

**BIG ROCK MESAS  
PROPERTY OWNERS ASSOCIATION  
ESTABLISHED 1947  
P.O. BOX 1146, MALIBU, CALIFORNIA 90265**

August 15, 2019

Dear Association Member,

After many, many years we are raising our dues to \$400.00 annually. Historically, our dues have been extremely low compared to the majority of other Malibu HOAs.

Our Association has been very proactive in areas that affect the safety of our residents and their property. We want to be prepared for emergencies that may come our way. Below is a list of some of the Association's accomplishments, major areas of concern and commitments for the year to come. Three hundred dollars out of the \$400.00 dues will be allocated for fire prevention (aggressive brush clearance, etc.) and a generator project detailed below. It is our goal to work for the highest good for our entire community. Thank you for your continued support.

### **Regarding Assessment District 98-1**

As you may know, since the Big Rock Slide in 1983, wells and gravity drains were installed to keep our groundwater at the lowest levels possible. Keeping groundwater low is *extremely* important to the geological stability of our hill in preventing a reoccurrence of a major slide. Your septic system and irrigation contribute to a rise in this groundwater. This water is removed by these wells and drain facilities. These facilities are maintained by our Assessment District 98-1 (AD 98-1) on your property taxes.

Over this past year we submitted to the City a report and abstract prepared by geologist, Don Michael, that addressed both the history of Big Rock's geology as well as his current concerns. We have had multiple meetings with the Director of Public Works, the Public Works Commissioners and addressed the City Council regarding the maintenance, repairs and replacements covered by AD 98-1 to ensure that these facilities are kept to the best possible standards.

### **Results:**

- Since these meetings the City has now refurbished five wells.
- Through our efforts, the City has agreed to maintain and repair the above ground drainage swale between Little Rock Drive and the intersection of Big Rock Drive and Seaboard Road.
- In the future, the Board will meet quarterly the Director of Public to discuss work accomplished and work planned to ensure that all our concerns are met.

**We cannot impress upon you enough how important it is to:  
REDUCE YOUR WATER USAGE!**

### **Fire Preparations**

- **Power Generators:** Without power we have no water to fight fires. Southern California Edison has announced that they will now be cutting off our electric power during times of high winds, usually during the Santa Anna Winds that occur during the fall - the height of the Fire Season. We have, and will be continuing to raise funds thru dues as well as donations for a matching grant to fund three generators to supply power for the District 29 Water pumps that fill our water tanks at the top of Big Rock. A \$250,000 ground-breaking project, this is a major focus for us. We, as well as our Fire Fighters, *need* to have access to water during wildfires!
- **Brush Clearance:** We are currently clearing brush to create a buffer along the Eastern side of Big Rock and along our access roads. This year we will continue to create a buffer on the Western

side of our community. All this clearing must be maintained annually. Our current annual budget for this work is \$25,000. The County is contributing by clearing conservancy land to the north of Big Rock and along Big Rock Drive to the East.

- We have been working with SCE to prune hazardous trees near power lines and poles.
- We are working with County Fire as well as with our new City liaison with the LA County Fire Department, Jerry Vandermeulen, to help with the enforcement of brush clearance on residential properties.
- We have supported the organization of Street Teams that have been conducting community education programs on how to protect your home during wildfires.
- Five of our fellow Street Teamers – of our Education Committee, are now officially NFPA-Trained to conduct Home Ignition Zone Evaluations. Colin Drummond, Al Broussard, Ellen Relles, Judy Shockley and Marilou Hamill. Jurgen Cords also completed the course on behalf of CERT. You can now invite 1 or more of these individuals and receive a free inspection. This is an excellent way to understand and prepare your home and property for fire protection.

**Drug Rehab Facilities:** Promises, which had six Drug Rehab facilities, has left Big Rock. Cliffside Malibu has leased three of these properties. We have met with them and they assure us that they wish to be “good neighbors.” They have heard our concerns and assure us that they will do their best to comply on all levels. They stated that they have a three-year lease and plan to move moving back to the Zuma Area when their destroyed facilities that burned in the Woolsey Fire are rebuilt. The Board will be carefully monitoring these facilities in the future. Any issues residents have should communicate those concerns to the Association.

#### **Miscellaneous:**

- Conducted meetings with the City regarding airplane noise over Big Rock with some success.
- Our gardener picks up litter along Big Rock Drive and maintaining the dog poop stations at the beginning of our trails here in Big Rock.
- Monitoring our contracted ACS Security Patrol Service, which patrols our neighborhood three times daily.
- Mediating view protection issues with some success.
- Working with the City Planning and Informing residents on Private Seaboard/ Rockpoint concerning the proposed Breitman development of three to five homes at the end of Seaboard Road.
- Bi-annual newsletter to residents.
- Maintaining radar speed sign along lower Big Rock drive that the Association paid for and maintains.

The Association’s efforts are all accomplished by volunteers including:

- Committees that handle View Protection, Fire Protection, Grant Writing, Dewatering, etc.
- Treasurer’s duties - Financial statements, invoicing, mailings, dues collection, filing taxes. Maintaining member records, informing new members of CC&R’s, Association documents.
- Board members continue to establish working relationships with the City and various entities to ensure that our needs are known and met.
- BRMPOA hosts the Annual Meeting/Block Party
- Installed & Maintains the Big Rock Mesas entry sign at the bottom of Big Rock