



# 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

### 2021 Calendar

- Saturday, June 12, Summer Series Meeting 1
- Saturday, July 10, Summer Series Meeting 2
- Saturday, August 14, Summer Series Meeting 3
- Sunday, September 12, End of Summer In-N-Out Celebration
- Saturday, December 4, Little Island Holiday Party

### President's Report, by Ken Yonkers - February 2021



The above calendar is subject to change. Due to these unique times we are in, the Board will continue to evaluate if it is advisable and in the best interest of the residents to host these events.

**Median Projects:** We are pleased with the results of our median projects. These were probably the most impactful accomplishments your Board has undertaken. The City assisted by pumping water (twice) where the flag pole foundation was installed (we reached water at about 6-8 feet). The roses are getting the attention they need, the Jasmine borders have filled in and we change out the end-cap flowers quarterly. Thank you to **Annette Giemann** who oversees the median beautification.

Thank you again to our flag pole sponsors. The Board surprised me and included my name on the plaque for the 18 months of work I endured through the permitting process. Thank you!

We installed up-lights on the palms, along with the GFI outlets, which enabled us to display holiday lights on the 13 Palms for the first time. Many of you liked the light strands up the trees so much you suggested we leave them up year-round. While a good and tempting idea, we feel the up-lights provide plenty of year-round beauty.

I was approached by builder and contractor **Dennis Vitarelli** about how nice our medians look. He was asking how it all got done and who did it. He is trying to organize volunteers to adopt a couple of the medians on the big island toward his home to improve their appearance.



**What's next?** What is our next big project? We are considering partnering with one of the property owners adjacent to the Little Island Bridge to install cameras and license plate recognition software. This would be similar to the big island bridge, which we contributed to. This project may have to wait until things normalize a bit.

**Thank you:** The Board thanks **Jeff Herdman** for his service as City Councilman. Jeff was consistently responsive to our Board's requests as our Councilman. He helped me personally move along the Little Island median projects when we would get caught in the bureaucratic snag. Jeff has a history of serving Balboa Island as he also was previously President of both the Little Balboa Island Property Owners' Association and the Balboa Island Improvement Association (BIIA). Thanks, Jeff!

**New Councilman:** BIIA President, **Terry Janssen** and I met with new Councilman **Noah Blom** at his restaurant on 30th Street. We talked for 1 ½ hours. We simply wanted him to know who we are, our associations, and our priorities, so we can work efficiently with him. Noah brings an interesting perspective and prides himself on being open to listening. He shared he intends to bring his talents to Marine Avenue and open a new Arc Butchery Restaurant soon.

**Marine Avenue trees earmarked as "Landmark Trees":** There was an article in The OC Register recently about the City of Newport Beach placing Marine Avenue's Lemon-Scented Eucalyptus Trees on the list of trees in Newport as "landmarks for preservation". There are about 100 trees on this list of the 35,000 trees in Newport Beach. The policy aims for more transparency in how decisions are made to remove trees, including expanding the distance of who receives notifications about plans for removal and giving the public a longer notice period and advanced notice if they are being considered for removal. Landmark status also means special scientific testing, not just visual inspection will be required if the trees are ever considered for removal. That testing could include the fragility of their branches, looking at the root structure, and using sound technology to detect decay.



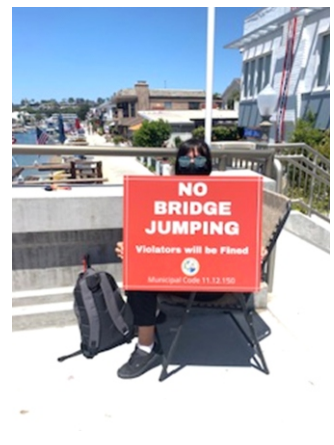
**Coyote Alert:** Coyotes have been spotted more than once on Little Island (and on the beach as far as Emerald Ave.)! Pet owners, please be vigilant. One sighting reported as many as four coyotes together on Little Island at approximately 3:45 a.m. These sightings were confirmed via security cameras. We called NB Animal Control to get the coyote awareness signs. The Animal Control Officer told us most coyotes are typically quite timid. They are generally nocturnal, however, can be seen often at dusk and dawn. If seen, she suggested making loud noises, raising your hands to appear larger, and they will typically scamper. She suggested a small blow-horn used for sailing, available at West Marine. Some of our residents are carrying bear spray. You may want to consider walking your small dogs during light hours and keeping cats inside when possible. Sadly, we don't recall seeing more lost cat signs.

**Website:** If you have not already, please visit our website at [littlebalboaisland.org](http://littlebalboaisland.org). You may check your membership status, renew your membership online, print and mail a membership form, view pictures, see the calendar of events, view past newsletters, contact us, and even order items from the Little Island store.



**One way only:** It seems like a distant memory when the City closed the beaches, closed the boardwalks, and then reopened them with one-way signage. Despite 16 signs on Little Island, some people insisted on going the opposite way and others continued to jog.

We also had complaints of several young "bridge jumpers" which necessitated City employees monitoring the bridge. These bridge monitors were young City swim instructors being redeployed as the swim programs were postponed or canceled due to COVID.





**Your Board has Recently:** Conducted a Zoom board meeting, elected officers, approved the 2021 calendar and budget, replaced a bulb in a lighthouse, scraped weeds near the median, called Animal Control to retrieve a large decaying fish on the beach, alerted the City Electrician concerning exposed wires from a lamp-post, had one of our new median up-lights replaced under warranty, filled dog bag dispensers, monitored water quality reports, followed airport noise and traffic news, displayed coyote awareness signs, reported leaks in the sea-wall to the Public Works Department, replaced the tattered flag on the sewer vent flag pole on the East Bayfront, ordered additional "Please Keep Pets off the Landscaping" signs, and more.

**Treasurer's Report:** By **Annette Giermann:** As of 1-29-21 our treasury balance was \$5,157. This balance is well below our annual budgeted items but we are just getting going on 2021 membership. Thank you for your continued generous support which allows us to improve and beautify our community. You may pay your membership online at [littlebalboaisland.org](http://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 an amazing 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:

205 Abalone (**Banas**)  
114 Crystal (**Brown**)  
215 Crystal (**Yonkers**)  
111 East Bayfront (**Busby**)  
309 East Bayfront (**Wickett**)  
343 East Bayfront (**Lewand**)  
351 East Bayfront (**Olson**)



Honorable mention who did not file an entry form:  
200 Crystal (**Girling**)  
335 East Bayfront (**Uncapher**)  
1610 South Bayfront (**Grimm-Marshall**)

**Irene Yonkers** is still 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.

This year had two different twists: to be eligible for a prize, one had to complete an entry form (no fee was required). This is similar to many other communities as well as the Newport Chamber's Ring of Lights. Some residents are not concerned about winning an award and others might be. This made it much easier for the judges to streamline their judging.

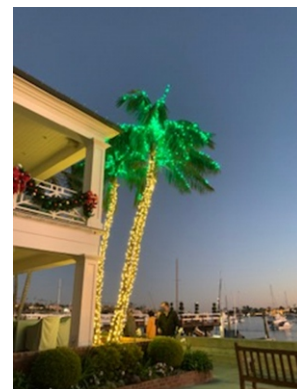
Additionally, there was a distinction between professionally decorated and decorated by a resident. These were not necessarily competing categories, however, assisted the judges in the event of a tie. Then some residents claimed they only had the roofline professionally decorated and did the rest themselves. They had to draw the line somewhere (and the BIIA does not want seniors on their rooftops!).

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 themselves and their 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 be fond of 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.



**Changes in U. S. Postal Personnel:** We once again we have changes in our delivery personnel. Please welcome our new U.S. Postal delivery person, **Gene**, and his substitute **Adrian**.

**Gas Powered Blowers:** Gas-powered leaf blowers are not allowed in residential areas in Newport Beach. We received some complaints about all blowers but especially the gas-powered blowers. They are loud, smell of exhaust, and often blow the mess to their neighbors. The City has a bilingual flyer on its website detailing the law. I recently informed my own Gardner of the ordinance and he is now bringing an electric blower. Please do the same.



**Photos from yesteryear:** Photos provided by the Balboa Island Museum



The Island 76 Station was located where the fire station now resides



Castle on Collins Island





## In Remembrance:

Longtime Board member **John Cunningham**, of the East Bayfront, recently passed away.



**Balboa Island Real Estate:** Real Estate Market Overview of Balboa Island (as of 2-1-2021), by **Bing Girling**

### General Market Commentary

What do you say about 2020? Probably “goodbye.” However, one bright spot for the year was the real estate market.

The California Association of Realtors (CAR) estimates that the California housing market for 2020 will show a 3% increase in sales over 2019. That may not seem very impressive, but when you consider CAR's data shows that April and May's sales fell by more than 20%, which reflects just how strong the market was in the second half of 2020. Recent data also reflects a slight increase in residential building projects which appears to be driven by sustained buyer demand coupled with low interest rates. Over the next five to seven years, most of this demand will come from Gen-X and Millennial buyers. The National Association of Realtors estimates that home sales nationwide will increase approximately 10% in 2021.

Our local market also experienced a robust year. Sixty-five Island properties sold in 2020, 58 of which were processed through the multiple listing service. This compares to 53 sales in 2019. It has been a Seller's market that should continue well into 2021, driven also by Buyer demand remaining high and historically low interest rates. We are currently, however, experiencing some of the lowest inventory levels on record. There are currently 16 island properties in the following stages of sale:

1. Ten “active” ranging in price from \$1,999,000 to \$9,995,000.
2. Three “under contract.” Awaiting removal of contingencies.
3. Three “pending.” Contingencies removed, awaiting final document preparation and closing.

Points-to-ponder:

1. Recovery from the pandemic
2. Civil unrest
3. Possible changes to both federal and state tax policies
4. Long term impact from California Proposition 19
5. Federal and state policies to support the unemployed
6. Future employment opportunities
7. Rate of mortgage forbearance
8. Changes to state and local building guidelines
9. Policies to address the homeless
10. Employees working from home and its influence on office and residential rental markets

**Trash receptacles:** One of the issues of our upgraded trash receptacles is they need attention and frequent cleaning. The City does send crews out; however, they are not frequent enough. Thank you to **Mary Madison** for her consistent concern and pride she takes in our island. Thanks also to past volunteers **Phil Smoot** and **Joel Holmberg**. As you can see, their work makes a big difference!



**Membership:** We have kept our membership levels the same for now. In the past, we have mirrored the BIIA's membership levels and they recently raised their two lower levels to \$65 (from \$50, a 30% increase) and \$125 (from \$100, a 25% increase). We are evaluating this.

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 are considering a separate billing reminder. If you do not see your name listed below (this list is as of 2/20/21), please join at [littlebalboaisland.org](http://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 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, 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!

#### **2021 Membership Roster (as of 2-20-21):**

##### **Admiral (\$1,000):**

Abrams, Don & Gwenn

##### **Commodore (\$500):**

Eggert, Steve & Pamela

Podley, Bill & Kathy

##### **Captain (\$250):**

Bromberg, Steve & Ronnie

Bidnick, Bruce & Becky

Culpepper, Patti

Dean, Larry & Lauri

Ferguson, Brett & Jacque

Herdman, Jeff & Sally

Moses, Constance

Richardson, Sue

Sims, Frank & Christine

Watkins, Nancy

##### **Lieutenant (\$100):**

Bouas, Mary

Callahan, Bob & Terry

Carmichael, David & Beverly

Clerx, Ben & Kristie

DeWitt, Bill & Mary

Giermann, Annette

Hunt, MaryAnne

Kruse, Steve & Valerie

Mays, Dick & Susan McCracken,

Robert & Phil Murphy

Mekjian, Mike & Maureen

Peskind, Craig & Barbara

Pestor, Randy & Joanne Speers

Yonkers, Kenny & Irene

Yount, Roger & Becky

##### **Ensign (\$50):**

Baldoni, Mary

Farmer, Eric & Aline

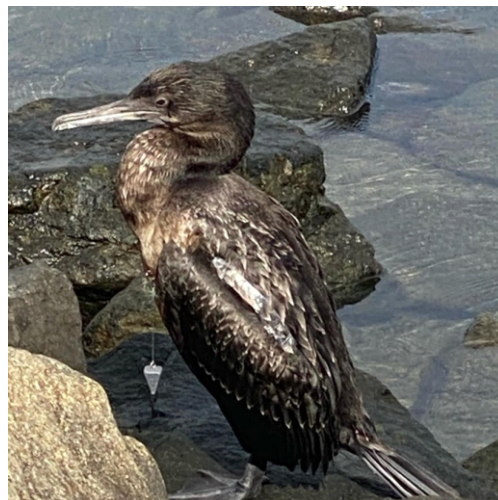
Groves, Geoff & Marilyn

Mondini, Diane

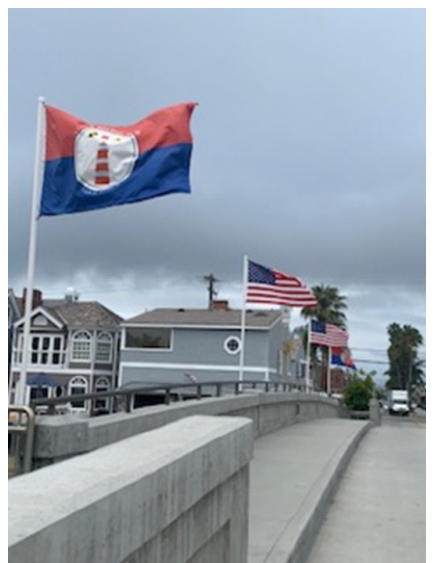
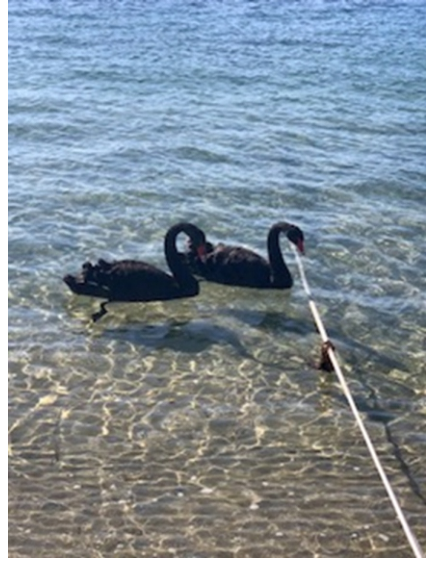
Parks, Kathy

Vander Hulst, Leonard & Robin

**A walk around Little Island:** Our Island is a bird watcher's paradise. There are some unique items in these pictures. Notice the fishing weight caught around the duck's neck. Animal Control was called however we are not sure if they were able to help the duck. The beautiful black swans have been back too. On the picture of the flag, notice the Pelican on the dock rail looking for breakfast. Other points of interest: A starfish, a bird enjoying an oversized fish meal, and kids from BIYC (Balboa Island Yacht Club) participating in the annual "All Island Row".







**Little Island Store:** We just stocked up on the most popular T-shirt sizes. 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. The 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 the Little Island spirit. We are selling these items very near our cost. Please visit our website to order or email or call Ken at [ken\\_yonkers@ml.com](mailto: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:** Noah Blom [nblom@newporbeach.gov](mailto:nblom@newporbeach.gov)

**Email of the entire City Council and City Manager Grace Leung at** [citycouncil@newportbeachca.gov](mailto:citycouncil@newportbeachca.gov)

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

- Email the Board:** [1Little Balboaisland@gmail.com](mailto:1LittleBalboaisland@gmail.com)
- Ken Yonkers**, President, [ken\\_yonkers@ml.com](mailto:ken_yonkers@ml.com) **949-683-7805**
- Linda Kensey**, Vice President, Airport, **949-675-0125**
- Annette Giermann**, Treasurer, Holiday Party, BIIA Liaison, **949-673-5523**
- Vickie Girling**, **949-675-0582**
- Bing Girling**, City of NB Rep., Little Island Bridge holiday lighting, **949-675-0582**
- MaryAnne Hunt**, **949-675-7072**
- Dan Mariscal**, Sand and Sea Walls, **818-612-1740**
- Dick Mays**, CERT safety Program, **949-673-5508**
- Craig Peskind**, **818-262-1513**
- Colleen Smoot**, **949-673-0239**
- Becky Yount**, **714-686-6783**
- Roger Yount**, Harbor water quality, **714-269-8765**
- Geof Wickett**, Bridge flags, **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,**
- Little Island Adopt a Pot: **Susan Sims, Trish Hurley, Joanne Thomas, and Susie Barron**



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