

**Marquez
Knolls**



Property Owners Association

Newsletter

Proudly Serving the Community Since 1950's

Haldis Toppel, Editor

310-454-7774

Fall 2024

MKPOA Annual Block Party

***In cooperation with the Malibu Palisades Chamber of Commerce
It's a First!***

Saturday, September 14, 2024, 11:00 a. am. to 3:00 p.m. on the Marquez side walk

PRESIDENT'S MESSAGE*

Howard Robinson



CC&Rs cover many tracts in Marquez Knolls. They are alive and well, are automatically renewed every 10 years. They prohibit your neighbor to commit

such nuisances such as keeping farm animals, drill for oil, or run a hospital. Most importantly, they also include paragraphs that were intended to keep your neighbors from blocking your precious views.

The CC&R documents were written in the Zeitgeist of the 50's and in its language. The demographics have

changed, the property values have gone into the stratosphere, and the square footage standards for a single family home have expanded. Even the language has changed. The paragraphs in the CC&Rs that cover view protection have been challenged in court over the years and were upheld as intended, to preserve the views, until the much discussed "Eisen" case. There, the judge ruled that the term "structure," in the context of the CC&Rs, does not pertain to the dwelling and denied a claim of view obstruction on a remodel. The same judge ruled that shrubs and trees are subject to view protection and made the offending party cut them back.

The MKPOA has taken actions. Please see page 2 for details .

***"FUND LAUNCHED TO PROTECT
NEIGHBORHOOD VIEWS"***

**Please don't toss this
Newsletter.**



It was composed with much love and care to provide you with useful information. We really need you. Please support MKPOA with your \$100 donation. The organization has supported our community since 1956. Please see pg. 2 for details



***Board Meetings are held every
second Wednesday of the month
5:00 p.m. to 7:00 p.m.
at the St. Matthews Music Room
1031 Bienvenida Avenue
All are Welcome***

**Convenient
walk-in
Flu Shots
by Knolls
Pharmacy
at Block Party**



FUND LAUNCHED TO PROTECT NEIGHBORHOOD VIEWS

Marquez Knolls is known for its exceptional scenic mountain, city, and ocean views. There is a critical issue facing the community: the potential threat to our prized views. Multiple factors are in play including a recent court case, new construction and renovation projects, and maturing landscaping which is blocking views.

The Covenants, Conditions, and Restrictions (CC&Rs) covering many portions of our area, have historically protected these views but a recent legal ruling has put this protection in jeopardy. In June 2019, the California Court of Appeals ruling in Eisen v. Tavangarian reinterpreted the view protection paragraphs in the CC&Rs, limiting their scope and potentially allowing construction that could obstruct views. This ruling contrasts with a previous appellate court decision in Zabucky v. McAdams (2005), which upheld the view protection provisions. The conflicting legal interpretations have created uncertainty about the future of view protection in the neighborhood.

Marquez Knolls was meticulously designed to maximize views, with specific CC&R provisions to prevent structures from exceeding one-story in height unless deemed non-intrusive by bodies set up by the original developers. In 1996, the original developers, the Lachmans, transferred these protective rights to the Marquez Knolls Property Owners Association (MKPOA). However, the recent Eisen decision threatens to undermine these protections, suggesting that the CC&R

view protections apply only to landscaping and detached outbuildings, not to main house renovations.

The MKPOA believes the Eisen decision is flawed and it is preparing for potential legal battles to defend the neighborhood's character and views. Three properties have already applied for or recently been issued permits to build two-story homes, which could set a precedent for future construction if not challenged. Community action is critical.

The City of Los Angeles does not enforce CC&Rs. It is the responsibility of the residents to uphold these agreements. To address this threat, the MKPOA has established a legal defense fund, aiming to raise \$50,000 to cover MKPOA legal expenses and support homeowners in opposing view-blocking projects. We are asking for your support, both financially and through active participation, to preserve the unique character and property values of Marquez Knolls.

Contribution checks can be made payable to Marquez Knolls Property Owners Association and mailed to P.O. Box 1307, Pacific Palisades, CA 90272. Or pay through PayPal or Square using the QR codes below.

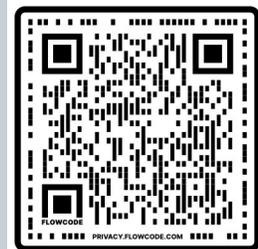
If you are considering a gift of \$1000 or more, please contact MKPOA President Howard Robinson (howard@howardrobinson.net) or Vice-President Robert Gold (robertgold100@gmail.com) to discuss.



MKPOA Board Officers and Directors 2024-25

- Howard Robinson**, President
- Robert Gold**, Vice President
- Robert Trinkkeller**, Treasurer
- Mark Galanty**, Secretary
- Dikran Dalian**
- Holly Davis**
- Michael Edlen**
- Daniel Ehrensaft**
- Marie McKenna**
- Marc McTizic**
- Michelle Oliver**
- Mark Rhomberg**

Please pay your dues by mail or scan the QR code below to pay your dues with Square.



Scan this QR code to enjoy our website with the option to pay your dues with PayPal



Please support MKPOA by becoming a Member. \$100 per year is a small price to pay for a public voice. With over 1,200 home owners MKPOA is the largest voluntary organization supporting its members and we are heard at the Pacific Palisades Community Council (PPCC) and at LA City hearings and beyond.

The Marquez Block Party is partnering with the Malibu Palisades Chamber of Commerce

We are proud to announce the participation by the Malibu Palisades Chamber of Commerce in our exciting annual Block Party event. In addition to the nearly 30 Marquez Merchants and Businesses, local Palisades merchants, business and organizations will be joining the event to showcase their goods and services. We are looking forward to a fun day with lots of activities for all. Please welcome our visitors:



- Palisades Gift Shop
- Flower Pizzeria
- Ciela Luxury Senior Living
- Equinox Pacific Palisades Gym
- OFab Organization Fabulous
- Groza Learning Center and Academy
- Mathnasium Learning Center



Barking Dogs: Owners Beware

A new Los Angeles City ordinance is now in effect which could result in fines of up to \$1,000 and/or jail of up to six months against the owners of dogs that bark excessively. The law defines too much barking as being continuous for 10 minutes or intermittent for 30 minutes within a three-hour period. The Department of Animal Services can issue penalties of \$250 for the first offense, \$500 for the second and \$1,000 for the third infraction. For more information go to LACity.org/Ordinance, enter DOG.

Construction Noise: Limitation

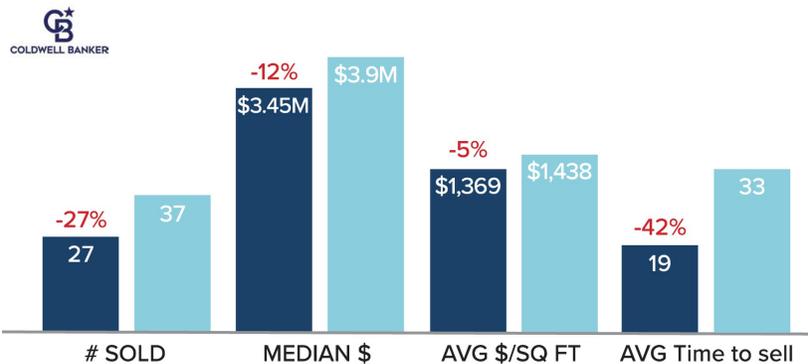
Construction-related noise is regulated by the LAPD's Noise Enforcement Team (NET). While there are exceptions to this ordinance construction is **not** allowed during these hours:

- Between 9:00pm and 7:00am
- Saturday: Before 8:00am or after 6:00pm (residential)
- Sunday: Prohibited in residential areas
- Disturbing the peace and quiet of neighboring residents

Call NET at 213 996-1250 for more information.



■ Jan. 1, 2024 - Aug. 31, 2024
 ■ Jan. 1, 2023 - Aug. 31, 2023



MARQUEZ KNOLLS HOME VALUES



DRE#00902158

310.600.7422
Buy and Sell Your Home with Confidence
edlenteam.com

Around Town

by Haldis Toppel

New PPCC Area 3 Representative Julia Nielsen (Marquez Knoll and Bel-Air Bay Club community)

Every two years, the Pacific Palisades Community Council (PPCC) holds elections for Area Representatives for the eight PPCC Areas and an At-Large Representative. Marquez Knolls is located in Area 3 along with the Bel-Air Bay Club community. After two terms as your Area 3 Representative I have stepped down to make room for the younger and vibrant generation to step up and shake things up a bit. **Julia Nielsen** was recently elected as our Area 3 Representative and will be the voice for our needs and desires at the PPCC. More information is available on the PPCC Website PacpaliCC.org.



Crime Alert, the Holidays are upon us!



LAPD advises us to keep cars and homes locked and the alarm set if you have one. Please make the shopping trips for criminals into our area as difficult as possible. These excursions will be on the rise as the Holidays approach. Have packages delivered to your house out of sight from the street, Leave your car as empty as you received it when you bought it.



MARQUEZ KNOLLS BUSINESS DIRECTORY

We extend our gratitude to these merchants who all support our community.

<p>ACS Security 100 Bel Air Rd, Los Angeles, CA 90077 (310) 475-9016 www.ACSecurity.com</p>	<p>Alper Music School (310) 454-0160 • Alper@alpermusic.com <i>50 Years of Enthusiastic Students & Happy Parents</i> Jazz Bands, Private Lessons, Jazz Camp www.AlperMusic.com</p>
<p>Gerry Blanck's Martial Arts Center 16624 Marquez Ave. <i>40 Years in the Palisades</i> (310) 310-720-3994 • www.GerryBlanck.com Yoshukai Karate, Kick Boxing, Self-Defense, 3yrs and up.</p>	<p>Max Impact Boxing Gym 16632 Marquez Ave • 310 454-7105 www.Renegadesguide.com Good for Kids</p>
<p>Michael Edlen Real Estate (310) 600-7422 www.edlenteam.com Michael@Edlenteam.com Resident for More than 40 Years</p>	<p>Alicia's Place 670 Via Santa Ynez • 310 459-0750 Serves all your childcare needs</p>
<p>Knolls Pharmacy 16630 Marquez Ave. • (310) 454-6000 <i>Mon.-Fri. 9:00am-5pm Sat. 9:00am-noon</i> Serving All Your Prescription Needs</p>	<p>TLC Hair and Nail 16650 Marquez Ave • 310 916-2039 Serving all your hair and nail needs</p>
<p>Vittorio's Restaurant 16646 Marquez Ave. • (310) 459-9316 <i>Tues.-Sun. 4:00pm-10:00pm</i> Join Us for Dinner or Take Your Meal Home</p>	<p>Oasis Palisades Wellness Center 16704 Bollinger Drive • (310) 454-5855 <i>Please Call for Appointment and MKPOA Specials</i> Massage, Acupuncture, and Facials</p>
<p>Palisades Animal Clinic 16636 Marquez Ave. • (310) 454-6503 <i>Mon.-Fri. 9:00am-12:30pm/1:30pm-5:30pm</i> infoPalisadesAnimalClinic.com</p>	<p>Malibu Coast Pet Retreat Owned by Palisades Animal Clinic (424)-402-1500 www.MalibuPetRetreat.com</p>
<p>Palisades Plumbing 16626 Marquez Ave. • (310) 459-5548 <i>Mon.-Fri. 8:00am-4:30pm</i> Serving the community for over 40 years.</p>	<p>Palisades Screen & Glass 16628 Marquez Ave. • (310) 459-3596 <i>Mon.-Fri. 9:00am-4:00pm</i> Windows, Mirrors, Screens—Free Estimates</p>
<p>Paws 'n Claws Grooming Salon 16634 Marquez Ave. • (310) 459-2009 <i>Tues.-Fri. 8:00am-4:30pm, Sat. 9:00am-3:00pm</i> Come In and Get 10% Off Your First Visit</p>	<p>Dan Urbach Compass 310-367-9865 dan@DanUrbach.com www.DanUrbach.com "Finding your home between the mountains and the sea"</p>
<p>Ronny's Market & Liquor 16642 Marquez Ave. • (310) 454-0515 <i>Mon.- Fri. 930am-12:30pm; Sat. 8am-10pm Sun. 8am-9pm</i> Deli, Breakfast, Lunch, Groceries, Beverages</p>	<p>Ronny's Park Lane Cleaners 16648 Marquez Ave. • (310) 454-9789 <i>Mon.-Fri. 7:00am-4:00pm Sat. 9:00am-3:00pm</i> Dry Cleaning (25% off), Alternations, Notary Service</p>
<p>Palisades Heating & Air 16706 Bollinger Ave. • (310) 459-5588 <i>Mon.-Fri. 9:00am-5:00pm</i> Free Filter with Service</p>	<p>Pacific Coast Design Group 16700 Bollinger Dr. • 310-573-4242 PCDG.Devin@Gmail.com General Contractors, Home Developers</p>
<p>Holly Davis Coldwell Banker Realty (310) 613-7534 Holly.davis@cbrealty.com www.hollydavis.com Luxury Property Specialist</p>	<p>Prana by Lana 16618 Marquez Ave. • (310) 948-6481 Love@PranabyLana.com Specialty Store with Gifts of Love</p>
<p>Dominos Pizza 16605 W Sunset Blvd. • (310) 454-1035 Pizza.dominos.com Order, Track, and get Rewards</p>	<p>The Gray Dragon Kid's Clothing and Toys 16620 Marquez Ave.. • (310) 923-8966 www.thegraydragon.com Since November 4, 2023</p>

MKPOA

P.O. Box 1307
Pacific Palisades, CA 90272

Presort Standard
US Postage Paid
Permit # 3320
Pacific Palisades, CA

MKPOA MARQUEZ BLOCK PARTY
in cooperation with the Malibu Palisades Chamber of Commerce
The Sidewalk on Marquez Ave

Saturday, Sept. 14, 11:00 a.m.—3:00 p.m.
Live presentations and raffle at 1:00 p.m.

THE HIGHLIGHTS

ACS BBQ hotdogs, more than you can eat!
The Amazing Greg Alper Jazz Band
Perfperformance by Alper’s Young Musicians
Gerry Blanck’s Martial Art
Center Palisades Studio
Performance Arts & Fitness Dance & New Vibes
Gymnastics

Cotton Candy
Bounce House
Magician by Mr. A Magic,
Balloon Art by Big Red,
Face Painting by Ohh la-la,
Oasis Massage

Convenient Knolls Pharmacy Flu Shots

Fire trucks to climb on, Police Cars to inspect
Merchants Raffle prizes to collect

Free Parking all day



Fun for the Family
Young and Old, and Kids and Puppies