of liver disease after a five-year battle.

She is survived by her husband of 21 years, Glen (and their two dogs, Zipper and Jodi), as well as her mother, Kathleen Evans of Torrance.

Geri was born in Gloucester, England, in 1954, but lived in the South Bay area for 35 years. Glen, who met Geri at work (Northrop), says "We worked in the same department. When I became manager, Geri worked for me. Then when we got married, I worked for her. :-)"

We extend our sincere condolences to her family. She will be missed ~