



# THE KEYS BREEZE

October 1989

Issue # 38

## WOW, WHAT A GREAT BBQ.

WE ALL HAD A GREAT TIME, SAW A LOT OF OLD AND NEW FRIENDS.

OUR HATS ARE OFF TO BUKI BURK, WHO SINGLE HANDEDLY HELD US ALL TOGETHER AND DID A WONDERFUL JOB OF BEING THE LEADER FOR THIS VERY SUCCESSFUL EVENT. "Wasn't even there to enjoy!!!"

MANY THANKS TO ALL THE HARD WORKING PEOPLE, WHO VOLUNTEERED THEIR TIME AND LOVE.

### PRESIDENT'S MESSAGE:

HELLO! THERE IS MUCH TO BE DONE IN THE NEIGHBORHOOD WITH FAR TOO FEW RESOURCES. IF YOU HAVEN'T DONE SO ALREADY PLEASE PAY YOUR DUES SO WE CAN REPAIR THE DOCK, FIX THE BEACHES, REPAIR ROTTED WATER LINES, REPAIR OUR SIGN, REPAIR THE ARENER, PAY FOR OUR NEWSLETTER, REPAIR ELECTRICAL OUTLETS, & REPAIR THE BBQ, (which everyone who attended felt was a great success).

WE HAVE BEEN TRYING TO MAINTAIN A LOW LEVEL OF DUES, BUT AS YOU CAN SEE IT HAS BEEN A MASSIVE DEFICIT. IF WE DO NOT GET A BROADER BASE OF PARTICIPATION THEN AN INCREASE WILL BE A CERTAINTY.

WE OWE A DEEP DEGREE OF GRATITUDE TO ALL OF THOSE WHO NOT ONLY HAVE MADE FINANCIAL CONTRIBUTIONS BUT HAVE DEVOTED THEIR TIME AND ENERGIES TO IMPROVING THE KEYS COMMUNITY. SPECIAL THANKS TO DENNIS ADAMS, BUKI BURKE, TOM CARMODY, NORA THEA LEWIS, PAT MODOGNO, GEORGE BURK AND ESPECIALLY STEVE EHRET AND COUNTLESS OTHERS TOO NUMEROUS TO NAME.

OUR ANNUAL MEETING WILL BE IN JANUARY. COME MEET YOUR NEIGHBORS, BRING YOUR SUGGESTIONS AND MAKE YOUR VOICE HEARD. WE ARE IN NEED OF NEW BOARD MEMBERS, SO IF YOU HAVE AN INTEREST IN SERVING PLEASE CONTACT ME AT 644-0200.

THANK YOU...

KAREN HOFFBERG  
VENTURA KEYS PRESIDENT

DRAFT

California Coastal Commission  
631 Howard Street  
San Francisco, CA 94105

Attn: Jim Mc Grath

Re: Ventura Harbor Navigation Improvements CD-17-89

Dear Commissioners:

The U.S. Army Corps of Engineers is proposing a series of improvements to the Ventura Harbor Entrance that are essential if the existing dangerous conditions to which boaters are presently subjected are to be reduced. For that reason the Board of Directors of the Ventura Keys Homeowners Association urges the Coastal Commission to authorize the construction of the improvements as proposed by the Corps of Engineers.

The Ventura Keys is a waterfront residential community with over 300 on the water properties. The owners and residents of these properties are dependent upon the Ventura Harbor entrance for their ocean access. For years our vessels in transiting the entrance have been subjected to groundings, wave damage, and occasionally total destruction. While we have also suffered personal injuries, there has fortunately been no loss of life to date.

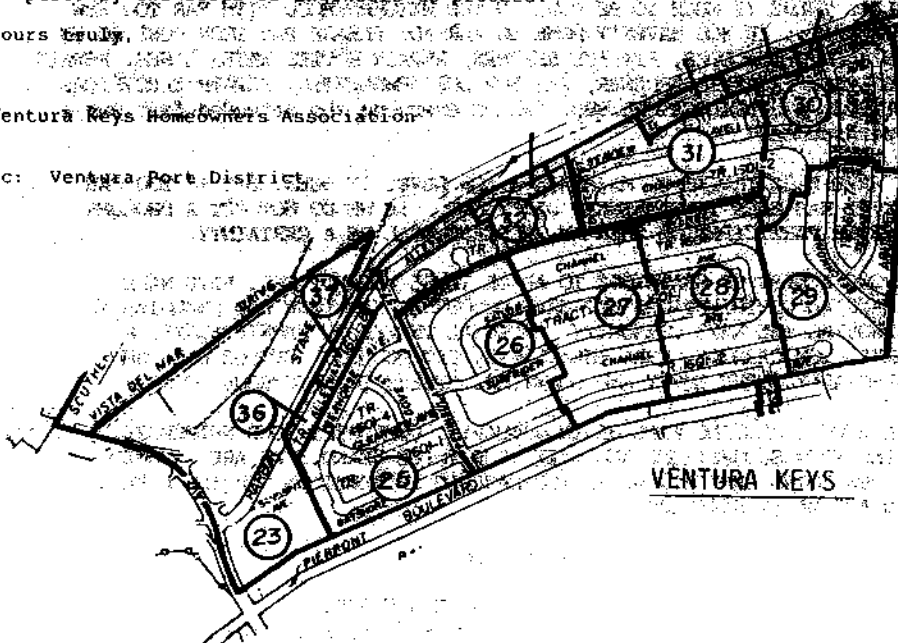
It is well known throughout the boating community that the Ventura Harbor entrance is the most dangerous in Southern California. Now that a solution to these dangerous conditions has been identified, it would be unconscionable not to allow their construction.

Please, in the interest of public safety, allow the improvements as proposed by the Corps of Engineers to proceed.

Yours truly,

Ventura Keys Homeowners Association

cc: Ventura Port District



PAT AND STEVE  
EHRET

Pg 2 #35 Oct 89

PETITION

WE, the undersigned legal residents and homeowners, hereby petition and request the closure of Beachmont Street at the Arundell Barranca. Reasons are as follows:

1. To separate a distinctively residential area from a distinctively commercial area.
2. The proposed increased development of the commercial area west of the barranca. (Marina, Hotel)
3. Beachmont has become a commercial artery with heavy truck and auto traffic. This, along with the increased residential development along Beachmont, has created an unsafe and unacceptable situation.
4. The conversion of the former Pacific Kerrents Restaurant into a night club. The late hours, potential alcohol related hazards will recreate the safety and accident problems encountered in years past when the site was Scotch & Sirloin.
5. Excessive and damaging vibrations of homes due to the unique soil area not designed to handle heavy traffic.
6. Wanton and excessive speeding, far exceeding the posted 30 m.p.h. limit and creating safety hazards all along the streets specifically in the park and beach area on Beachmont and Seaview.
7. The impact on property values due to the above.
8. Pedestrian & bike parkway over barranca bridge will not be affected.

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Name \_\_\_\_\_ Signature \_\_\_\_\_

Address \_\_\_\_\_

Please fill out form above and mail to: Bob  
Therrien 1313 Beachmont, Ventura, Ca. 93001.

### BUDGET SUMMARY:

1831	21F	CATAGORY	DATE	
1841	21G	=====		
1851	21H	1989 BEGINNING CHECKING BALANCE:		1589.44
1861	21I			
1871	21J	YEAR TO DATE INCOME:		10725.45
1881	21K			
1891	21L	TRANSFERS FROM SAVINGS:		343.95
1901	21M			
1911	21N	YEAR TO DATE EXPENSES:		8329.86
1921	21O			
1931	21P	CURRENT A. LEVY CHECKING ACCOUNT BALANCE:		3985.03
1941	21Q			
1951	21R	CURRENT SO CAL SAVINGS ACCOUNT BALANCE:		.00
1961	22A			
1971	22B	CURRENT TOTAL ASSETS:		3985.03
1981	22C			
1991	22D	CURRENT ACCOUNTS PAYABLE:		.00
2001	22E			
2011	22F	NET WORTH:		3985.03
2021	22G			
2031	22H	DATA TEST:		.00

THE B.B.Q. was a great social success but financially we again lost \$400.00. We all hope that you agree that we all enjoyed this event and we should continue to have it each and every year.

WE all also enjoy our two beaches, which need gardening and our docks, which need repairs.

WE RECENTLY "LOST" OUR VENTURA KEYS SIGN AT THE ENTRANCE TO THE Keys, we have authorized Karen Hoffberg to go ahead and have them replaced and installed so that they can no longer be stolen.

PLEASE UNDERSTAND THAT YOUR MONEY'S OF \$30.00 a year keep this and other things in the Keys from becoming obsolete. The courts soon will need refinishing. We still carry no liability insurance on the beaches.

IF YOU ARE A CONCERNED PERSON WHO OWNS A PROPERTY IN THE KEYS I, STRONGLY URGE YOU TO ATTEND OUR JANUARY GENERAL MEETING AT THE VENTURA YATCH CLUB, MOST PROBABLY ON THE 28th of JANUARY ON A SUNDAY AT 4:00 P.M. and be ready to elect the new board and work with us, as we work for you.

PLEASE SEND YOUR \$30.00 immediatelly for the continuation of this association and this news letter.

TO ADVERTISE IN THIS PAPER, IT WILL COST YOU ONLY \$15.00 for a business card size.

LIGHT JUDGING WILL TAKE PLACE SECOND WEEK OF DECEMBER, PLEASE DECORATE YOUR HOMES ON THE WATER AND OFF THE WATER.

WE ARE AT THIS TIME READY TO ACCEPT NOMINATION FOR THE 1990 VENTURA KEYS BOARD AND ART JURY.

REMAINING BOARD MEMBERS: KAREN HOFFBERG 644-0200  
CHERY BURK 658-8282  
ALYCE LONG 644-4829  
NORA THEA LEWIS 650-0616

NEW ART JURY:  
Brad Barnes 462-4828  
Don Cunningham 642-2105 TRAFFIC CONTROL: Bob Therrien 650-8765  
Remaining Art Jury Member:  
GEORGE BURK 658-8282

THE POSITIONS AVAILABLE AND MUST BE FILLED ARE: President, Vice Pres. Secretary, Treasurer, Membership, Water Ways, Entrances, Beach Masters Keys Breeze Editor.

WE WILL BE PLANNING IN THE FUTURE A VENTURA KEYS GARAGE SALE FOR THE FUND RAISER. IT WILL MOST PROBABLY TAKE PLACE IN MAY OF 1990. So get your stuff ready. We will advertise in various papers for this event. So if you can not afford the \$30.00 you can donate \$30.00 from you sales, or more.....

WE STILL HAVE SOME VENTURA KEYS T SHIRTS AND GOLF SHIRTS AVAILABLE.

CONTACT ALYCE LONG 644-4829, good X-stmas gifts. \$13.00 for TShirts \$20.00 for Golf ShirtsW/Collar.



CHECKERS FROZEN YOGURT

5968 Telegraph Road  
Ventura, CA 93001  
(805) 654-1813

Cheri Burk Toby Jones



Print & Copy  
Cynthia Marie Landa  
Offset Printing, Silkscreened Sportswear,  
Computer Typesetting, Paste-up & Layout, etc.  
FAX (805) 658-9273  
4587 Telephone Rd., #103, Ventura, CA 93003 (805) 658-1222



Pg 5

# 35 Oct 89

Planning—Zoning—Sec. 8133.5

**Sec. 8133.5—Fences, side and rear yards.** Except otherwise provided herein for junkyards, a fence, lattice work screen, wall, hedge, or thick growth of shrubs or trees not more than six (6) feet in height above the natural ground level adjacent thereto may be located and maintained in the required side or rear yard in any zone. Provided that, for lots located in "R" zones, in the required side yard on the street side of a reversed corner lot, and in the front thirty-five (35) feet of the required side yard on the street side of any corner lot; and for lots located in zones "C," "M" and, "D-T-R," respectively, along the front ten (10) feet of the side yard on the street side and along the side ten (10) feet on the street side of the front yard of any corner lot, said fences, hedges, etc., or portions thereof so located shall not exceed three and one-half (3½) feet in height. Provided further, where setback lines have been established in accordance with the provisions of section 8199, such fences, hedges, etc., shall not be located or maintained in the space between the street line and the setback line. An open mesh type fence to enclose an elementary, high school or college site may be located and maintained in any required yard. (Amended by Ord. No. 880, 1-24-55; Ord. No. 75-10, § 16, 4-28-75; Ord. No. 83-46, § 28, 11-7-83)

**Sec. 8133.6—Fences, front yard.** Except as otherwise provided herein for junk yards, ornamental fences, walls, hedges, landscape architectural features, or guard railings around depressed ramps, not more than three and one-half (3½) feet in height above the natural ground level adjacent thereto, may be located and maintained in any required front yard. Provided further, that an openwork type railing not more than three and one-half (3½) feet in height may be installed or constructed on any balcony, stairway, porch, platform or landing place mentioned above in subsections 8133.3 and 8133.4. Provided further, where setback lines have been established in accordance with the provisions of section 8520, such fences, hedges, etc., shall not be located or maintained in the space between the street line and the setback line. (Amended by Ord. No. 880, 1-24-55)

**Sec. 8133.7—Landscape features.** Landscape features, such as trees, shrubs, flowers or plants, shall be permitted in any required front, side or rear yard provided they do not produce a hedge effect contrary to the provisions of subsection 8133.6 above. (Amended by Ord. No. 880, 1-24-55)

**Sec. 8133.8—Obstructing access.** None of the above structures or features shall be so located and maintained as to preclude complete access at all times about a main building. Gates or other suitable openings at least two and one-half (2½) feet in width shall be considered as providing such access. (Added by Ord. No. 880, 1-24-55)

IF YOUR HOME WAS RECENTLY PEST CONTROLLED AND THE TERMITES HAVE RETURNED, AS THE TERMITE COMPANY IF IT IS GUARANTEED FOR ONE YEAR? IF IT IS NOT CALL THE "PEST BUSTERS".

NEW PEST CONTROL LAWS:  
STRUCTURAL PEST CONTROL BOARD

1430 Howe Avenue  
Sacramento, CA 95825  
(916) 924-2291 Sacramento  
(415) 557-9114 San Francisco  
(213) 620-2255 Los Angeles

MATURE PROFESSIONAL WOMAN  
SINGLE. WILL BABY SIT YOUR  
HOME, WHILE YOU ARE AWAY.  
WATER YOUR PLANTS AND FEED  
YOUR PETS. NO CHARGE AND NO  
COST. CALL PAT 642-7763  
OR 650-0616



david & betty welsh

2874 seaview avenue  
ventura, ca 93001



July 18, 1989.

Dear Karen:

It was a pleasure to meet you on Sunday and talk about the  
Key's property values with you.

Regarding the information that I believe should be published  
in the "Breeze" it is as follows:-

Pagesetter homes in the Keys were wired with aluminum wiring.  
It is an unsafe practice to install replacement switches and  
power outlets unless they are either rated for use with  
aluminum wire or are "pigtailed" in by a professional  
electrician. I learned this when I replaced all the switches  
and outlets in my house with new decorator type switches and  
later had to reinstall at great expense. Maybe this tip will  
save some of the homeowners some expense or at the worst an  
electrical fire.

Sincerely,

*David Welsh*  
David Welsh.

ARE BEGINNING TO SEE SOME CHANGE IN OUR VENTURA KEYS FOR THE BETTER.  
P IT UP. PEOPLE ARE BUILDING, PAINTING AND PARKING PARALLEL, MAKING  
A MORE BEAUTIFUL AREA FOR ALL OF US.

Pg. 7

438-04 89

A HAPPENING IN VENTURA KEYS, AND EVERYWHERE IN CALIFORNIA!!!

THIS IS A BUYERS MARKET, THE RATES ARE LOW, THE LENDERS ARE WILLING AND THE PRICES OF THE HOUSES ARE STEADILY GOING DOWN. SO, WHAT ARE YOU DOING ABOUT IT? START LOOKING FOR THE INVESTMENT. BEFORE THE PRICES BEGIN TO GO UP AGAIN AND YOU HAVE MISSED YOUR CHANCE TO BE PART OF THE AMERICAN DREAM OR JUST PLAIN RICHER.



111 Los Altos Street  
Channel Islands Marina  
Oxnard, CA 93035  
**(805) 985-5455**

**NORA THEA LEWIS**

Broker Associate

A MEMBER OF THE SEARS FINANCIAL NETWORK



(805) 644-7201 BUSINESS  
(805) 654-0769 RESIDENCE

**JOAN and GEORGE DE BACKER**  
REALTORS



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3805 TELEGRAPH ROAD  
VENTURA, CA 93003

OUR NEXT MEETING WILL BE LAST THURSDAY OF THE MONTH, PLEASE CALL ME FOR LOCATION. WE USUALLY START AT 7:20 P.M. Nora 650-0616

DUE TO THANKGIVING THE MEETING WILL BE ON NOVEMBER 16, 1989 at my home. 952 Seaside Court, Ventura Keys. Please call, so I know how many people

IF YOU ARE LOOKING FOR YOUR EDITOR, I AM HANGING AROUND HOLLYWOOD BEACH NEAR MRS. OLSON'S COFFEE HUT, AT STARBOARD PROPERTIES, OTHERWISE I'M SAILING AROUND.

(805) 985-5455 Days

(805) 650-0616 Nights

Newsletter

Ventura Keys Association  
Box 1086  
Ventura, CA 93002

Pg. 5

# 35 Oct 89