

# HOOFBEATS



The Dapplegray Lane Property Owners Association Newsletter  
 Jeanette Jacobson, Editor  
 Ta\_jacobson@hotmail.com Oct 2022 [www.dapplegraylanes.com](http://www.dapplegraylanes.com)

## DLPOA Board Meeting

**Wed, Oct 5th 7:30 pm**

Zoom – link to be emailed

### DLPOA Calendar:

DLPOA Board Election	Nov 2nd
DLPOA Halloween	Oct 31st



### DLPOA Board of Directors

Babak Farrokh-Siar	President
Brian Little	Vice President
Chrissy Meisterheim	Secretary
Julia Ambrose	Treasurer
Adam Buckman	Board member
Meghan Patterson	Board member
Joseph Litchfield	Board member

## Read all about it!!



**Board Elections are coming up next month Wednesday November 2<sup>nd</sup>. Read a little something in this issue about your neighbors running!**



**An update from our HOA President:**

Howdy Neighbors!

The DLPOA is doing outstanding!

As we round out the year, we are in an excellent financial position, have a strong group of neighborhood volunteers leading the charge, and just came off one of our most successful neighborhood events.



In case you missed it, the summer BBQ was a great event! With over 200 people attending, we all feasted on delicious barbeque and rocked out to the live band until the latter part of the evening. I wanted to express a special thank you to several folks. Jeff Meisterheim generously donated his time to



cooking all the barbeque meats (yes, he has a full-time job too). Aside from the hours he spent planning and buying the product, Jeff prepped and cooked for nearly three days straight! Several neighbors said it was the best BBQ they ever had,

and I agree.

I also want to thank Kim Little for building the beautiful centerpieces, Jenny Litchfield and Robin Farrok-Siar for helping me with key aspects of the planning, and Joe Litchfield for preparing the arena. The evening was spectacular, and I appreciate everyone who came out to support the DLPOA and enjoy the festivities. I still can't believe how blessed we all are to live in such a fantastic community.

As a reminder, this month, the city is repaving our streets. We've been requesting this much-needed upgrade for the past couple of years and are grateful to the council



members for prioritizing the Lanes this year. We can't wait to see how beautiful our roads look afterward.

With Halloween around the corner, we will coordinate again with the sheriff's department to help us monitor traffic at the front entrance to maintain safety. Please be on the lookout for more information in the coming weeks.

Finally, we have only two more months left for this year's board term. We have some capable candidates, both new and incumbents, who are excited to volunteer to help lead the DLPOA. Please take time to submit your ballots before next month's meeting.

See you around the Lanes!

Babak Farrok-Siar  
DLPOA President

# Chucks Corner:



*Happy October birthday wishes to:*  
**Delores Ault, Belinda Barge, Bahram Bakshi, Connor Lynch and Susie Schultz!**



**Cutie Alert!**  
**Jim and Maggie Hussey** on Dapplegray are celebrating their **60<sup>th</sup> wedding anniversary** this October!!  
 Congratulations!



Happy 5<sup>th</sup> wedding anniversary to these two lovebirds;  
**Adam and Becky Buckman** on Buckskin!



### **PET MEMORIAM**

It's with great sadness that our beloved dog Gigi has passed away on August 15th. She was 15 years old but acted like a puppy. She had lots of friends she loved to play with in the neighborhood. She will be terribly missed by all.



Larry and Sheri Waldstein



### **Soccer is back in Action!!**



Jordan Easterly rested up in the backseat on the way to her first soccer game. Turned out to be a good strategy as she scored her first 2 goals ever for the U8G Teal Tornados!



Congratulations!



### **HALLOWEEN & BOO:ing**



A fun tradition in the Lanes is the annual Boo:ing.

If you hear your doorbell ring and find a treat on the doorstep with no one in sight – you have been Boo:ed!

It's now your turn to brighten someone else's October night by putting

together 2 treat bags. Add a note that says "BOO". Ding dong ditch the recipient and leave the gift on their doorstep *without being caught.*



Display the Boo sign you received in your window. This has provided hours of fun in the Lanes for adults & kids for many years!



- **Where does a ghost go on vacation?** Mali-boo.
- **What is in a ghost's nose?** Boo-gers.
- **What does a panda ghost eat?** Bam-BOO!
- **What's a ghost's favorite dessert?** I-Scream!

# Halloween in the Lanes

## Important Notice



With Halloween right around the corner we wanted to provide a quick update from the board. Every year we work to ensure the safety of our little ghosts and goblins,

providing a stress-free environment for trick-or-treating in the Lanes. A large part of creating a safe, fun environment is managing the street traffic; limiting the number of cars to clear the way for witches on their brooms. We have done this effectively in the past by partnering with the Los Angeles County Sheriff’s Department (LASD) – they generously support our safety efforts by positioning two officers at the entrance to Dapplegray Lane to manage incoming traffic, thus deterring non-residents from entering. We would like to do the same this year.



\*We want to have a few hobgoblins over Halloween night for some spooky spirits – is this ok? **ABSOLUTELY, ENCOURAGE YOUR GUESTS TO ARRIVE BEFORE 5PM.**

\*We’re going to every house where someone’s willing to smell our feet. Go get it!



Quick reminder: if a house is dark, meaning no porch light is on; let’s assume that handing out candy gives the resident mummy the heebie-jeebies and move on to the next house!

## UPCOMING DLPOA ELECTION:

This year one Board member is terming out and 4 spots are open for election. The ballot for our election is included on the last page of this issue and will be included again in our November Hoofbeats issue. Find out a little something about the folks running this year here:

### Ariana Diverio

Ariana and her husband Jon moved to The Lanes in February of 2021 along with their mini-labradoodle Frasier (yes, named after the sitcom character and yes, just as ridiculously high maintenance!). Ariana grew up in the South Bay and went to South High School, attended Loyola Marymount University and is currently back in school at UCLA Law. Ariana is the SVP at Electra-Media, Inc., an outdoor advertising firm and co-owns sister company EMI Strategies which specializes in revenue generation and high-level government relations for large scale developments (like sports stadiums – despite Ariana knowing absolutely nothing about sports).



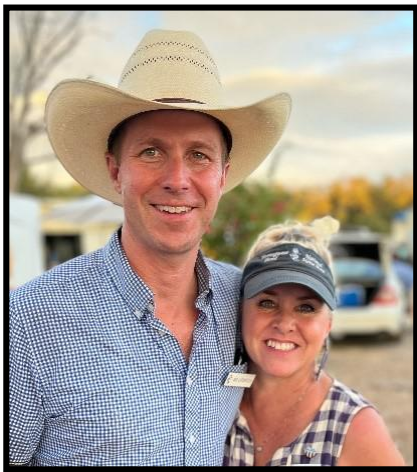
Ariana and Jon are currently exploring creating their own wine label out of their love to host, serve others, spend time with friends and family, and focus on the special things that we so often take for granted. Frasier says his mom has a special place in her heart for giving and helping others and that his mom really thinks she has a fantastic sense of humor (which the jury is still out on).

**Kareena Dong**

Kareena grew up in the Lanes and originally moved here in 1994. Her and her husband moved back in 2020 with their 3 children: Liam(6), Leighton(4), and Lennon (1). She has been an active member of the community and is looking forward to contributing more if elected. She loves being active, camping, biking, and walking the trails with her family! She is most excited to be raising her children in the neighborhood she has always called home and to contribute to preserving its traditions and values.

**Brian Little** - Incumbent

Brian and his wife, Kimberlee, moved to the Lanes in September 2019. They recently celebrated twelve years of marriage and have three children: Emilee (8.5); Caroline (6.5); Matthew (3). They have a dog, Cooper, six chickens, and plan to grow their animal roster (e.g. horses, goats, unicorns, etc.) in the coming years. Brian grew up in San Diego before heading to Los Angeles to attend USC. He has spent his career as an investment banker advising consumer brands, and also serves as an Adjunct Professor at his alma mater.

**Joseph Litchfield** -incumbent

Joe and Jenny moved to Buckskin in the Lanes in 2007 and loved it so much that when they decided to move again, they just went one street over to Dapplegray! Four daughters have been raised in the

neighborhood: Claire, Charlotte, Caroline and Cathy, and all have become very accomplished equestrians. Their family also includes three horses, a burro, multiple chickens, two dogs, and a cat. Joe is a Civil Engineer, and in 2018 he fulfilled a lifelong dream by officially starting Litchfield Engineers. Joe is currently serving on the DLPOA Architectural and Ring committees, helping where he can. He would be honored to continue to serve on the Dapplegray Board of Directors.

In his downtime, Brian can be found playing any/all sports with his kiddos, dominating family board games, and drinking responsibly with friends on the Lanes. In true LA fashion, Brian is a die-hard sports fan that is convinced we only have one basketball team (the Lakers!) and one college football program (the Trojans!). Brian has spent the last two years on the DLPOA board and looks forward to continuing to serve the best community in Palos Verdes.

**Jack McNamara**

Jack moved to the Lanes in late 2020 along with his wife, Trish and their kids Johnny (15) & Juliette (12). He is a native of New Jersey and relocated to Palos Verdes from NJ in 2011 for business. He is

an Alumni of Rutgers University and a co-

founder of Rare Collectibles TV. Jack and his family love the country feel of the Lanes. Jack looks forward to meeting more of our neighbors and would be happy to serve the community on the DLPOA board.

**Chrissy Meisterheim** - incumbent

Chrissy has lived in the Lanes for the past 4 years with her husband Jeff and kids Loukas 9 and Effie 7. Chrissy served this previous term on the DLPOA Board as Secretary and enjoyed working on passing Speed humps for the neighborhood and planning events such as our Easter Event and Summer BBQ. Speaking of BBQ, Jeff makes the best brisket, have you tried it?



Chrissy works as a realtor at Vista Sotheby's. For fun, she enjoys playing tennis at the Kramer Club and is captain of their Marine league along with fellow neighbor and board member Meagan Patterson. She also enjoys her crazy farm with 3 goats and so many chickens she lost count. Chrissy looks forward to continuing to serve this amazing neighborhood we call The Lanes.

**Paul Pham**

Paul made his forever home here in the Lanes in 2012 with his wife Gina and daughter Evangelina (10). Since then his family grew with the addition of their son



Phoenix (8) and daughter Geneva (turning 6). He has really appreciated the experience that the Lanes have given his growing family, and understands that community volunteers and neighbors helping neighbors are really what make his neighborhood unique and magical.

He is a UCLA graduate and has proven that he can be friendly to USC Trojans in the Lanes. He currently holds the rank of Battalion Chief for the City of Los Angeles where he has served for 22 years. He is a volunteer board member of the LA City Fire Chief Officers Association and he also volunteers when available as a sports dad during recess at Dapplegray Elementary where his kids attend. He strives to be a role model to his kids in how to serve and volunteer and is happy to help the community in any way possible.



**City of RHE Building & Safety Update**



Effective July 1, 2022, the City of Rolling Hills Estates will no longer process new permits through the LA County Building & Safety

Office. All Building & Safety services will be handled by Willdan. As we transition, we understand that there may be questions about your project and how to proceed. Please see the various scenarios below and instructions on how to proceed with your project.

- **New Project:** Please submit your project to the City's Planning Department by email to [planning@rollinghillsestatesca.gov](mailto:planning@rollinghillsestatesca.gov).

(PLEASE SEE BUILDING PERMIT PROCESS BELOW FOR FURTHER INSTRUCTIONS)

- **Plan Revision:** If your project was submitted to LA County Building & Safety for the initial plan check review and you would like to resubmit revisions. Please email your revised plans and agency referral sheet (if provided) by email to [BTchobanian@willdan.com](mailto:BTchobanian@willdan.com).

- **First Inspection:** If your permit(s) was issued by LA County Building & Safety and has not been inspected; please send a copy of your permit and your inspection request to [RBeltran@willdan.com](mailto:RBeltran@willdan.com). Please be sure to have a job card at the site. If you misplaced your job card or one was not issued, please note that in your email.

- **Second and Subsequent Inspection:** If your project has open permits and your project was already inspected by LA County's Building Inspector; your inspections will continue to be inspected by LA County's Building Inspector through the end of September. Please email your inspection request to [COberle@dpw.lacounty.gov](mailto:COberle@dpw.lacounty.gov).

For further information or questions, please contact the City of Rolling Hills Estates' Planning Department at (310) 377-1577 ext. 105.

Full Details on City of RHE webpage:  
<https://www.ci.rolling-hills-estates.ca.us/departments/planning/building-safety-plan-checks>

## **The Best Summer BBQ Ever!!**



"Poetry is definitely not my cup of tea" confessed Kenny Brincat to his wife Christine and neighbors Mark & Dana Weaver. How we got on the topic of poetry is a bit of a mystery as this came up just as the four of them were beaming with joy about Buckskin & Sorrels win in the Tug-of-war. This unthinkable feat, a first time in history of all tug-of-wars, was according to Kenny due to the "huuuge influx of strappy dads on Sorrel".

This year's summer barbeque will go down in history as the Best One Ever! Why, you may ask. Soooo many reasons, but here are a few:



### **THE FOOD**

Jeff Meiserheim and his posse (Todd Jacobson VIP guest from FloorRida and Gregg Patterson FAC, frequent assistant chef) outdid themselves in the meat department. They spent 15 hours smoking the most incredible brisket, ribs and according to Cindy Gelman; "the best chicken I've ever tasted"!!





Gregg, where are you?!?

The food lines were not as overwhelmingly long as they have been in the past with Babek and Jenny's new design.

Linda Retz had an enormous mountain of onions in her beans this year. Yummiest beans ever!!

Onions, which by the way did not slow down her and Kirk making out on the dance floor in the wee hours!



Marcello Povolo, with family, was enjoying the breezy evening and was eager to talk boats with our FlooRida guests. He is looking forward to getting a sailboat in the future.



Apparently Andrew Power's butt hasn't been grabbed in the last 2 weeks, but (pun intended) received some welcomed attention from the ladies to his buddies envy.



Todd, Jason, Andrew and AJ

Luca Palma, 5 years old, brought his parents and his new sister to the BBQ. He was beyond excited to ask a gazillion hurricane related questions to our out-of-town guests.



**THE COMPANY**

Jon and Ariana Divero with Frasier in tow, were debating whether or not Ariana should take over as the Hoffbeats editor in addition to running for the Board as she really enjoys writing.

We took a vote and to my surprise I was outvoted 3-1.



Phil and Julia Ambrose, recent empty nesters, were busy discussing upcoming remodeling tips between sobs with our resident Flippers Matt & Cindy Bandy. Cindy who was also happily sharing her upcoming grandma status! Congratulations!!



Kids were busy and entertained for hours filling up the barrels with sand, one plastic spoon at a time. Kaley Weaver was making sand angels with her friends wearing her best tutu as one does during sand angel making. Liam Dong was charming all the young neighborhood ladies on the rooftop!

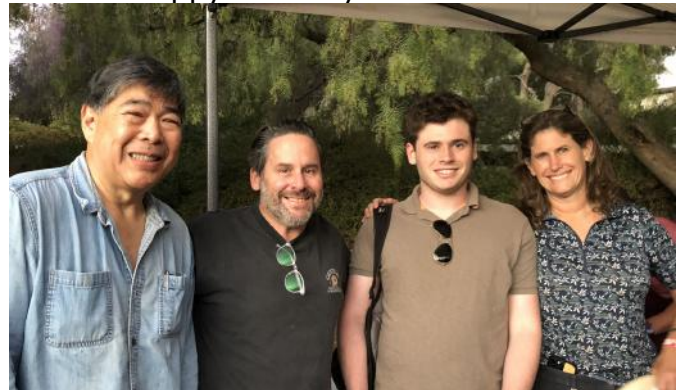


These cute, talented teen cowgirls cleaned up so nice that hardly anyone recognized them!



Al and Debby Cherry were having a blast with multiple grandkids running around!

Will Mathes brought his parents for some pre-game eating before his 21<sup>st</sup> birthday celebrations kicked in later on with his friends. Happy Birthday Will!



### **THE BAND**

We couldn't get enough of BoomBox Heros!!! "One more song, two more songs, FIVE more songs" was chanted by the audience each time they attempted to end the evening.



Gary Johnson was on a mission to get a Tom Jones song out of them. The Band did promise to expand their repertoire to fulfill his request next year. Do not miss it!!



BoomBox Heros entertained the enthusiastic crowd with sing-a-long so much so that a lot of us had no voice left the next day.

Kate Hoyne had the best dance moves along with half the neighborhood struttin' their stuff... We had dirty dancing, pole dancing, slow dancing, twerking and Carol Sefcheck and Hunky boyfriend Bruce leading the line dance section to some awesome 80's rock tunes. No gym time required after this nite!



What more could you want? Ehh, well OK... there was a lack of Country and Western tunes, but everyone's hats made up for it!



Jason Pearce managed to convince AJ Poulin to take over the singing when "Play that Funky Music White Boy" came on. (Not sure if this required any considerable effort on Jason's part..?) There's plenty of video proof of this epic piece of entertainment. Lyrics were interpreted on the ever so losey gosey side as we could all hear him singing about Chrissy Meisterheim's lack of cheeseburger consumptions. His dance moves were almost as good as Eunice Berman's who decided to join us for the first time in many years. I don't think she regretted her decision and we all loved seeing her!



### **THE VIBE**

The whole evening had an intoxicating, upbeat atmosphere, so much so that the Buckman's on Buckskin had no intentions of letting the night end early. We all raised our glasses to toast Glenn Zack who was there in spirit with us. Thank you Babak and Jenny for the Best BBQ ever!



**Ron, Cindy Chew, Kristy Hoyne and Cindy Gelman**



**Brenda Duran and Michelle Collins**



**Patricia and Jack McNamara**



**Lisa Johnson, Kelly Kelley, Evan Kelley & Nate Pollock**



**Julie and Fred Hatch**



**Gina Pham and Jenny Litchfield**



Hot neighborhood guys



The Master Chef Jeff Meisterheim



Mrs. Johnson and her proud students



Kari Ledlie and Larry Hoyne



Gina Pham, Christine Brincat, Jenny and Ryan Zack



Ryan and Gwen McCormick



**Adam Cohu and son**



**Robin Farrokh-Siar, Jenny Litchfield and Emily Power**



**Love birds Linda and Kirk Retz**



**Hoofbeats Editor JJ and Cindy Bandy**



**DLPOA President Babak and daughter Brooklyn**



**Joe Litchfield with the tainted rope...**

## Dapplegray Lane Property Owners Association

85 BUCKSKIN LANE, ROLLING HILLS  
ESTATES, CALIFORNIA 90274

Each year at the DLPOA Annual Meeting we elect a new Board of Directors and discuss issues affecting our neighborhood. This year, the Annual Meeting will take place on Wednesday **November 2nd, 2022 at 7:00 p.m. at City Hall** (at the intersection of Palos Verdes Drive North and Crenshaw Boulevard). **In order to conduct the meeting, we need 50% plus one of the members to attend, either in person or through a signed proxy authorizing another member who is current on their dues to vote for them.**

The Board of Directors is elected by DLPOA members who are current on their dues. If you have not paid your dues, this would be a good time. If you want to have a voice about what happens in our neighborhood, you can vote as long as your dues are paid by or at the Annual Meeting.

The "Official Ballot" on the next page gives you the opportunity to vote for a **maximum** of 4 people to serve on the Board of Directors. Check the box before the name of each person you select. You may also write-in candidate(s) as long as the candidate(s) has paid their dues and agreed to serve on the Board. **Once you complete your ballot, please sign it**

**and print your name, address and the date at the bottom of the ballot. Be sure to deliver your official ballot to the DLPOA mailbox at 85 Buckskin Lane or any current Board Member before the Annual Meeting.**

If you will not be able to attend the Annual Meeting, we encourage you to give your proxy to another member of the Association who is current on his or her dues by printing your name on the first line of the "Proxy" section and the name of the person you authorize to vote in your place on the second line. Then sign and print your name, address and the date. **Make sure to deliver your proxy to the new DLPOA mailbox at 85 Buckskin Lane or to the person you are naming as your representative before the Annual Meeting.** If you are able to attend the meeting, you can rescind your proxy as long as you inform the Board that night.

If you cast your vote on the new Board of Directors in the "Official Ballot" section below and you give your proxy to someone else, your votes for the new Board will be counted and the proxy will apply only to issues discussed at the Annual Meeting other than the election of the new Board. If you do not cast your vote on the Board of Directors on the Official Ballot, your proxy will give the person you name the power to cast votes on your behalf on all issues (including the election of the new Board).

Dapplegray Lane Property Owners Association  
85 BUCKSKIN LANE, ROLLING HILLS ESTATES, CALIFORNIA 90274

# OFFICIAL BALLOT

Please vote for no more than four (4) neighbors to serve on the 2023 DLPOA Board of Directors: (presented alphabetically with \* indicates incumbent)

- Ariana Diverio (94 Buckskin)
- Kareena Dong (62 Buckskin)
- Joseph Litchfield (64 Dapplegray) \*
- Brian Little (82 Dapplegray)\*
- Jack McNamara (77 Dapplegray)
- Chrissy Meisterheim (71 Dapplegray) \*
- Paul Pham (7 Sorrel)
- \_\_\_\_\_

## PROXY

(I), We, (please print) \_\_\_\_\_  
being paid member(s) of the Dapplegray Lane Property Owners Association,  
(DLPOA) shall allow (please print):

\_\_\_\_\_ to vote in my/our absence at the DLPOA Annual Meeting on November 2nd, 2022, at 7:00 P.M.

NAME: (please sign) \_\_\_\_\_

ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_