



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

2023 Remaining Calendar

Sat. August 12, Summer Series Meeting (123 Crystal) Featuring Mayor Noah Blom

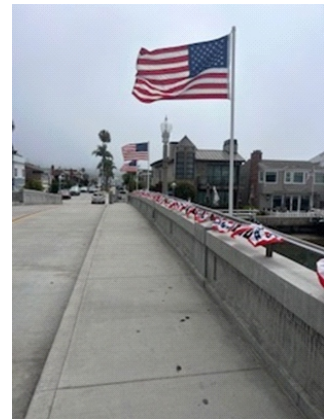
Sun. September 10, End of Summer TK Burger Dinner Celebration

Sat. December 2, Little Island Holiday Party

President's Report, by Ken Yonkers - Summer 2023



As I look around Little Island this summer, all seems to be great in paradise. We have new flags on both our flag poles, our medians look beautiful (thanks to **Annette Giermann** who does so much for us, she oversees our beautification, serves as Treasurer, serves on the BIIA, coordinates our holiday party, and more) and the roses are vibrant. We hope you are having a wonderful summer! Thanks to **Geof Wicket & Norm Lessard** who put up our bridge flags. Thanks to **Bing Girling**, who provides us with new sales/new owners' information. Vice President **Linda Kensey** keeps a keen eye on airport news. She spends hours in meetings and speaking to people to keep us informed. Please be sure to read her article in this newsletter. **Blake Longo** has taken on Harbor water quality. Thank you to **Maggie & Scott Brown** for allowing us to use their yard for our parties and meetings. We could use more volunteers to help replenish the dog pick-up bag dispensers.



Coyote Sightings on Little Island: We continue to get notified of early-hour sightings of coyotes roaming our Little Island. One of our residents reached out to us and said his yard was being used as a coyote dining hall! According to the NB Animal Control, Coyotes are generally nocturnal and not a threat to humans. Please keep your pets inside!

Sand Replenishment: The City was very cooperative with us in getting sand where they could. This is always a tricky situation as some residents request no sand. New sand is not always available each year, but they can often put Bobcats on the beach at low tide to give a "fluff" that looks like new sand. This year they did both.



End of Summer Dinner Celebration: If you heard the rumor, it's true. We are transitioning from In-N-Out to TK Burgers. In-N-Out simply no longer has the fleet of small trucks that can maneuver on our Little Island. Thank you to Craig Peskind who has undertaken chairing this terrific Island event. The board has even done taste testing on some desert vendors. As always, the event will be the Sunday after Labor Day (Sunday, September 10). Be patient with the change, it will be great. Invite the grandkids!



Thank you to the Manclark Family: Darby and Dr. Bill Manclark are retiring after their 50th Fourth of July pancake breakfast with an estimated 10,000 pancakes served. Last year, the Association presented them with a



community service award for their longstanding event that brought neighbors together. We hope their kids, or someone will pick up and continue this wonderful event that facilitates Island cohesiveness.

Construction Hours: Construction hours in Newport Beach are from 7:00 a.m. to 6:30 p.m. Monday through Friday. Also, there is no construction on Saturdays on Balboa Island, along with none on Sundays or major holidays.

On June 11, 2019, the City Council adopted Ordinance No. 2019-9 restricting construction-related noise on Saturdays in the designated High-Density Areas; which disallows construction on Saturdays. The High-Density Area map identifies the following: Balboa Island, Balboa Peninsula, Bay Island, Bay Shores, Collins Island, Corona Del Mar Village, Harbor Island, Linda Isle, Lido Isle, West Newport, and Newport Shores.

As an association, we do not do any policing, however, you may call NB Code Enforcement at 949-644-3215. You may also call the Newport Beach Non-Emergency phone, 949-644-3717 (which you all should have in your phone anyways). This number can also accommodate calls for NB Animal Control, NB Parking, etc.

Holiday Party: Mary and Patrick Dirk have again graciously offered to host at their beautiful home on S. Bayfront. If someone else would like to host and offer the Dirks a break, please let us know.



Bench Replacement Program Underway: The bench replacement program is underway and being done in two phases. The first phase is complete and the second is estimated to take place late winter.

56 benches surround the Little Island and Big Island bayfront at the end of each street. The benches are/were made of teak, unlike the 53 benches on Marine Avenue which are made of Brazilian Cherrywood. Some of the teak benches are over 25 years old and nearing the end of their useful lives. The existing benches are the product of a BIIA (Balboa Island Improvement Association) initiative to beautify the Bayfront with uniform wooden benches donated by Island residents. Similarly, BIIA spearheaded the donation of the Brazilian Cherrywood (Jatoba wood) benches gracing Marine Avenue.

With a bit of controversy, the NB Public Works Department has been reaching out to previous donors and will detach the donation plaques and return them to the original donors, or offer them the whole bench with the plaque still attached as it gets replaced.

Brazilian Cherrywood is a sustainable hardwood many times denser than teak. It is an environmentally friendly choice and a cost-effective one. New Brazilian cherrywood benches cost approximately \$1,500 each (half the cost of a proposed plastic) and last 25 years or more. They can be resealed every couple of years or left to develop a silver-gray patina. After enthusiastic interest from the residents and all the associations, the City opted to invest in the high-quality wood benches, but as a compromise, we will let the benches patina to save on future maintenance costs. Thanks to

Randy Black for providing us with some of the details here.

Island Merchant Scoop: We spoke with **Cynthia Shafer** of the Royal Hen and the President of the Balboa Island Merchants' Association. The Royal Hen will now be open Tuesdays for Taco Tuesday for all sorts of tacos (and now only closed Mondays). **Mayor Noah Blom** and his partners have torn down the building next to the old Starbucks on Marine to get ready for the new Arc Restaurant. They are probably 18 months out from their opening. Mercado Taco Shop is close to opening and reportedly awaiting a full liquor license. Next to the bridge is a new store, Natur'all, a holistic store featuring gemstones, minerals, and more. On Agate there is a new concept where 501 Park restaurant was located and is now Todos Santos Balboa island. They often appear busy! A rare building removal on Marine Ave to make way for the Arc Restaurant.



Adopt a Pot: We know this is a touchy and potentially sensitive subject as some of these pots are or were dedicated to someone at some point. Currently, there are no dedication signs or plaques that we can see. The Board feels that the Little Island flowers should be in the 80th percentile of what is on both islands. We thank those who have taken responsibility for pots in the past. We want to re-up our effort and appearance, or we are considering opting out of the program altogether and taking it upon ourselves to buy, manage, and care for them. We welcome any input on this and sincerely apologize if we have offended anyone.

Example of Little Island Pots:



Examples of Big Island Pots:



Airport Update: By Linda Kensey, Vice President

Greetings to all Little Island Residents! I have not written about the airport in quite a while, so I am going to catch you up on a few things.

The major airlines have been involved with Noise Mitigation Workshops which are run by the Airport Working Group, with participation from the City of Newport Beach. Towards the end of 2022, all the carriers except Alaska agreed to fly what is called NADP1 (Noise Abatement Departure Procedure 1), which means the planes will climb higher, faster. When they fly over Balboa Island, it will be at a higher altitude than if they were flying what is called NADP2. Alaska will fly NADP1 eventually. This is entirely voluntary and many thanks to the AWG and the City.

The commercial air carriers are focusing on upgrading their fleets to newer, quieter, more fuel-efficient aircraft like the Airbus NEO and the Boeing 737 Max. It will, of course, be quite a few years before all the aircraft have been changed over.

Every so often, the idea of lengthening the runway to accommodate bigger, wide-body jets gets floated around. It came up again in 2022. Our Mayor at the time, Kevin Muldoon, wrote a letter to the Orange County Board of Supervisors (the airport is owned by the County of Orange) asking the Board to NOT do this. Mayor Muldoon received very different letters from two of the five Supervisors, Lisa Bartlett and Katrina Foley. Ms. Bartlett's letter did not state her position directly, but it was clear she was not at all opposed to a longer runway (Ms. Bartlett was termed out at the last election and is no longer on the OCBOS). Katrina Foley (who represents us) was very much against such a runway. I do not know how the others on the Board lean on this issue.

If this runway is hard to picture, it would go over the 73 freeway. The County owns the property the golf course is on just past the 73 (SW of Bristol). The golf course would cease to be.

There is no vote or study on this subject scheduled at this moment. However, the fact that lengthening the runway came up as a topic at all is just something that we should be aware of.

The Orange County Board of Supervisors approved what is called the GAIP (General Aviation Improvement Plan) on September 15, 2020. The GAIP awarded 35-year leases to two FBO's (Fixed Base Operators) Clay Lacy and ACI. Jay's Aviation is also an FBO at John Wayne Airport.

In addition to their regular service, tie-down and hangar space for private jets, Clay Lacy will house Air Support Facilities for the Orange County Sheriff's Department and the Orange County Fire Authority. ACI will have a U.S. Customs facility for private jets flying in from other countries. It will take 7 to 8 years for all this to be built out.

The Airport Working Group and the SoCal Pilots Association, have, separately, filed claims with the FAA regarding the Environmental Impact Report (EIR) done regarding the GAIP, before it was voted on by the OC Board of Supervisors. The airport gets Grant Assurances from the federal government. That is, they get money from the federal government and part of accepting that money means they are expected to be fair to all parties. Our OC Supervisor (at the time the GAIP was voted on), Michelle Steel, assured the pilots of small aircraft that they would have the same amount of real estate that they had at the time. However, the definition of small general aviation aircraft was changed in the EIR from "Under 49 feet (wingspan), and under 12,500 lbs" to "Under 12,500 LBS", which means quite a few private jets could qualify. The original definition is an FAA definition. Also, the rate structure for what actual small aircraft pay to rent space, has gone way up since the GAIP.

It will be interesting to see how this all works out.

The upshot of the GAIP is there will be more private jets at John Wayne airport. Also, just to remind everyone, only the commercial carriers have a curfew. The private planes do not.

One other thing regarding the GAIP. The County told JSX that they had to move into the main terminal. JSX has regularly scheduled flights and they sell tickets which makes them a commercial carrier. However, JSX sued and now they do not have to move into the main terminal. However, they are housed in ACI and ACI wants them to go, so who knows how that is going to turn out.

As of January, 2023, the Chair of the City's Aviation Committee is our current Mayor, Noah Blom, the Vice-Chair is Councilwoman Lauren Kleiman. In the past, the Aviation Committee has always come up with a List of Priorities in January that they then work on during that year. This year, Mayor Blom is having the all members of the Aviation Committee work on the same thing, renegotiating the Airport Settlement Agreement.

Signatories to the Settlement Agreement are: The County of Orange, the City of Newport Beach, and two community groups, the Airport Working Group (AWG) and Still Protecting Our Newport (SPON).

Items in the Agreement include: the curfew, the annual passenger cap, and number of daily departures for both passenger planes and cargo service, and the number of passenger loading bridges.

The current Agreement expires December 31, 2030, with the exception of the curfew, which doesn't expire until 2035.

Last thing, there are 7 noise monitors in the back bay. The airport has the Access and Noise Office which monitors the monitors. They keep track of the noise and throw out incidents that can be attributed to things like lawn mowers. The Eastbluff Community has their very own noise monitor and do their own monitoring. They don't always agree with the Access and Noise Office.



Balboa Island Real Estate Market Overview (as of 6/4/23) by Bing Girling

In general, the real estate market continues to be affected by high interest rates, limited inventory of homes for sale and lower demand expected in the short term as long as mortgage rates remain high. New home sales continue to show improvement with the tight supply in the existing home market. Although affordability is up from 17% in Q4 '22, only 20% of CA households can currently afford to buy a median-priced home. The number was 56% in 2012. Orange County was the least affordable county in CA at 12%. The Case-Shiller Index has shown home prices to be increasing over the previous two months, and the results suggest that the decline in home prices that began in June of 2022 may have come to an end.

Mortgage rates in the high 6's are not only causing homebuyers to take pause in their plans to purchase a home, but they are also causing business closures of mortgage originators and real estate brokerages.

The limited supply of homes for sale is seen in the number of homes that have sold on Balboa Island thus far this year, compared to previous years (see below - high sales prices for the year are in parentheses):

- 2023 to date:** 12 homes sold (220 Sapphire sold for \$5mm)
- 2022:** 43 homes sold (407 NBF sold for \$10.8mm & 351 EBF on Little Island sold for \$21.915mm)
- 2021:** 74 homes sold (1802 SBF on Little Island sold for \$12.45mm)
- Active inventory as of 6/4/2023
- 7 active listings ranging from \$1.95mm (1207 Park) to 8.395mm (308 Grand Canal)
- 5 properties in escrow

Side Note: If you are contemplating the purchase of a home, make sure that you procure homeowners insurance very early in the process. Many purchasers are having challenges procuring insurance policies because some insurers are no longer writing in CA (e.g., State Farm) or they are concerned with rising construction costs that are outpacing inflation as well as the inherent disaster risks in CA.

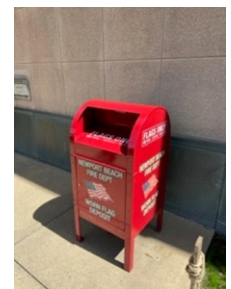


In Remembrance: Joanne Thomas

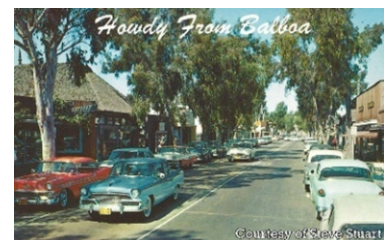
Joanne Sueess Thomas passed away shortly after the new year surrounded by loving family. She leaves behind a legacy of life lived to the fullest, and immeasurable love for her family and friends. Joanne was born in Los Angeles, California, and moved to Balboa Island where she and her sister Doran (Kough) spent most of their childhood in the home built by their parents on Balboa Avenue. Her father was the Island dentist (Dr. Sueess). Longtime resident Dan Mariscal (who passed last year) recalls playing "kick the can" in the street on what is now Park Avenue with Joanne and her Patti Riley (Culpepper) when they were kids.

Joanne married Don Thomas and raised 3 children, Stacey, Karly, and Brad. All three were raised in Laguna Beach, and have gone on to have families of their own, providing Joanne with 9 incredible grandchildren. While she will be missed by all of those who knew and loved her, her spirit will live on and will forever be in our hearts.

Where Do You Throw Away Your Used Flags? On Balboa Island, many homes display flags, especially the American Flag. We are often asked, "What can I do with my worn flag to respect it and abide by etiquette?" The Newport Library in the Civic Center has a deposit box for your used American Flags. Now you can properly rid yourself of your used flag and be guilt free as they will be given a proper burial by the NB Fire Department. This is located to the right of the main library entrance.



Photos From Yesteryear:



Membership: We aim to break a membership record again this year. While the newsletter serves as a useful reminder of your membership status, we are sending it less often with our enhanced electronic communication. We also send a separate billing reminder in January. If you do not see your name listed below (this list is as of 6/30/23), 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 we recommend supporting both associations).

Your voluntary membership dues go to: Little Island beautification projects (like our medians), lighthouse maintenance, holiday party, End of Summer Dinner Celebration, this newsletter, CERT emergency supplies, fresh flags, median beautification (flowers & rose care), an advocating role with the City of Newport Beach, and more.

Thank you for your membership and generosity!

2023 Membership Roster (as of 6-30-23):

Admiral (\$1,000):

Don, Gwen, & Ben Abrams
Jeff Burch
Renee Dellar
Rich & Susan Godfrey
Barbara Grimm-Marshall & Darcy
Marshall
Mike & Anne Scioscia
Watty & Kimmy Watson

Commodore (\$500):

Fred & Marilyn Anderson
Greg & Susan Brackovich
Scott & Maggie Brown
Randy & Jerry Bue
Ron & Carol Cassell
Mary & Patrick Dirk
Kelly Doyle & Bill Barnett
Steve & Pam Eggert
Teri & Walter Ferguson
Ken Honig
Lucinda & Greg Mariscal
Bill & Kathy Podley
Sandy & Bob Seat
Larry & Jill Tucker
Jill Wondries

Captain (\$250):

Bob & Cheryl Baker
Miles & Nick Becker
Bruce & Becky Bidnick
Steve & Ronnie Bromberg
Jim & Judy Busby
Ashton Chase
Patti Culpepper
Bob & Andrea Dunlap
Georgie Fenton
Brett & Jacque Ferguson
Speed Smith Fry
Harry & Theresa Grumet
Michael & Shawn Hagel
Bill & Maureen Hollingsworth
Dr. & Mrs. Manclark
Deana McIntire

Mignon Mitchel & Richard Anderson
Jeff Moorad
Alan & Karen Muney
Dorothy Munroe
Steven Neimeister
Bob & Christine Nibeel
Barbara & Fred Nicola
Robert & Diana Oyster
Tom Pizzo
John Power
Teresa Power
Sue Richardson
Robert & Darlene Rohan
Franklin & Christine Sims
Jill & Brad Thomas
Nancy Watkins
Jim & Teresa Wendell
Judy & Basil Witt

Lieutenant (\$125):

Dee & Eldrid Allen
Bill Allen
Larry & Heather Arnold
Rudy & Suzy Barron
Ray & Liza Beshoff
Garrett & Heather Bland
Mary Bouas
Jerry & Linda Bourassa
Don & Mary Brewer
Tom & Nancy Bussard
Charyl Butterworth
Bob & Terry Callahan
Karen Tuppan Cameron
Dave & Beverly Carmichael
Ben & Kristi Clerx
Larry & Laurie Dean
Anne & Ed DeWitt
Mary & Bill DeWitt
Mary Pat Earl
Patricia Eckert
John Ermatinger & Linda Lewis
Barb & Bob Evans
Eric & Aline Farmer
Bob Fickinger & Karen Buder

John & Jan Fleming
Annette Giermann
Bing & Vickie Girling
Bill & Pam Goode
Joanne Gram
Jack Hamilton
Jeff & Sally Herdman
Rosemarie Herold
Mark & Cynthia Higgins
Joel Holmberg
Mary Anne Hunt
Gary Jennison
Greg & Jackie Johnson
Tony Jones
Cliff & Donna Jordon
John Kensey & Linda Geller
Lorene Kent
Douglas & Martha Kerstner
Steven & Valerie Kruse
Diana Lewis
Dottie Lewis
Blake & Denise Longo
Lynne MacDonald
Jim & Mary Madison
Mary Maron
Dr. & Mrs. Mays
Mike & Maureen Mekjian
Diane Mondini
Will & Katy Norris
Biff & Pam Oliver
Craig & Barb Peskind
Randy Pestor & JoAnne Speers
Bill & Andrea Phelps
Paul & Lisa Ricatto
Dave & Anita Rovsek
San & Ann Selmi
Lorrie Smith
Tim & Jan Steele
Carmen & Roger Stuhlmuller
Sharon Tetrault & Vince LePore
Kristine Thagard
Jeremy & Stephanie Tiss
Geof Wickett & Norm Lessard
Edward & Janice Wiseman
Michael Wold
Ken & Irene Yonkers

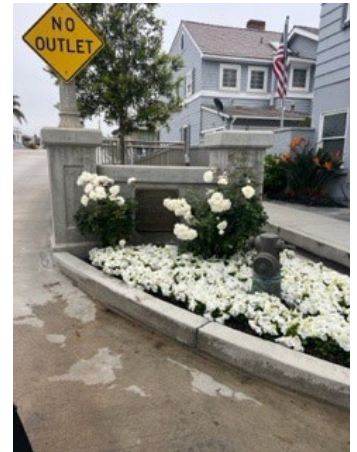
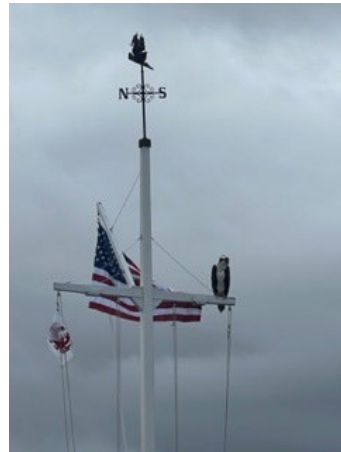
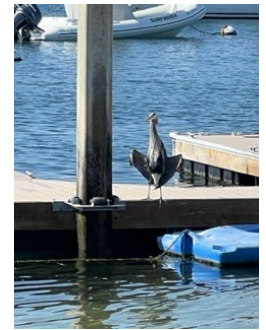
Ensign (\$65):

Le Anderson
Janet Arnold
Mary Baldoni
Pat & Meridee Banas
Pam Beauchamp
Jacqueline Birdsong
Chris Borella
Mike & Sue Buettell
Len & Gloria Cormier
Dorsey Family
Bob & Nancy Earl
Chuck & Barbara Eusey
The Garrett Family
Neil Goudge
Geoff & Marilyn Groves
Vicky Hare

Richard & Carolyn Hasbrouk
Trish Hurley
Frank Jones & Desiree Langager
Bonnie & Richard Keating
Sandi Kinton & Doak Hefner
Stafan Langin
Kristeen Larronde
Pattie Larson & Bart Matta
The Larson Family
Jeanne Lewand
Martha MacNab
Bobby McCracken & Phil Murphy
Mitchell Musey
James Nagler & Greg & Yoko Shelly
Barbara Nielsen
Kathy Parks
Christine Peatross

Sue Podany
Michele Raney
Rick Rivett
Dave Ruffell
Al & Jeannette Sandberg
Phil & Colleen Smoot
Pam Sperber
Dr. Edward Stone
Gary & Leanne Stone
Bill & Terre Thomas
Allison & Wade Tift
Leo & Robin Vamnder Hulst
Mark Wakeman
Gail White
Daryl Wilson

A Walk Around Little Island:



Little Island Store: We continue to carry a small inventory of T-shirts and flags. The short sleeve T-shirts are white and now are the softer Next Level brand lighter cotton (we still have some of the previous Hanes Beefy-T if you prefer). We also have canvas long-sleeve in ash-grey. We carry adult sizes: S, M, L, XL & XXL. We have athletic tanks in heather-grey (only sizes M, L & XL). All shirts are \$25. The GPS coordinates on the back of the shirts are the exact coordinates of Crab Point on Little Island. We also have several Little Balboa Island license plate frames which are free to members. Little Island flags are available: One-sided banner flag (\$40), 2' x 3' double-sided flag with grommets (\$80), double-sided burgee 8"x12" (\$50) double-sided burgee 12" x 18" (\$60). Our motivation here is simply to promote the 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 make checks payable to LBIPOA.



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), **866-949-969**

Your Councilman: Noah Blom nblom@newporbeach.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, ken_yonkers@ml.com 949-683-7805
Linda Kinsey, Vice President, Airport
Annette Giermann, Treasurer, Beautification, Holiday Party, BIIA Liaison,
Steve Neimeister, Secretary
Bing Girling, City of NB Rep
Vickie Girling
Maryann Hunt
Blake Longo, Harbor Water Quality
Dick Mays, CERT Safety Program
Craig Peskind, TK Burger End of Summer Celebration
Colleen Smoot
Geof Wickett, Bridge Flags
Other Volunteers:
 Dog Bag Dispenser Replenishment: **Ken Yonkers, Mike & Sue Buetell**
 Light House Keeper: **Ken Yonkers**
 Neighborhood Watch & CERT: **Dr. Richard Mays**



Little Balboa Island Property Owners' Association
 P.O. Box 74
 Balboa Island, CA 92662