



LITTLE ISLAND

News

The Little Balboa Island Property Owners' Association is dedicated to maintaining a safe, enjoyable, and harmonious neighborhood while increasing the value of its members' properties.

LITTLE BALBOA ISLAND PROPERTY OWNERS' ASSOCIATION

2020 Calendar

Saturday June 13, Summer Series Meeting 1

Saturday July 11, Summer Series Meeting 2

Sunday September 13, End of Summer In-N-Out Celebration

Saturday December 5, Little Island Holiday Party

President's Report, by Ken Yonkers - February 2020



One of the reasons we choose to include so many pictures in our newsletter is many of our Little Island property owners live out of town. Some live out of state (we send this newsletter to 14 states) and even out of the country. We get feedback thanking us for the pictures and updates as those who are not here full time do not see the changes and updates as often as most of us do. We hope you enjoy them.

Website: Thank you to **Annette Giermann** for spearheading our new website project. If you have not yet visited the site, please go to **littlebalboaisland.org**. You may renew your membership online, print and mail a membership form, search Little Island store inventory, view pictures, see the calendar of events, view past newsletters, contact us, etc.

Irvine Ranch Market Balboa Island is Open! After a few delays, and a few hiccups, the new Balboa Island Irvine Ranch Market is open! Owners **Robin Kramer** and **David Wong** have completed their long awaiting expansion to Balboa Island. They did an amazing job restoring the old Hersey's building into a usable space. They also did a nice job incorporating the old photos and maintaining a historic vibe.

At about 4,000 square feet, the new location is about a quarter of the size of the Costa Mesa store, which will remain open as the flagship. The new store has many of the same features: baked goods, meats, house-made sushi and sandwiches to go, liquor, wine, produce and dry groceries. Kramer and Wong will continue to source specialty items locally.

The Balboa Island space is too small for the popular self-serve salad bar the Costa Mesa store enjoys. However, salads will be made to order behind the deli counter. Hot foods look to be a forte, with the couple's son **Ryan Sumner**, a classically trained chef who most recently led the kitchen at Newport's Lighthouse Cafe, joining the family business and crafting signature recipes.

Hopefully the residents will support this store. They are open daily from 7:30 am to 8:30 pm.



Lighthouses: We have asked local handyman, **Steve Mitchell**, to touchup the top of our lighthouses. Every couple years we give the lids a fresh coat of paint and it really needs it now.

Little Island Trivia: Question: What Little Island property owner has had their home in the family the longest?

Answer: The Black family, 212 Abalone, since 1926

Bridge-Rail: It finally happened. The permanent bridge-rail was recently installed after more than two years since the bridge completion (the bridge reopening was July 25, 2017). Some of you have pointed out that the bridge-rail color does not match the stair-rail and even some of the angle designs are different. We were assured by members of Public Works that eventually, as the new rail is exposed to the sun and elements, it will more closely match the stair-rail color. This is a difficult process as there is a “dipping” procedure that is more of an art than science. Despite the rounded and 90 degree angles being near each other, there are both rounded and sharpened angles on the stair-rail.



Median Projects: We are deep in the permit process for our median projects. As you may recall we are seeking to add a “Yard Arm” nautical flag pole to the first median from the bridge as a grand welcoming presence. In addition, we are looking to put up-lights on our Palm Trees with outlets near the trees so they can be decorated with lights for the holidays. Then we need a light on our flagpole, of course. Thanks for your patience. This has been a lengthy permit process and we are attempting to tie these projects together to save the association money on the permit fees

Signage Update: The Public Works Department is in the process of updating the signage around Balboa Island. They feel there are too many signs and some need an update. I used to joke with former Mayor **Ed Selich** that I witnessed people having sandwiches on the beach and if that constituted a picnic (see the sign) I was going to call the police (the City's definition of a picnic is 25 people or more). Some of you like the current picture signage and feel it is functional. Others have even said, “A picture is worth a thousand words”. If you have strong feelings on this and would like to keep the picture signage, please let us know and we can also put you in touch with the City employees working on this project.



Your Board Has Recently: Had a board meeting, elected officers, approved the 2020 budget, called the City municipal operations to have a dumped tree picked up adjacent to the trash receptacles on the East Bayfront, called CR&R to pick up an abandoned BBQ in an alley, called Animal Control to retrieve a deceased duck, attended a Newport Harbor Water Quality meeting, attended a meeting regarding the OC Airport flights, alerted a City Utilities Operations Support Supervisor of a loose drain on the boardwalk as well as a clogged drain, sat in a meeting with Public Works regarding the boardwalk signage, and had yet another meeting with a Public Works Engineer and the City Electrician about the medians projects.

Treasurer's Report: By **Annette Giermann:** As of 2-7-20 our treasury balance is currently \$19,506. This balance is below our annual budgeted items but we are just getting going on 2020 membership. Thank you for your continued generous support which allow us to improve and beautify our community. You may pay your membership online at littlebalboaisland.org or you may send a check for your desired membership level payable to LBIPOA, P.O. Box 74, Balboa Island, CA92662.

Holiday Light Winners: Thank you to so many of you who did a wonderful job decorating your home for the holidays. Thanks to you, we have the magical feeling of the holidays on our Island. Many of you were deserving of an award, however there are only so many to give. The following were BIIA Holiday Award Winners on Little Island:

- 117 Abalone
- 205 Abalone (**Banas**)
- 114 Crystal (**Brown**)
- 200 Crystal (**Girling**)
- 205 Crystal (**Wendell**)
- 207 Crystal (**Rodriguez**)
- 215 Crystal (**Yonkers**)
- 219 Crystal (**Oliver/McCracken**)
- 111 East Bayfront (**Busby**)
- 309 East Bayfront (**Wickett**)
- 335 East Bayfront (**Uncapher**)
- 343 East Bayfront (**Lewand**)
- 351 East Bayfront (**Olson**)



Irene Yonkers is the Chairperson for the BIIA Holiday Home Judging. She is not a judge and she does not judge her own home. She simply coordinates the judges. Judges are provided with a ballot with criteria to look for (this was not always the case). Each area is assigned 3 sets of judges (which can break a tie) and an attempt is made to rotate the judges every year so the same judges are not judging the same area of homes each year.

Over the years there has developed a bit of a status for the winners. Winners are given a plaque and a "Holiday Light Winner" sign to display in front of their home.



Despite judges being given criteria to look for, there is of course, a human element and subjectivity in the judging. There are always a few "love notes" from people, often unsigned, disappointed that they did not win an award. They often threaten to not decorate in the future. We encourage everyone to decorate for yourself and your neighbors, not for the possibility of an award.

We have observed the older judges tend to prefer more traditional décor while the younger judges tend to like color and animation.

Some of the listed Bayfront winners were also Ring of Lights Winners from the Newport Beach Chamber of Commerce. Thanks again to all who decorated so beautifully.



Mel delivered our UPS packages for 27 years

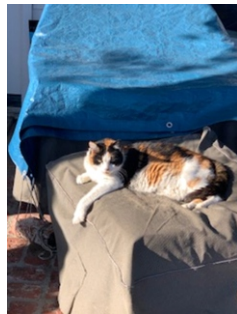
Changes in Delivery Personnel: There have been some changes in who delivers our mail and packages on Little Island. Jola delivered mail to Little Island residents for decades. She recently retired and helped Franklin land the premier U.S. Postal route.

We ran into longtime UPS driver Mel at 520 Newport Center Drive. Mel, who has worked for UPS for 31 years, delivered our packages on Little Island for 27 years! He requested a change to the corporate area of Newport Center where he says it is less grueling on his back. The corporate area he says involves less climbing up and down the truck. He says hello and misses everyone!

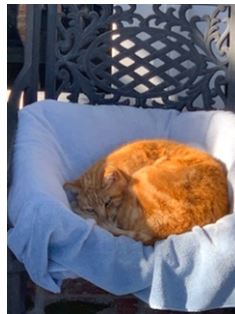
The Real House-Pets of Little Island:



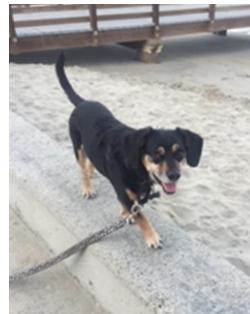
Scooter Hicks



Damn Cat



Bandit Wickett



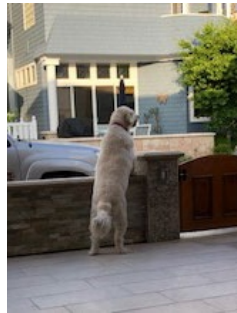
Barney Holmberg



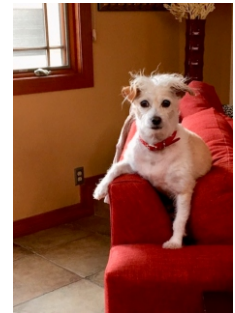
Pepper Wickett



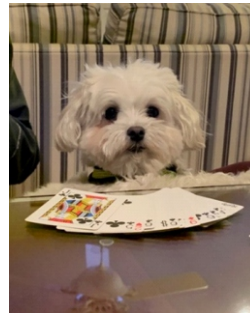
Tyler Baron



Lilly Banas



Daisy Bromberg



Tucker Giermann playing cards.



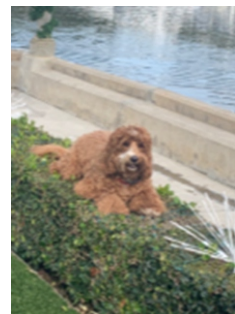
Rosie O'Neil



Mischa Culpeper



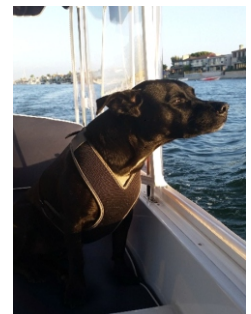
Riley Thomas



Spark Olson (sister of Leo Yonkers)



Lani & Leo Yonkers



Murphy Smoot

Photos from yesteryear:



In Remembrance:

Lois J. Bridges June 18, 1930 – September 11, 2019

Lois was born in Crestline, Ohio to Milt Bagley and Charlotte "Honey" Scott. They moved to Eagle Rock, CA when Mom was 5 years old.

She remembered that life seemed better and a lot simpler, and that small amounts of money went a long way. She also had date nights with her Dad when Charlotte was playing bridge with the girls. They loved going down to Burbank to listen to an unknown signer/piano player named Nate King Cole perform.

Lois was very popular in high school, and was active in sports, including tennis, swimming, basketball, and sunbathing. The family vacationed summers at Victoria Beach in Laguna Beach, where she played volleyball with Ozzie Nelson. This is, no doubt where she picked up her love of the ocean. Then off to college to USC where Mom pledged the Chi Omega sorority, and met Jim Bridges, member of the Theta Xi Fraternity, right next door. They subsequently married on September 30, 1950. Son Steve was born in 1951 and Bill came along shortly thereafter in 1953.

In 1954 they moved to Pasadena, where she was active in charitable organizations, Trojan League, ushering Steve and Bill to golf, tennis, swimming, and of course, there was USC football with Jim, Steve and Bill. The family moved to Newport Beach in 1966 and bought their first boat "HONEY", a 28' sport-fisher. Lois got seasick, but she never wanted to miss out on anything, so she took Dramamine and went along fishing. Jim sold his business in 1971 and retired to spend more time with his family, travel and fish. In the process, Lois became an outstanding angler. She caught and/or released 48 Marlin in local waters, which included tournament wins and awards for the largest Marlin by a wife for the Tuna Club and Balboa Angling Club on several occasions. In addition to being an accomplished angler, she also captained our boat for Jim on his first Swordfish (275#) in local waters.

Except for one incredible 3-month vacation to Europe in 1973, almost everything revolved around fishing and USC football and basketball. Mom and Dad loved Cabo and spent a lot of time with friends fishing in the East Cape and Palmilla, in particular.

Lois was a wonderful loving wife, mother, mother-in-law, grandmother with a beautiful smile, sparkling blue eyes and always a positive attitude, and will be terribly missed.

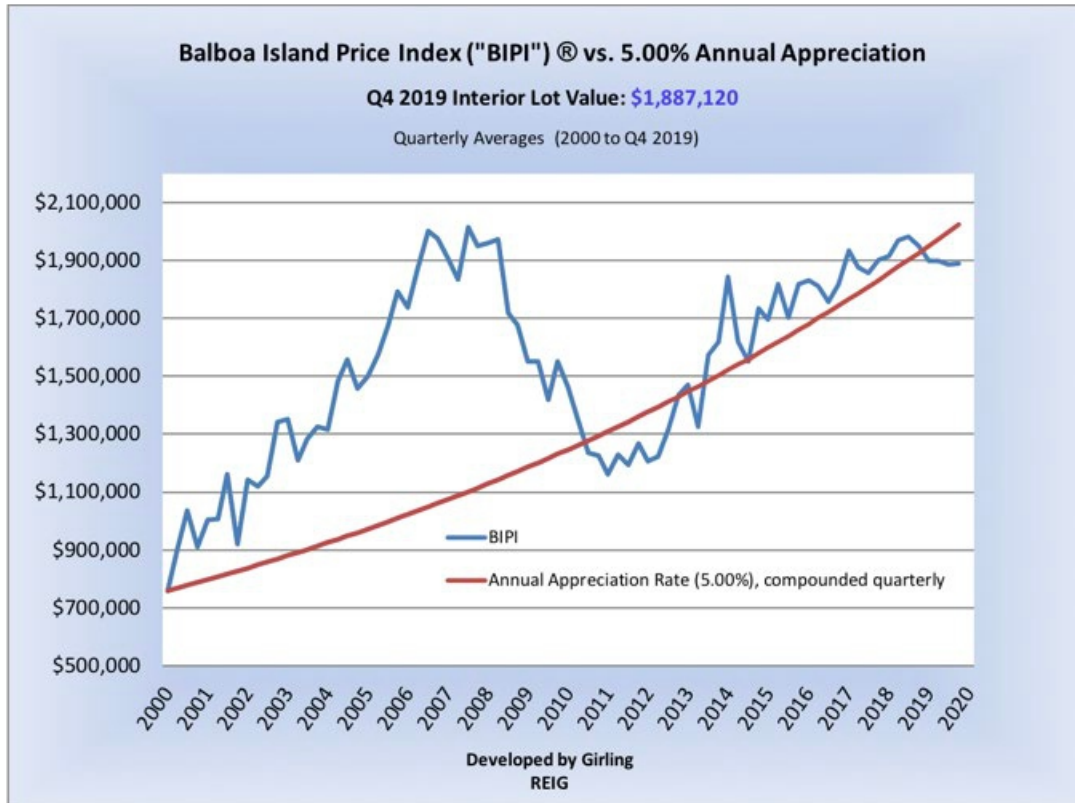
Lois was pre-deceased by her husband, Jim in 2005, son Bill in 2009, and is survived by son Steve Bridges, his wife Diane and grandson, Alec Bridges. In lieu of flowers, please direct your donations to the Alzheimer's Orange County www.alzoc.org/getinvolved/donate/ Tax ID: 953702013 Section 501(c)(3) (949) 955-9000 or by check: 2515 McCabe Way, #200, Irvine, CA 92614
Editor's note: Lois was a longtime fixture on the East Bayfront of Little Island and will be missed.



Balboa Island Real Estate: Real Estate Market Overview of Balboa Island (as of 1-26-2020), by **Bing Girling**

General Market Commentary

Lower inventories (active properties for sale), home prices that were leveling off but appreciated at higher levels the past quarter, still low affordability and interest rates that are still at historical lows characterize the real estate market. Lot value as measured by The Balboa Island Price Index ("BIPI") in Q4 is \$1,887,120 (see below). Interior lots on Balboa Island are within 5.6% of peak levels in 2007 and are down 3.2% year over year. **Newly constructed homes are still exceeding peak '07 values selling at an average of \$1472 / SF in 2019.**



Summary of Current Activity on Balboa Island

Current Active Listings (both Islands) – 22 Interior Properties (17): \$1,649,000 - \$3,500,000

Bay Fronts (6): 139 NBF - \$3,650,000 (no dock), 400 SBF - \$9,850,000 (no dock, near ferry, proposed new build)

Grand Canal (1): 126 Grand Canal - \$3,795,000 Little Island (3)

Interior, New Construction (3): 218 Onyx, 203 Sapphire, 109 Onyx

Active Under Contract / Pending (8)

AUC: 804 Park - \$2,195,000, 308 Sapphire - \$2,975,000, 109 Onyx - \$3,500,000, 808 SBF - \$7,500,000 (no dock)

Pending: 210 Collins - \$2,195,000, 305 Sapphire - \$2,980,000, 202 Amethyst - \$3,365,000, 109 NBF - \$4,950,000 (dock)

Closed Sales

2019: 52, **2018:** 48, **2017:** 50, **2016:** 42, **2015:** 37, **2014:** 36, **2013:** 38, **2012:** 48, **2011:** 42, **2010:** 39
53 in '04 - highest since 2000.

Membership: We aim to break a membership record again this year. While the newsletter serves as a useful reminder on your membership status, we are sending it less often with our enhanced electronic communication. If you do not see your name listed below (this list is as of 2/13/20), please join at littlebalboaisland.org. You may also mail a check payable to LBIPOA, P.O Box 74, Balboa Island, CA 92662. We do make an occasional error and if we have, we apologize. If you feel you have paid, please check your records and communicate with us. Occasionally people confuse our association with the BIIA. Much to our surprise and delight, approximately half the memberships so far this year have come in electronically through the website!

We feel our Association helps Little Island property values (most realtors agree that Little Island standard lots tend to be valued at about \$150k - \$200K premium over the big island). Your voluntary membership dues go to: Little Island beautification projects (like our medians), lighthouse maintenance, holiday party, End of Summer In-N-Out Celebration, this newsletter, CERT emergency supplies, an advocating role with the City of Newport Beach, and more.

Thank you for your membership and generosity!

Thank you to our 2020 LBIPOA Membership Roster:

Admiral (\$1,000):

Abrams, Don & Gwenn
Cassell, Ron & Carole
Dirk, Patrick & Mary

Commodore (\$500):

Burch, Jeff
Eggert, Steven & Pamela
Herring, Michael & Lisa
Piluzza, Gary & Joanne

Captain (\$250):

Baker, Bob & Cheryl
Bromberg, Steven & Ronnie
Culpepper, Patti
Podley, Bill & Kathy
Silk, Steve & Sue
Watkins, Nancy

Lieutenant (\$100):

Adelsberg, Saul & Dawn
Callahan, Bob & Terry
Carmichael, David & Beverly
Clerx, Ben & Kristie
Giermann, Annette
Guanci, Anthony & Cheryl
Herdman, Jeff & Sally
Jordan, Cliff & Donna
Lewis, Dee
Luckey, Brett & Julie
Maron, Mary
McCracken, Robert & Phillip
Murphy
Mekjian, Mike & Maureen
Norris, Katie & Will
O'Neill, Barry & Ann
Peskind, Craig & Barbara

Sandberg, Al & Jeannette

Steele, Tim & Jan

Thagard, Kristine

Wendell, Jim & Teresa

Witt, Basil & Judith

Wold, Michael

Yonkers, Ken & Irene

Yount, Roger & Becky

Ensign (\$50):

Arnold, Larry & Heather

Baldoni, Mary

Banas, Patrick & Meridee

Borella, Chris

Burton, Dea

Cormier, Len & Gloria

Hasbrouck, Richard & Carolyn

Lake, Cynthia

Lewis, Dottie

MacDonald, Lynne

Munroe, Dorothy

Parks, Kathy

Podany, Sue

Seat, Bob & Sandy

Sperber, Pam

Tift, Allison & Wade

Vander Hulst, Leonard & Robin

Wakeman, Mark & Jane

White, Gail

Little Island Store: We continue to carry a small inventory of T-shirts and flags. The T-shirts are Hanes Beefy-T, true to size after shrinking up. The GPS coordinates on the back of the shirts are the exact coordinates of Crab Point on Little Island. We currently have T-shirt sizes: Adult: S, M, L, XL & XXL. Youth: M & L. Shirts are \$20. We also have several Little Balboa Island license plate frames and No Soliciting signs - those are free to members. Little Island flags are now available: One sided banner flag (\$40), 2' x 3' double sided flag with grommets with artwork either vertical or horizontal (\$80), double sided burgee 8"x12" (\$50) double sided burgee 12" x 18" (\$60). Our motivation here is simply to promote Little Island spirit. We are selling these items very near our cost. Please email or call Ken at ken_yonkers@ml.com or 949-683-7805 to order or reserve items. He'll deliver locally on his golf cart with a smile.



Please remember the LBIPOA is not a policing organization. We are a voluntary organization with voluntary dues with voluntary leadership. We will gladly provide you with information and contact numbers to help you resolve any issues you may have.

Important Phone Numbers:

- Newport Beach Police (non-emergency), **949-644-3717**
- Newport Beach Code Enforcement, **949-644-3215**
- Newport Beach Harbor Master, **949-270-8159 | VHF Channel 19**
- Newport Beach Parking Control, **949-644-3717**
- Orange County Sherriff Harbor Patrol, **949- 723-1002**
- CR&R (refuse collection), **866-949-9694**

Your Councilman: Jeff Herdman jherdman@newportbeachca.gov

Email of the entire City Council and City Manager Grace Leung at citycouncil@newportbeachca.gov

Here are your current hard working LBIPOA Board Members and how to reach them:

- Ken Yonkers**, President & Secretary, ken_yonkers@ml.com **949-683-7805**
- Linda Kensey**, Vice President, Airport, linda@avacap.com **949-675-0125**
- Annette Giermann**, Treasurer, Holiday Party, BIIA Liaison, balboalover@gmail.com **949-673-5523**
- Vickie Girling**, girling@sbcglobal.net **949-675-0582**
- Bing Girling**, City of NB Rep., Little Island Bridge holiday lighting, girling@sbcglobal.net **949-675-0582**
- MaryAnne Hunt**, maryedhunt@sbcglobal.net **949-675-7072**
- Dan Mariscal**, Sand and Sea Walls, danm@hirsch.com **818-612-1740**
- Dick Mays**, CERT safety Program, rmays206@gmail.com **949-673-5508**
- Craig Peskind**, craig.peskind@sbcglobal.net **818-262-1513**
- Colleen Smoot**, colleensmoot@hotmail.com **949-673-0239**
- Becky Yount**, rly56@sbcglobal.net **714-686-6783**
- Roger Yount**, Harbor water quality, rog.yount@gmail.com **714-269-8765**
- Geof Wickett**, Bridge flags, geofwick@aol.com **714-469-8488**

Other Volunteers:

- Dog Bag Dispenser Replenishment: **Joanne Thomas, Mike & Sue Buetell, Ken Yonkers**
- Light House Keeper: **Ken Yonkers**
- CERT: **Dr. Dick Mays**
- Refuse Dispenser Polishing: **Mary Madison, Phil Smoot, Joel Holmberg**
- Little Island Adopt a Pot: **Susan Sims, Trish Hurley, Joanne Thomas, Susie Barron**



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