

PUBLISHED BY THE LIDO ISLE COMMUNITY ASSOCIATION

JANUARY 2025



LIDO ISLE'S 27TH *Grand Tree Lighting*

Twenty-seven years ago on Thursday, December 5th, 1997, the newly designed and planted Genoa Circle had its first holiday tree/park lighting event. The lights and decorations were supplied by the neighbor Hap Byers, and the set up was done by the Lido Isle Men's Club.

Coincidentally, this year's event was also held on Thursday, December 5th; but the display, activities, and crowd were much more grand than the first time.

More than 150 people came out to see Santa arrive with the Newport Beach Fire Department. Hot chocolate and cookies were served; a craft table was available for ornament making. Christmas music was provided by DJ DeVille who got some of the crowd dancing.

LICA Director Ronda Clark welcomed the crowd; Men's Club Rep John Oyler introduced Santa as he stepped off the fire engine. Santa had the crowd help with a count-down which magically lit the tree and the surrounding park.

Lit by more than 6,500 sparkling lights, the tree reaches twenty feet in height and is adorned with over five hundred ornaments. The Park will remain lit during the holiday season until January 2, 2025.



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Linda Yardumian, LITC President
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Tisha Sitzler, LIYC Commodore

Rate sheets for advertising by local businesses and services of interest to Lido Isle residents are available at the Clubhouse 949.673.6170. Deadline for materials is the 12th of the month prior to publication on a space available basis.

As an island paper for island residents, the Lido Islander is always open for new features of special interest to Lido Isle residents. Articles, photos and artwork concerning island community activities and events, island personalities, history and nostalgia are welcome. Material submitted for publication should be in by the 12th of the month preceding publication. Letters for the Lido Islander on issues of interest to island residents may be submitted to the LICA office for publication. Brevity, clarity and propriety of subject matter will be appreciated. Anonymous letters will not be published.

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LICA OFFICE HOURS:
Monday - Saturday 8:00am - 5:00pm

For non-emergencies on LICA property, call Citiguard Security Patrol on-duty officer directly at (949) 991-8473 for immediate assistance. Citiguard general dispatch is (800) 673-6170. For a Critical Emergency at any hour, requiring police, fire or paramedic response, CALL 911.

LICA Notes



VIEW FROM THE BOARDROOM

Marine Facilities: Maintenance Plans for 2025 Preparations for Summer Sailing & More



Jeff Pence
LICA Board Director
Marine Committee

Lido Marina Facilities

As everyone knows, Lido's marina facilities are very vital to our community. It is extremely important that we keep them up and maintain each of these various marinas to a high standard. The following programs are being implemented in the next 12 months.

Antibes

LICA is looking into constructing a 2-3-foot garden wall along the bank of the dry storage/trailer area that will reduce or eliminate water and mud runoff from the landscaping area behind the boats, therefore, keeping this area clean from debris. A contractor proposal to build this structure will be presented to the LICA Board in early 2025 for review and approval.

LICA will also look at restriping the Antibes storage area to make it more user friendly and efficient. Additionally, the board is reviewing LICA's Boat Storage Lease Agreement form and Directive 11, which provides rules and requirements for all boat storage on LICA facilities including wet slips, side ties, moorings and dry storage. Both the lease form and Directive 11 are antiquated documents and need to be revised to present standards.

Finally, a portion of the seawall at Antibes is failing and needs to be shored up. LICA is currently working with the City to determine the best engineering solution.

Genoa West

LICA has signed a refurbishing agreement with a contractor that will be installing new rub rails on the dock, painting the ramp railing and power washing the facility.

Genoa West/Sabot Facility

LICA has also signed an agreement with a contractor who is to remove the rust marks off the fascia boards and will repaint them, install all new rub rails and recover the metal plate with a material that helps to reduce any heat that is generating from the sun. All of these projects are expected to be completed prior to the Summer 2025 sailing program.

Genoa Nord Dock

The rebuilding of this facility has now been completed and is available for use by all LICA residents. Thank you for your understanding and patience during the rebuild process.

Note from the editor: LICA Board Members have been invited to contribute a monthly article - A View from the Board Room - on a rotating basis. Any opinions expressed in these articles are those of the author's.

You asked, we responded!

Directive 9: Rules for Temporary Use of LICA Docking & Marine Facilities

There have been ongoing complaints of non-residents using LICA's private docks and marine facilities. Only LICA residents or authorized guests of Lido residents may use the docks subject to the rules and limits outlined in LICA Directive 9: Rules for the Temporary use of LICA Docking and Marine Facilities.

Harbor Patrol is the enforcing agency for all Harbor related issues. Please note when it concerns LICA owned facilities such as docks, Harbor Patrol will only respond to calls from LICA Management or LICA Security. To report unauthorized use of LICA docks or marine facilities to Harbor Patrol individuals must first notify LICA Management (during office hours) or LICA onsite Security (during non-office hours). They will then contact Harbor Patrol with your report.

Directive 9: Rules for the Temporary use of LICA Docking and Marine Facilities may be viewed on the LICA Portal at LidoIsle.org or by requesting a copy from the onsite LICA Management Office.

How to Report Unauthorized Use of LICA Docks or Marine Facilities:

- During LICA Office Hours/Monday through Saturday, 8 am to 5pm: **Call the LICA Management Office at (949) 673-6170.** Staff will then call Harbor Patrol.
- After Office Hours, Holidays and Sundays: **Call LICA Security by Citiguard at (949) 991-8473.** The on-duty Patrol Officer will then call Harbor Patrol.

Harbor Patrol Contact Numbers:

EMERGENCY: (949) 723-1002
NON-EMERGENCY: (949) 644-3611

Directive 3 & Directive 7 Approved

After a mandatory 28 day review and comment period, updates to Directive 3: Rules for Clubhouse Use, and Directive 7: Street End Parks, was approved as proposed at the December 11, 2024 LICA Board meeting. Copies of the revised directives can be viewed at LidoIsle.org on the LICA Portal or at the onsite LICA Management Office during regular office hours.

2025 NEW YEAR'S OFFICE HOURS
The LICA office will be closed:
Wednesday, January 1st

LIDO ISLE COMMUNITY ASSOCIATION		
January 2025		
6	Monday 4:00pm-6:00pm	LICA Architectural Meeting Bay Room
13	Monday 6:00pm-10:00pm	LIMC MAG Monday Clubhouse & Patio
20	Monday 4:00pm-6:00pm	LICA Architectural Meeting Bay Room
22	Wednesday 5:00pm-9:00pm	LICA Board Meeting Bay Room
27	Monday 4:00pm-5:00pm	LICA MCIC Meeting Bay Room, Clubhouse
Mon/Wed	10:00am-11:00am	LIWC Yoga Bay Room, Clubhouse
Tues/Thurs	10:30am-11:30am	LIWC Pilates Bay Room, Clubhouse

*Note: Dates & times are subject to change.
All recurring events are posted on specific club pages.*

Christmas Tree Disposal

CR&R will provide Christmas tree collection services December 26th through January 15, 2025.

- Please remove all items from the tree and place the tree in the appropriate bin on your trash service day.
- Flocked trees (fake snow) must be placed in the black trash carts or be collected separately as a bulky pick-up.
- Real trees may be placed in the green organics cart or may be left curbside for the natural tree collection truck.

LICA Annual Meeting and Election of the Board April 12, 2025

Nominating Procedure and Deadlines Applications due no later than January 30, 2025

See page 14 for more information.

Street Sweeping & Parking Enforcement
Wed., January 1, 2025
No Sweep/No Cite

Trash Pick Up
No Trash Pick Up on New Year's Day.

If the observed holiday falls on a weekday, refuse collection will be delayed by one day for the remainder of the week.
If the observed holiday falls on a weekend, refuse collection will be on a regular schedule.



IT'S A Wonderful Life ON LIDO

The 27th annual Genoa Tree and Park light event is truly a **community effort**. LICA was responsible for the tree set up and delivered all the tables, lamp posts, and Toys for Tots collection boxes. They also arranged with Ken Wirgler's help the **NBFD** to be Santa's transportation to the event. **LIMC** oversaw the general event planning and assignments. They also shared the cost of the sound system and the DJ with **LIYC**. Hot chocolate and whipped cream were provided and served by **LITC**, while the cookies were **LIWC** contribution. **Resident Jessi Anderholm** personally organized and donated the makings for holiday ornaments to take back home.

Special thanks go to: LICA Staff and Director Ronda Clark; Men's Club event coordinator John Oyler; Lighting set-up crew Roger Rousset, Cesar Cappellini, Drew Ebricht, Scott Sharbrough, and Russ Birtcher; Santa transporter Kimo McCormick; Traffic controllers Ken Wirgler, Wayne Gravelin, Peter Manno, and Eric Henn; and John Schlegel as the liaison with LICA.

Lido Isle Yacht Club, Lido Isle Tennis Club, and Lido Isle Women's Club for their commitments to the island's success.

The Newport Beach Fire Department and a **Ho, Ho, Ho** to Santa for his special appearance.



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Gordon and Sandee Graham



A New Year, A Fresh Start

Happy New Year! Wow – 2025 is here, and with it an ushering in of new opportunities and a fresh start. January can be a reflective month and whether you're a resolution-setter or not, it's a great time to reset and ensure peace of mind for the year ahead. As they say, life's greatest certainty is uncertainty, and as I've learned recently, being prepared is the smartest way to weather an unexpected storm.

Last year I lost my dear Uncle Marshall - a widower with no children who lived outside of Chicago. We were very close, and a few years ago he asked me to be the executor of his will. Wanting to be helpful, I readily agreed. Darn. No offense to my beloved uncle, but boy has it been a challenge to settle his estate. It has us thinking about the key documents we need to update this year, but where to start? Here is a checklist for getting your household in order so you can start the year with a sense of accomplishment and ensure your loved ones are protected:



1. Review and Update Your Will or Living Trust

- Ensure your will reflects your current wishes and accounts for any life changes.
- If you don't have one yet, make it a priority to create one with the help of an estate planning attorney.

2. Establish or Revisit Powers of Attorney

- Confirm that you have both a financial and medical Power of Attorney in place. These documents designate trusted individuals to act on your behalf if you're unable to.
- Review who is listed and confirm they're still the best choice for this responsibility.

3. Update Beneficiary Designations

- Double-check the beneficiary information for life insurance policies, retirement accounts, and investment portfolios.
- Establish a TOD with your bank so loved ones have access to your accounts.

4. Organize Key Property and Financial Documents

- Gather and securely store titles, deeds, mortgage information, and home insurance policies.
- Keep records of other investments, bank accounts, and loans organized for easy access in one place if possible.

5. Store and Share Your Plan

- Use a secure location, such as a fireproof safe or encrypted digital storage, to keep these documents protected.
- Make sure your executor, family members, or trusted advisors know where to find them in case of an emergency.

While it may sound daunting, breaking your plan down into manageable steps makes it easier to accomplish – and more fun! Set a date on your calendar to get the ball rolling and take it one task at a time (then reward yourself with a night out afterward). It will be worth your while and a loving gesture to your family to ensure everything is up to date, while giving you comfort and clarity for the year ahead.

Happy 2025!

Catherine Coberly is an interior designer and writer who lives on Lido Isle with her husband Sterling and their children, Sterling Jr. and Drue, as well as their dog, Cinco.



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Old Isle

By Carol Mason

Let's start at the beginning...

Happy new year to all, and while Old Isle takes a little new year's break, this month's column will be a slightly edited "oldie but goodie" article from May 2018. Take this chance to get to know these luminaries who took a hand in developing not only Lido Isle, but the whole LA area. Their names make for some fun googling.

They Made Lido Isle...redux

Readers of this column may remember that this is almost the 97th anniversary of the founding of our lovely island. In July of 1928, there were a series of "opening days" celebrating the amazing new development of Lido Isle, and people from all corners of southern California attended. In fact, Lido's developers were rather overwhelmed by the response, and sources of the time state that people needed to give an RSVP to make sure that they would have a place at the celebration, as this was pre-bridge, so all transport to the festivities was by launch. Apparently 2000 people were left standing at the dock. The reason for the popularity of this event was possibly that some of the leading design and architectural lights of the time were involved in the Lido project.



The Garden Room of the Clubhouse used to be a patio! View of gate to the right, and a largely empty island in the distance. Sherman Library Collection.

There were four architects who set out the basic aesthetics of Lido Isle: Gordon Kaufman (1888-1949, architect for Hoover Dam, Santa Anita Racetrack, Scripps College, Cal Tech and the LA Times building, amongst others); Harry



An early view of the Clubhouse with a row of changing rooms to the side.

McAfee (1888-1960, architect and MGM production designer for many movies, including "Singin' in the Rain"); Franz Herding (1887-1968, Swiss-born architect of La Quinta, Leimert Park and Chevy Chase Estates in Glendale); and Stiles O. Clements (1883-1966, architect of the Wiltern and El Capitan theatres, Citadel Outlet Mall -which originally was an Assyrian-style tire company). These men were cutting edge and on top of their game. Old



Lido's design giants. USC Library, Dick Whittington Collection.

Isle has identified McAfee in the far left of the group photo accompanying this article, and Franz Herding seems to be second from the right.

On the far right of the group photo is the interior designer (and movie art director) Harold Grieve (1901-1993) who was known to be "startlingly modern". He designed the interior of the Clubhouse with custom furnishings. The other people in the photo are "to be determined", and Old Isle welcomes any input on this! Old Isle loves that this very eclectic group is standing in front of a Chinese gate that used to be the street-side centerpiece of Lido's Moorish-style clubhouse (and our Clubhouse is still in this structure, although largely bereft of original architectural details). The imagination and worldly view that was part of Lido Isle's origins still helps make the island a special place today.



A peek at a Clubhouse interior by Harold Grieve, possibly staged? USC Library, Dick Whittington Collection.

A romantic view of the Lido Isle Clubhouse taken from some old LICA letterhead, complete with rusty staple holes.

Rose Parade Pancakes

It is truly a uniquely Southern California New Year's morning tradition, but who doesn't love rolling out of bed in your PJs and slippers to turn on the TV and watch the Rose Parade? And while you're at it, please enjoy these light as a feather, made from scratch pancakes with homemade Cinnamon Syrup.

Ingredients

1 egg, beaten, 1 cup milk, 2 Tablespoons vegetable oil, 1 cup all purpose flour, sifted, 1/2 teaspoon salt, 2 Tablespoons baking powder, 2 Tablespoons sugar.

Instructions

Combine egg, milk and oil. Add dry ingredients and beat until smooth. Batter should be thick. Heat griddle. Brush griddle lightly with oil. Spoon about 1/4 cup of batter, per pancake, onto griddle. Cook until top of pancake is set and flip. Cook until golden brown.

Cinnamon Syrup

Ingredients: 1 cup sugar, 1/2 cup light corn syrup, 1/4 cup water, 3/4 teaspoon cinnamon, 1/2 cup evaporated milk.

Directions: Combine sugar, syrup, water and cinnamon in a saucepan. Bring to a boil and cook 2 minutes, stirring constantly. Cool 15 minutes and add evaporated milk.

Courtesy of the Pasadena Junior League cookbook, California Sizzles.
<https://www.beliefnet.com/love-family/recipes/2011/12/rose-parade-pancakes.aspx>





Mike Bullock
Commodore



Wendy Webb
Vice Commodore



Laura Sharp
Rear Commodore



Brooke Sharp
DeLaRosa
Sailing Director



LIYC Annual Meeting a Resounding Success

Lido Isle Yacht Club (LIYC) held its Annual Meeting on December 7th, at San Remo Park under clear skies. The event was a huge success, drawing one of the largest Annual Meeting crowds that exceeded expectations of over 200 members and 133 votes.

Before the official meeting commenced, attendees enjoyed coffee and donuts provided by Staff Commodore David Rhodes and Marion Smith. This social hour allowed members to reconnect with friends and neighbors.

A key moment of the meeting was the election of 2025 Flag Officers and Directors.

We now have a New LIYC Board of directors! The membership vote in favor of the elected Board varied between 94% and 97% on written ballots, and on a confirmation vote by raised hands was 100% in favor and 0% against the new Board.

In addition to the voice vote, a paper ballot was also used to ensure a transparent and accurate voting process. After taking a voice vote, Director of Elections SC Brian Benson, along with HSC Barbara Wall and Pete Manno confirmed the slate of candidates had been elected with an overwhelming majority.

The newly elected officers will join the existing Board of Directors, comprising of Sterling Coberly, Jon Flagg, Mike O'Shea, and Greg Ward, to lead the club in 2025.

The elected slate is:

- **Commodore:** Mike Bullock
- **Vice Commodore:** Wendy Webb
- **Rear Commodore:** Laura Sharp
- **Treasurer:** George Turk
- **Director:** John Schlegel

Junior Staff Commodore Russ Butcher proudly swore in all newly elected Flag Officers, marking the official start of a new year for LIYC.

LIYC extends its gratitude to all members and to all the volunteers who contributed to the club's success.

As the 2025 season approaches, LIYC looks forward to a year filled with exciting events and activities.

Sincerely,
Commodore Mike Bullock
Vice Commodore Wendy Webb



The Hights, Pences, Gautschis, Walls, Bensons & the Wimers



SC Quentin & Barbara Wall

Winter Wonderland

Annual Duffy Holiday Lights Cruise

The Annual Duffy Holiday Lights Cruise, "Winter Wonderland," was another fun-filled evening. Guests dressed in winter whites and holiday reds, met at Lido Clubhouse for winter white cosmos served by bartenders SC Wayne Graveline and Pete Manno. Boat captains gathered their guests and departed on a cruise around the Newport Harbor Bay to view the festive lights both on the water and our surrounding communities. A seated dinner was served at Bahia Corinthian Yacht Club (BCYC) at tables of white and gold. Staff Commodores Phil Ramer and Brian Benson addressed the party thanking everyone for their hard efforts in 2024 and welcomed 2025 Commodore, Mike Bullock. It seemed like everyone made it on the dance floor to dance the night away and ring in the holidays.



Thanks to our LIYC Duffy Party co-chairs Suzanne and Barbara

A special thank you to Wendy Webb, HSC Barbara Wall and Suzanne Cardwell for making it another celebratory event!



The O'Neills



The Schwartzs, VC Wendy Webb, Levys, Lambs Rousset, & the Rogers



SC Brian & Denise Benson



Larry Brown, Schwartzs, Rogers, Lambs, & Levys



The Wimers & Walls



SC Phil & Maureen Gautschi



The Hawthornes, Romans & Grays



Famous bartenders, Wayne Graveline, Pete Manno and Fred Roman



Commodore Bullock, VC Wendy Webb, Suzanne Hight & Barbara Wall



VC Wendy Webb, Jen & Jim Rogers, Pat Lamb & Nancy Levy

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"The business of the Lido Isle Mens Club is fun!"

by Lenard Davis
Official LIMC Reporter & Resident Wit

One hundred years ago, the President of the United States, Calvin Coolidge, famously said, "The business of America is business." Continuing in that tradition, our LIMC President John Schlegel recently said, "The business of the Lido Isle Mens Club is fun." And he keeps his promises—most of them anyway. He seems assured of four more years at the very least. And probably four years more after that. The LIMC doesn't have a 22nd Amendment.

The fun last month was the event that has become an annual tradition, ever since Dave Bradburne started it: the prime rib dinner at the club house. Well, a couple of years ago, beef brisket was served, almost grounds for impeachment. This year, the prime rib was back in its prime, being dished out by Kora Kroep and her crew including Sandra, Jane and June. Once again, young Chris was there to take photos of the event, something never done back in Bradburne's day. Kudos to Phil Ramer for organizing a great evening.

There was a hungry crowd of about 80 people, meaning that the cow kind of gave out but everyone still got some. I think Kora prepares for the probability of a big crowds and this one may have set a new record.

Some new members showed up including Ethan Morgan, Bruce Hinkle, Mike Potter and Bill Kaley. Bill's second time actually and he hasn't formally joined yet, but he said he would. He may be worried about being tossed into the bay. It has been done before but not lately. A pity, that.

Unlike most LIMC events where the wine is supplied, the prime rib dinner tradition is for everyone to bring a special favorite. At my table, we had a Gaja 2000, Larkmead Napa Cabernet 2003, Robert Mondavi 1986 (I brought that one), A Portevin Bordeaux 2005 and a Shafer Napa Cabernet 2021. Pretty impressive wines they were although opening a 2021 Cabernet is what I refer to as "wine molesting" and should be illegal.

Other points to remember include the usual announcements and Yours Truly with a list of personalized LIMC Trivia such as: Which LIMC member has lived on Lido the longest, in fact his entire life? If you don't know the answer to that one, then are you really a true Lido person?

The not-so-fun part was forking over \$450 for the annual dues for 2025. But when you think of all you get it's worth it. I do recommend that everyone bring their own wine glass to the Mag Monday dinners unless you really do like drinking wine from a little plastic cup. Fortunately, when Kora caters, she provides them.

Our next Mag Monday's theme remains a mystery, but these are usually held on the second Monday, so put January 13th on your calendar.



A Year of Gratitude

I hope all of you had a wonderful holiday season. I have a lot of people to thank for 2024:

Our Gracious hosts who have welcomed this unruly gang into their homes...

- Mike & Lori O'Shea - St. Patrick's Celebration
- Dave & Pat Lamb - Annual Paella Dinner
- Garry & Sheri Moore - TK Burgers
- Gary & Sonja Grey - Octoberfest

Our members who have organized dinners for us...

- Peter Rabbitt - Zabb Thai Cuisine
- Camille Rizko - Shawarma Dinner

Roger Rousset, Cesar Cappellini, and Drew Ebright for a fantastic Argentinian Grill dinner
Special event organizers...

- John Carlson - Sky Box at Angels Game
- Jerry Hawthorne and Fred Roman - Special Day at Del Mar

Our "Sommelier" Brian Benson

Volunteer coordinators Brent Anderson and Greg Ward

Our intrepid reporter and resident wit, Lenard Davis

Treasurer Phil Ramer

And a special thank you to John Oyler, planner extraordinaire, for his efforts organizing dinners and our Annual Genoa Tree Lighting

...& to those of you who I missed thanking

And to all of our members thanks for showing up for our events ready to laugh, drink cheap red wine, and have fun!

... And now on to 2025!

We are working on planning some great dinners and events for 2025- stay tuned.

As Lenard said, the January mystery dinner will be on Monday, January 13 at the Clubhouse.

Annual dues for 2025 remain the same at \$450. If you have not yet paid, please drop a check payable to LIMC at Phil Ramer's home 116 Havre.

Not a member? come join the fun! The LIMC is a great way to meet and get to know your Lido neighbors.

Membership requirements are:

- Male living on Lido Isle
- You are interested in sharing informal monthly dinners and fun, interesting activities with a great (sometimes rowdy) group of Lido guys once a month.

If you are interested in joining LIMC or attending a dinner as my guest, you can email me at john@lidoismensclub.com.

Happy New Year!

— John Schlegel
President, LIMC



Annual Christmas Dinner



November Dinner

As we embark on a New Year and new opportunities, I look forward to exploring the possibilities together.

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BLACKMAN LTD.
Fine Jewelry and Gifts Est. 1957

3388 Via Lido Newport Beach Tel 949-673-9334
www.blackmanltd.com info@blackmanltd.com



Giving & Shopping at our Holiday Boutique

What a wonderful month December was, as we came together to celebrate the holidays and continue our club's 75th celebration!

We kicked off the season with our Holiday Luncheon. This year was especially meaningful as we commemorated our milestone anniversary. Mayor Will O'Neill joined us to present a Proclamation from the City, recognizing the contributions made by the Lido Isle Women's Club over the decades. The afternoon was capped off with a beautiful performance by Eliza Tait, a classical voice student from OCSA, whose holiday songs truly set the festive tone. A big thank you to Sue Grant and Suzanne Cardwell for organizing such a memorable and elegant event!



Next, we got into the spirit of giving (and shopping!) with our Holiday Boutique. The clubhouse was filled with 17 vendors offering unique gifts, and boxed lunches provided the perfect excuse to stay and shop a little longer. It was a fun and festive day,

and we owe our thanks to Lee Warden for coordinating and running this fantastic event.

As we turn the page to 2025, we're already looking forward to more great moments together. Mark your calendars for our next event—Galentine's Day on Thursday, February 12th!

Here's to a joyful year ahead!



LIWC Board - Patricia White, Cee Jung, Liz Ericson, Suzanne Cardwell, Sue Grant, Melissa Horn, Kaye Sharbrough, Lee Warden (missing Alex Suttly)



Liz Ericson, Mayor Will O'Neill and Patricia White



Carla Anderson, Nancy Ward, Lisa Papas



Lynne Vodra, Bonnie Chase, Heidi Hendler



Jennifer Brown, Carrie Tidus, Heidi Hendler



Cathy Greinke, Leslie Thompson, Evy Woollard



Lynne Vodra, Bonnie Chase, Heidi Hendler



Melissa Horn, Jodi Becky



Our entertainment - Eliza Tait



Cathy Greinke, Leslie Thompson, Evy Woollard



Wendy Webb, Laura Sharp, Nancy Arnold



LIDO ISLE WOMEN'S CLUB

BABES AND BUBBLES GALENTINE SOCIAL

Join us for light bites, bubbly, and entertainment!

Thursday, February 6th
5 - 7 pm

Kindly remit payment payable to LIWC by check or Zelle to LIWCemail@gmail.com indicating name(s) on memo. If paying by check, please submit to the LICA Clubhouse with the information below. Kindly RSVP by January 26th, 2025.

Members: \$55 | Guests of Members \$65

Name(s) _____

Total Enclosed: _____

Valentine's Attire: Anything red, white, or pink.



THE LIDO ISLE WOMEN'S CLUB PRESENTS

Designing Outside the Box: A Creative Conversation with Rona Graf of Grace Blu

Grace Blu has been featured in prominent publications such as Architectural Digest, California Homes, Better Homes & Gardens, CA Home & Design, Modern Luxury, the Orange County Register, and Coast Magazine. In 2020, Grace Blu was honored as HGTV Designer of the Year.

March 20th | 1:30 p.m.

Lido Isle Clubhouse

RSVP to LIWCemail@gmail.com

\$25 Members | \$30 Guests of Members

Please RSVP by 3/10 by emailing LIWCemail@gmail.com

Refreshments will be provided.

Please Zelle to LIWCemail@gmail.com or deliver check payable to LIWC to the clubhouse.

LESLIE THOMPSON

COMPASS

2025 C.A.R. Housing Market Forecast

California home sales and prices are projected to increase as buyers and sellers return to the market, enticed by lower interest rates and better housing supply conditions.

Statewide

- Active listings expected to increase 10%
- Home prices will rise a modest 4-5% across California
- 30-year mortgage rates expected to drop to an average of 5.90%

Local

- OC's economic diversity & strength continue to keep real estate markets robust
- Higher interest rates in 2024 impacted national data, yet our local year-over-year data remained strong:

Newport Beach: \$4.63M / +15.4%

Laguna Beach: \$3.3M / +4.8%

Costa Mesa: \$1.51M / +14.5%

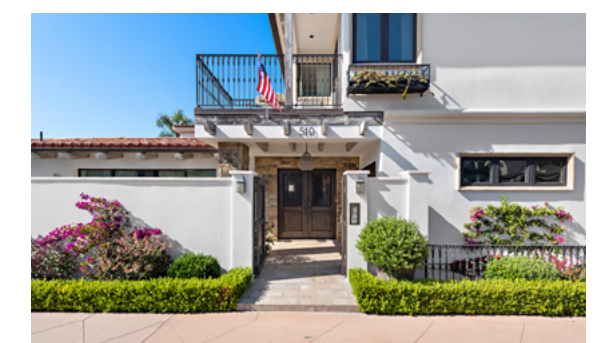
(California Association of Realtors)



SOLD
113 Via Yella, Lido Isle
4 Bed | 3 Bath | 1,866 Sq Ft | \$3,950,000 List
Represented Sellers



FOR LEASE
122 Via Ithaca, Lido Isle
3 Bed | 2 Bath | 2,207 Sq Ft | \$13,500/mos
Offered Furnished / Short-Term Lease



FOR LEASE
510 Via Lido Soud, Lido Isle
3 Bed | 3 Bath | 2104 Sq Ft | \$15,000/mos
Offered Furnished



LESLIE THOMPSON

Luxury Property Specialist
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DRE 01836958



Commitment | Integrity | Service
Providing concierge service for 17 years

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TENNIS & Pickleball CLUB



2ND ANNUAL OKTOBERFEST PICKLEBALL TOURNAMENT

The Oktoberfest Pickleball Tournament has quickly become one of the most popular and fun events on the LITPC calendar and for good reason. Who wouldn't want to join in for some friendly competition, beers, brats, games, prizes, good-natured ribbing and a ton of laughs? With over 60 attendees to soak in the rays, compete, socialize, drink and eat, it was beyond another smashing success. The winners of the 2nd Annual LITPC Oktoberfest were:

Champions:

Dave Hendler
Barbara Wall

Finalists:

Shea Kozlowski
Nancy Ruprecht



Shea Kozlowski and Nancy Ruprecht



Catherine Coberly, Nancy Ruprecht, Nancy Wimer, Shea Kozlowski, David Hendler, Barbara Wall

Facilities NEWS

- San Remo and Jucar tennis courts were resurfaced.
- San Remo cabinets and countertop were replaced.
- Jucar windscreens to be replaced in early 2025 and new cameras are installed (so always be on your best behavior). There have been some issues with graffiti on the courts, so please be vigilant as our island resources are precious and valuable.



Sterling & Catherine Coberly, Teri Snell, David & Heidi Hendler at Oktoberfest



Warren Wimer, Jim Rogers, Quentin Wall



Wayne Graveline & Sid Crossley



Bill Kaley, Michelle St. Amour, Rita Whitney, Linda Yardumian, Philip Ruland



Pam Emsiek, Teri Snell, Lexi Graveline, Jen Rogers, Maureen Gautschi



Maureen Gautschi, Michelle St. Amour, Julie Bullock and Kim Nicolas



Ellen and Shea Kozlowski, Jessi and Harper Zanderholm



Liz Storm, Camille Everett, Jen Rogers



Lynda and Brittany Early

MARGIE'S CORNER



Student of the Month

Cash Collett

Cash Collett is a 7 year old first grader at Carden Hall. He's loving tennis on Lido with his friends on Tuesday afternoons. Cash is always smiling and easily amused. He's a talented little athlete and a quick learner. He has good fundamental skills, some of which he was taught by his dad, JP. Cash loves all sports. Forehands and the candy at the end of class are his favorite things about tennis. Good job Bucks!!



Margie's Ladies Clinic
Joelle Hamontree, Michelle Mizilo, Stephanie Close, Jessi Zanderholm, Jamie Polanzani, Valerie Edwards



Margie's Ladies Clinic
Jenna Roman, Dee Curry, Terry Maloney, Jackie Fuhrman, Arlyn Thagard

Winter Tennis Lessons on Lido

The New Year is here, certainly one of your resolutions had to be to learn something new, get some exercise and have fun, so come out to the tennis courts and learn to play this great sport. It's fun-and-sun all year long on Lido Isle and any time of year is a great time to hone your skills with our awesome tennis staff. You can keep your kids busy and get them to learn this wonderful, lifelong sport from our experienced tennis pros. Adults, we have plenty of opportunities for you as well so grab your racquet and get your game on. With fabulous facilities, awesome weather and plenty of neighbors to play with, there's no excuse as to why you wouldn't get out and enjoy the courts.

If you would like to get involved in tennis, want to join a clinic or set up a private or semi-private lesson, please reach out to Margie and her staff for details. The tennis program, available to all residents and skill levels, is one of the island's finest assets. Tennis lessons are available with USPTA certified pros Margie Mateljan and her staff, they will expertly provide any type of instruction you are looking for within a group, private or semi-private lesson. Please contact Margie 949-233-5670 or at MARGIEMTENNIS@GMAIL.COM if you are interested. Sign you or your child up today. All levels are welcome.

LIDO ISLE TENNIS PROFESSIONAL STAFF:

HEAD TENNIS PRO:

Margie Mateljan - NCAA All-American. 30 years teaching experience in Newport Beach, 14 years on Lido Isle. Member- USPTA Certified, CPR Certified. Rate/Hour- \$110 private, \$30-40 for clinics

ASSISTANT TENNIS PROS:

Robbie Reenan - Intermountain Top Ten Player. 20 years teaching experience in Newport Beach. Rate/Hour, \$100 - private

Riley Gerdau - All Orange County HS player and assistant coach at CDM High School boys JV. Private and semi-private lessons.

For all lesson inquiries, please contact Margie Mateljan at 949-233-5670

LITPC 2025 Calendar

January 12	Open Play Pickleball
February 2	Valentine's Pickleball Social
March 2	St. Patrick's Tennis Social
May 3	Kentucky Derby Party
June TBD	Member-Guest Tournament
July 20	Open Play Pickleball
August 10	Endless Summer Tennis Social
September TBD	Member Appreciation
October 5	Oktoberfest Pickleball Social
November 7	Annual Fabulous Themed Party

TENNIS TIP

Use 4 spins to make yourself a well rounded player-

- Topspin** - hit hard and drops in for consistency
- Backspin** - drop shots, volleys, approach shots
- Slice** - to open the court mostly on serves
- Flat** - put away shot goes through the court

FRIENDLY REMINDERS & FYI

Lido Isle has a reservation system which allows you to secure a tennis court, basketball court or pickle ball court up to two weeks in advance. Go to Lidoisle.org to create an account. The reservation system is not able to generate refunds.

Join the LITPC in 2025

The Lido Isle Tennis and Pickleball Club - LITPC has grown to 220+ members with plenty of room for those who love tennis and pickleball, socializing plus some seriously fun parties. The Club is an amazing deal at just \$100/yr and has been promoting adult and junior tennis (and now pickleball) on the island for decades. The Club also sponsors and hosts numerous, extremely fun events and your support helps to continue this fabulous tradition. We urge you to become a member in 2025 as we are such a valuable asset to the island.

EVERYONE IS WELCOME TO JOIN REGARDLESS OF SKILL LEVEL.

For more information on joining the club see the membership form on the following page or email lidoisletennisclub@gmail.com.

LITPC MEMBER PICKLEBALL DROP-IN

Members, our first LITPC event for 2025 will be on January 12 from 10AM - 4PM (tentative) on the San Remo court. It will be informal drop-in play and will be a great opportunity to mix and mingle. Details to follow in an email.

WE HEARD OUR MEMBERS LOUD & CLEAR....

MORE PICKLEBALL!

Lido Isle Tennis & Pickleball Club

Sunday Jan. 12th

OPEN PLAY

10am-4pm
San Remo
4 Courts

How to Make a COURT RESERVATION

For Tennis, Pickleball or Basketball court reservations go to the Lido Isle Community Association website at lidoisle.org

Portable Pickleball Net

There is a new portable pickleball net and frame at the Via Jucar pickleball court. Bring your family out and enjoy this exciting, fast-paced sport. Please respect your neighbors when playing, keeping noise to a minimum.

LIDO ISLE TENNIS & PICKLEBALL CLUB

MEMBERSHIP APPLICATION 2025

Name(s) _____

Check if New Member

Check if no changes from previous year; otherwise, changes below:

Spouse/Significant Other Addition/Change _____

Child(ren) Name(s) and Age(s) (18 and under) _____

Address _____

Cell Phone(s) _____ (indicate whose)

Home Phone _____

Email(s) _____ (indicate whose)

TOTAL ANNUAL MEMBERSHIP DUES ARE \$100
CHECK PAYABLE TO LITC / DELIVER TO LIDO CLUBHOUSE
OR ZELLE to lidoisletennisclub@gmail.com

Deadline 12.31.24 for inclusion in directory

Membership includes entire household residing on Lido

Free to members events include Tennis & Pickleball Social Events / Membership Appreciation Night

Dues also go towards Tennis & Pickleball Tournaments / Annual November Party / Kentucky Derby Party / Lido Jr. Tennis

YOU ONLY LIVE ONCE. BUT YOU GET TO SERVE TWICE
DRIVE, DROP, DINK, REPEAT

Lido Isle Community Association Board of Directors General Meeting General Session Meeting Minutes November 13, 2024 • 6:00pm

BOARD MEMBERS PRESENT:

Alastair Fraser, President
Bill Kroener, Treasurer
Camille Rizko, Director
Sidney Crossley, Director

GRANDMANORS:

Janine Stratton, CMCA, AMS, General Manager

NOT PRESENT:

Ronda Clark, Secretary

EXECUTIVE SESSION ITEMS

Per Civil Code § 4935, the board may adjourn to, or meet solely in, executive session to consider litigation, matters relating to the formation of contracts with third parties, member discipline, personnel matters, or to meet with a member, upon the member's request, regarding the member's payment of assessments.

I. Call to Order: The General Session Meeting of Lido Isle Community Association Board of Directors meeting was called to order by President Fraser at 6:24PM.

II. Homeowner Forum:

Six (6) homeowners were present to discuss the following topics:

- San Remo Policy Gratitude
- Beach sidewalks
- Wazier/Soud Tree Trimming
- French Drain on Soud
- Yacht Club Annual Meeting

III. Secretary's Report:

A. Approval of Minutes - Resolution: A motion was made, seconded, and unanimously carried to approve the October 9, 2024 General Session Minutes as presented.

IV. Treasurer's Report:

A. Financial Review September 2024 - Resolution: A motion was made, seconded, and unanimously carried to approve the financial statements dated September 30, 2024 as presented subject to year-end audit.

B. Financial Review October 2024 - Resolution: A motion was made, seconded, and unanimously carried to approve the financial statements dated October 31, 2024 as presented subject to year-end audit.

C. Bank Summary Ending October 31, 2024 - Resolution: A motion was made, seconded, and unanimously carried to ratify bank summary ending October 2024.

D. Finance Committee Updates - Funds Transfer Ratification - Resolution: A motion was made, seconded, and unanimously carried to ratify the following transfers:

Transfer Date	Transfer From	Transfer to	Amount	Description
10/15/2024	Chase Check 9052	PacWest 8803	\$ 26,510.00	Clubhouse and Architectural Refunds
10/30/2024	PacWest 8803	PacWest 0440	\$ 2,000.00	Repay Insurance Payment to Swift Slip
10/30/2024	Chase Reserve 6791	PacWest 0440	\$ 11,350.00	AC Replacement
10/30/2024	Chase Reserve 6791	PacWest 0440	\$ 6,215.00	Summers Murphy and Partners
10/30/2024	Chase Check 9052	PacWest 8803	\$ 148,000.00	November AP Allowance
10/31/2024	PacWest 8803	Chase Reserve 6791	\$ 60,000.00	Repay Insurance Payment to Swift Slip

E. Ratification of San Remo Cabinet - Resolution: A motion was made, seconded and unanimously carried to ratify the approved quote from John Christopher Construction and Remodeling to install a cabinet at the San Remo Tennis Court for a total cost not to exceed \$13,500.00 to be funded from Reserves. This expense amount was approved by the Board previously.

V. Committee Reports: The following agenda items serve as a placeholder for each Board liaison to provide any updates related to their assigned Committee(s).

A. Architectural Committee - Camille Rizko

a. **Architectural Meeting Minutes** - Resolution: A motion was made, seconded, and unanimously carried to approve the Architectural Meeting Minutes October 7, 2024, October 21, 2024, and November 4, 2024 as presented.

B. Clubhouse/ Snack bar/Events - David Hendler, Ronda Clark, Jeff Pence, Sid Crossley
a. **2024 Clubhouse Refresh Update** - No action was required.

C. Marine Facilities - Alastair Fraser, Jeff Pence, Camille Rizko, Sid Crossley
a. **Marine Facilities Update** - No action was required.

D. Tennis Club - Catherine O'Hara

a. **Facility Report and/or Update** - No action was required.

E. Security/Traffic Safety/CERT/Patrol - David Hendler, Mario Sustayta

a. **Patrol** - No action was required.

b. **CERT** - No action was required.

F. Landscape Committee - David Hendler, Ronda Clark and Mario Sustayta

a. **Landscape Updates** - No action was required.

b. **Landscape Proposal Approval** - Resolution: A motion was made, seconded, and unanimously carried to ratify the approval of landscape proposal number 119933 from Park West Landscape for a total cost of \$937.00 to install plants and mulch along Via Genoa and Via Lido Soud noting the expense is being funded from Operating G/L - Landscape Extra.

G. Major Capital Improvement Committee (MCIC) - Mario Sustayta, Ronda Clark, David Hendler

a. **MCIC Updates** - No action was required.

H. City Relations Committee - Catherine O'Hara, Alastair Fraser, Jeff Pence

a. **City Relations Updates** - No action was required.

VI. Unfinished Business:

A. Mooring L-33 - The Board acknowledged that the Mooring L-33 will be vacated by December 31, 2024. No action was required.

B. 2025 Reserve Study Report Draft - Resolution: A motion was made, seconded, and unanimously carried to conditionally approve the reserve study draft as prepared by ARS at an annual contribution of \$600,000.

C. 2025 Boat Storage Rates - Resolution: A motion was made, seconded, and unanimously carried to approve a 5% increase for all wet and dry boat storage slips effective January 1, 2025.

D. 2025 Budget Draft - Resolution: A motion was made, seconded, and unanimously carried to approve a 5% increase for the entire Operating Budget. Therefore, the 2025 annual assessment will be increased by 5% effective January 1, 2025.

VII. New Business:

A. President's Comments - No comments.

B. Lien Resolution - Resolution: A motion was made, seconded, and carried to approve authorizing Association's collection legal counsel to file a lien against the following delinquent accounts:

• APN 423-231-11

• APN 423-281-01

Abstained: Kroener

C. 932 Via Lido Nord - Appeal Request - Waiver Petition - Resolution: A motion was made, seconded, and unanimously carried to approve scheduling a townhall meeting for the waiver petition of the metal roof at 932 Via Lido Nord on December 11, 2024 in the beginning of the General Session at 6:00PM.

D. Tree Trimming - 759 Via Lido Soud - Resolution: A motion was made, seconded, and unanimously carried to approve leaving the Pear trees "as-is" per the arborist's recommendation. The Board may consider removing the trees following by the landscape master plan in the near future as initiated by MCIC committee.

E. Basketball Lines - Resolution: A motion was made, seconded, and unanimously carried to approve adding "key" to the basketball lines at the Jucar pickleball/basketball court.

F. Directive 11 Update - The Board delegated the task to the Marine Facility to revise the policy for the Board to review.

G. Antibes Structural Wall Proposal - No action was taken at this time.

H. Tennis Pro Discussion - The Board will update all instructors' contracts, including but not limited to the weekly yoga and pilates classes that are held in the clubhouse and the LICA Tennis Pro. Additionally, the board will review all club subsidies including frequency of use of LICA facilities, such as the clubhouse, patios, beach, boat storage, tennis and pickleball facilities.

I. Clubhouse Termite Fumigation Proposal - Resolution: A motion was made, seconded, and unanimously carried to approve the quote from Newport Exterminating to proceed with full termite fumigation at the clubhouse for a total cost not to exceed \$9,500.00 to be funded from Operating GL - Contingency. Furthermore, the schedule will be determined based on events and onsite office hours.

J. CC&R's Amendment - Resolution: A motion was made, seconded, and unanimously carried to approve appointing the following directors to serve on the sub-committee to prepare CC&R's amendment including but not limited to metal roof restrictions:

• Camille Rizko

• Sid Crossley

• David Hendler

• Bill Kroener

The Board authorized the Committee to propose up to five(5) changes maximum.

K. Genoa Facilities Use - No action was taken as Management will order new hose heads.

L. Next Board Meeting - The next regular Monthly Board of Directors meeting will be held on Wednesday, December 11, 2024 at 6:00PM.

VIII. Adjournment



LIDO ISLE COMMUNITY ASSOCIATION A CALIFORNIA NONPROFIT CORPORATION PUBLICATION OF NOMINATING PROCEDURE & DEADLINES

December 6, 2024

The Annual Meeting and Election of the Board of Directors for Lido Isle Community Association is scheduled to take place on **Saturday, April 12, 2025**. The main purpose of the Annual Meeting will be to elect four (4) Owners to the Board of Directors by Membership vote with a term of office for two (2) years each. California Civil Code requires that only Owners may run for a seat on the Association's Board of Directors.

THE NOMINATING PROCEDURE

If you are interested in being a candidate for the Board of Directors, please submit this form and your written qualifications (Candidate Statement) **on a separate sheet of paper**. These documents will need to be received by Lido Isle Community Association's onsite office at 701 Via Lido Soud, Newport Beach, CA 92663 **no later than Thursday, January 30, 2025, at 5:00PM** in order for your name to be printed on the ballot. The ballot, along with your Candidate Statement, will be included with the balloting package mailed to the membership.

Each member has a right to verify his or her personal contact information by the deadline noted above to receive candidacy statement forms and to ensure that all Members have an opportunity to review their personal information at least thirty (30) days before ballots are mailed.

This year, if the Association receives five (5) of qualified Owner Candidate Statements or fewer as determined by the Inspector of Election by January 30, 2025, at 5:00PM, the Board of Directors may consider the qualified candidates elected by acclamation under the provisions of California Civil Code.

I, the undersigned, wish to be a candidate for the Board of Directors of Lido Isle Community Association and I certify that I am a qualified candidate in accordance with the Association's bylaws and election rules.

Name _____

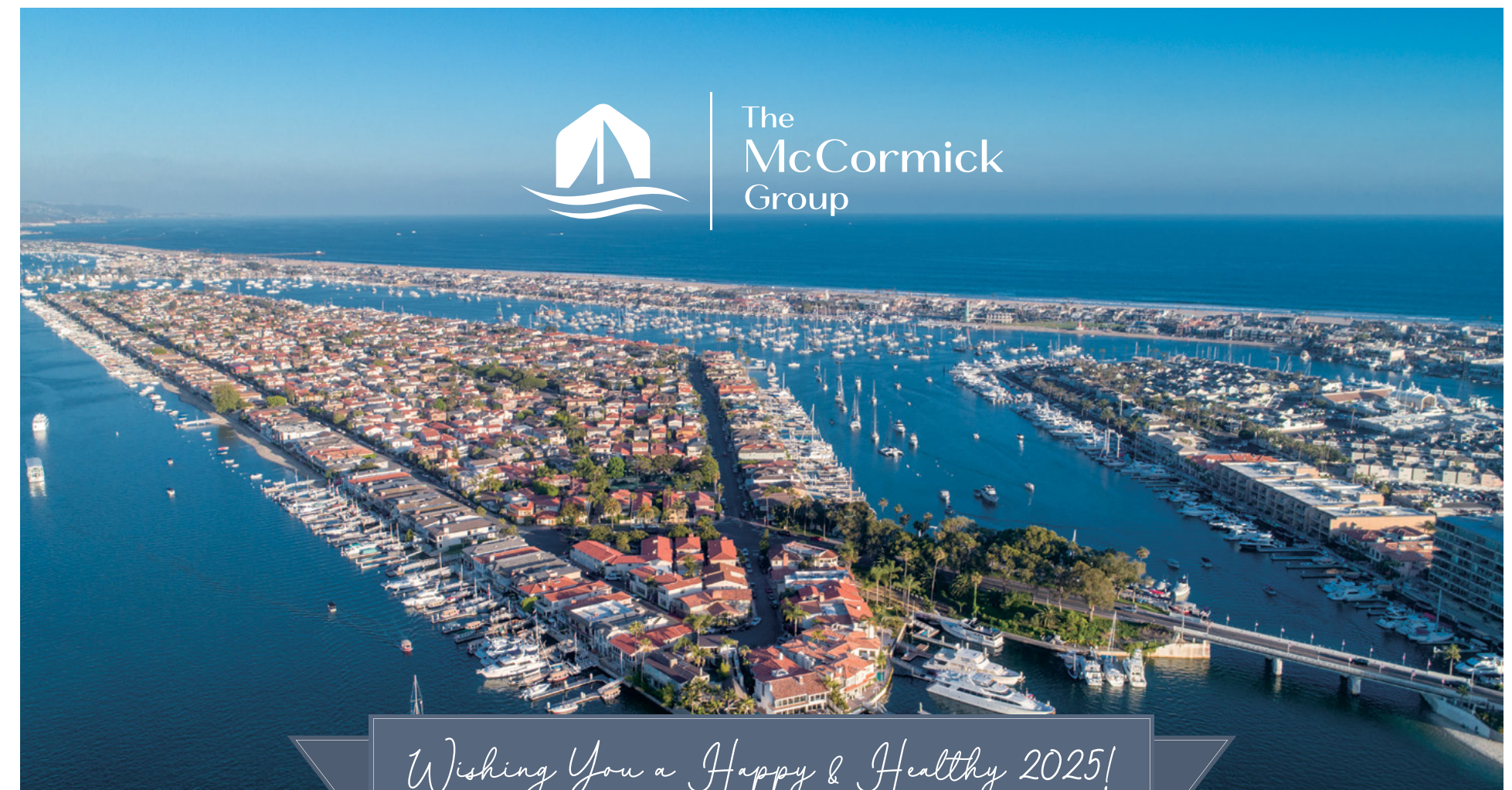
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Signature _____

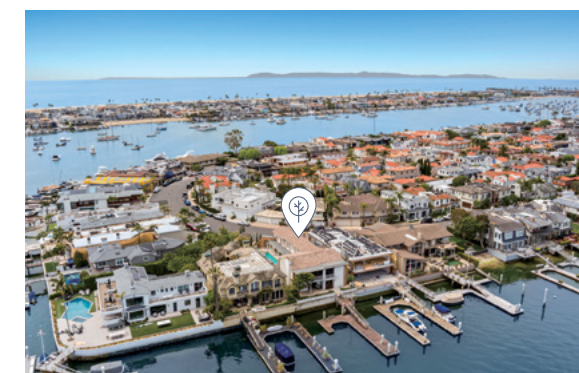
Phone (Home) _____ Phone (Work) _____ Phone (Mobile) _____

Email Address _____

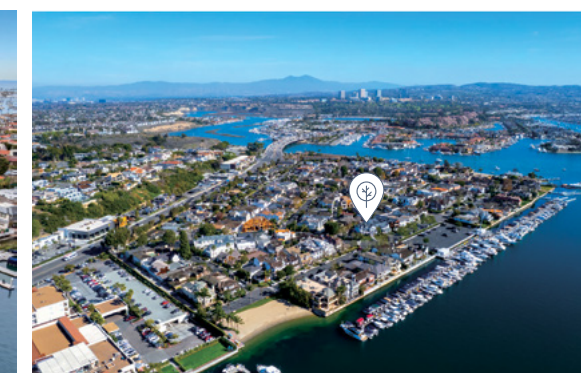
If you have any questions about this notification or would like to receive a digital copy of a candidate statement form, please contact Janine Stratton, CMCA®, AMS® at 949-673-6170 or Lidolsle@CiraMail.com.



RECENT SALES



924 Via Lido Nord, Lido Isle
Sold Price: \$18,750,000 / Rep. Seller



2511 Bayshore Drive, Bayshores
Sold Price: \$13,000,000 / Rep. Buyer



235 Via Lido Soud, Lido Isle
Sold Price: \$12,500,000 / Rep. Buyer & Seller



908 Zurich Circle, Lido Isle
Sold Price: \$5,668,515 / Rep. Seller



621 West Bay Avenue, Newport Beach
Sold Price: \$5,250,000 / Rep. Seller



231 Via Firenze, Lido Isle
Sold Price: \$4,200,000 / Rep. Seller



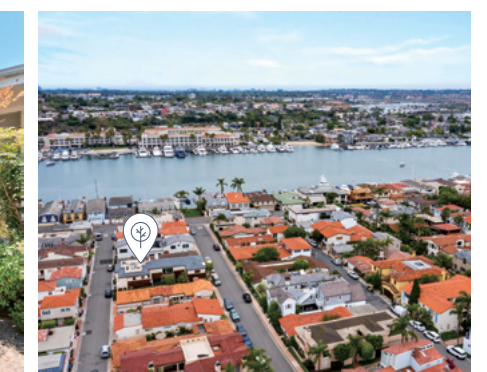
2421 E. 16th Street, Newport Beach
Sold Price: \$1,610,000 / Rep. Seller



817 Via Lido Nord, Lido Isle
Sold Price: \$3,350,000 / Rep. Seller



218 Via Ithaca, Lido Isle
Sold Price: \$3,350,000 / Rep. Buyer & Seller



223 Via Orvieto, Lido Isle
Sold Price: \$3,850,000 / Rep. Buyer & Seller



Alison McCormick

Broker Associate / The McCormick Group

949.355.4104

amccormick@arborrealestate.com

McCormickGroupOC.com

DRE No. 00607959



FEATURED LISTINGS



NEW LISTING | 815 VIA LIDO SOUD | LIDO ISLE
5 Bed | 5.5 Bath | 3,809 SF | 3,120 SF Lot | \$15,995,000



208 VIA PALERMO | LIDO ISLE
5 Bed | 6 Bath | 4,651 SF | 5,104 SF Lot | \$8,495,000



207 VIA EBOLI
Lido Isle | \$8,250,000
4 Bed | 4.5 Bath | 3,099 SF | 3,821 SF Lot



119 RIVO ALTO
Naples Island | \$3,290,000
3 Bed | 3 Bath | 2,947 SF



109 23RD STREET
Newport Beach | \$3,000,000
4 Bed | 4 Bath | 2,400 SF

2024 SALES



820 VIA LIDO NORD
Lido Isle | \$22,500,000
Represented Buyer



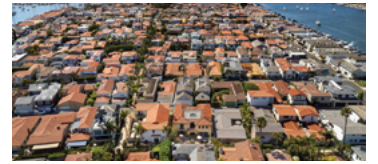
704 VIA LIDO NORD
Lido Isle | \$16,995,000
Represented Seller



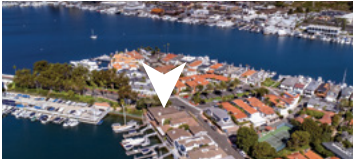
135 VIA YELLA
Lido Isle | \$8,295,000
Represented Buyer & Seller



3007 HARBOR VIEW
Corona del Mar | \$6,995,000
Represented Seller



202 VIA PALERMO
Lido Isle | \$6,200,000
Represented Buyer



203 VIA LIDO SOUD
Lido Isle | Off-Market
Represented Seller



209 VIA DIJON
Lido Isle | \$5,995,000
Represented Buyer & Seller



620 VIA LIDO SOUD
Lido Isle | \$5,675,000
Representing Seller



125 VIA GENOA
Lido Isle | \$4,695,000
Represented Buyer & Seller



207 VIA MENTONE
Lido Isle | \$4,395,000
Represented Buyer & Seller



2722 CIRCLE DRIVE
Bayshores
Represented Seller



212 VIA KORON
Lido Isle | \$4,895,000
Represented Seller



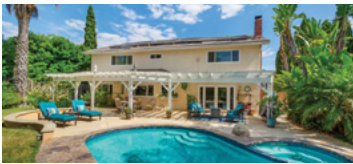
119 VIA SAN REMO
Lido Isle | \$4,195,000
Represented Seller



122 VIA KORON
Lido Isle | \$3,475,000
Represented Buyer



3101 CORTE PORTOFINO
Newport Beach | \$3,295,000
Represented Buyer



2307 WINDWARD
Newport Beach | \$3,195,000
Represented Seller



3018 CORTE PORTAL
Newport Beach | \$3,000,000
Represented Buyer



2422 SANTA ANA
Costa Mesa | \$3,000,000
Represented Seller



493 OGLE STREET
Costa Mesa | \$2,850,000
Represented Buyer



212 40TH STREET
Newport Beach | \$2,495,000
Represented Seller



394 PRINCETON DRIVE
Costa Mesa | \$1,749,000
Represented Buyer



2632 RIVERSIDE
Costa Mesa | \$1,695,000
Represented Seller



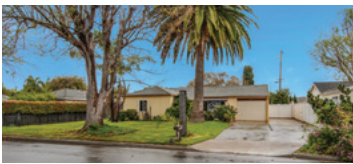
2408 ORANGE
Costa Mesa | \$1,495,000
Represented Buyer



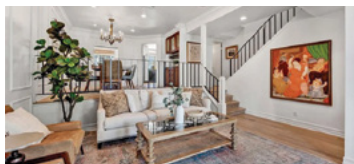
3371 CORTESE
Rossmoor | \$1,295,000
Represented Buyer



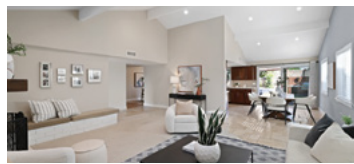
925 ORIOLE
Laguna Beach | \$1,205,000
Represented Seller



2031 MONROVIA
Costa Mesa | \$999,000
Represented Buyer & Seller



2330 VANGUARDWAY
Costa Mesa | \$925,000
Represented Buyer



19 SEABIRD COURT
Newport Beach | \$895,000
Represented Buyer



103 NATAL
Mission Viejo | \$895,000
Represented Seller



1 CONCEPCION
Mission Viejo | \$895,000
Represented Seller



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