



# ASSOCIATION BULLETIN

PUBLISHED BY THE RANCHO SANTA FE ASSOCIATION FOR THE BENEFIT OF ITS MEMBERS

Volume 11, Number 8

Rancho Santa Fe, California

August, 1955

## Golf Course July Income Nears Record

July golf course income of \$11,100.50 marked a third all-time monthly high, exceeded only by July and August, 1954.

Green fees of \$9186, and \$1914.50 in advanced playing privileges accounted for the near-record total.

The high monthly figure set in August 1954 was only about three hundred dollars more than last month's income. Records show \$11,418 recorded for that month. Income for the second-high month, July, 1954, was \$11,357.

Gross income during the first seven months of 1955 has averaged about \$700 a month less than the same period in 1954. Golf course income since January 1 has been \$60,890.50. During the previous year, the figure was \$65,583.63.

A breakdown of the 1954 mark, indicates \$58,139.75 of the gross figure was in green fees, and \$7443.88 in advanced playing privileges. Total income last year was \$109,734.38, with \$96,375 in green fees and \$13,359.38 in playing privileges.

After green fees were raised January 1, green fees for the first seven months dropped to \$49,167.50, but advanced playing privileges jumped to \$11,723.

"The rise in advance playing privileges indicates a more desirable and steady type of player, whereas troublemakers and less desirable players were discouraged by the higher green fees," the committee chairman has announced. "Also, the terrific congestion on weekends has been relieved considerably."

Success of the program was borne out recently when the committee announced that services of the weekend marshal were dispensed with August 1.

"There was simply no longer any need for him to be around," the committee said.

After the committee's August meeting, it was announced that, starting immediately, women would be allowed to play the course on Saturday mornings. The ruling had been in effect since January 1. The present change came about so that more couples could golf together.

## Year's Rainfall Set At 9.33 Inches

Rainfall in Rancho Santa Fe for the fiscal year ended June 30 registered 9.33 inches, almost four inches less than the average rainfall recorded since 1926, according to R. E. Badger.

The average has been steadily dropping during the last 11 years with the exception of 1951-52, Badger said. He has been keeping Ranch rainfall statistics for the past 29 years. They are recorded and sent to the Los Angeles Weather Bureau office each month.

A trace of rain has been recorded since July 1, he said.

## Budget Hearing Conducted August 12; Twenty-Five Attend

Expenses of the Rancho Santa Fe Association for the fiscal year 1955-56 were estimated at \$113,116.50 by Adm. Felix X. Gyax when he presented the financial statement and proposed budget at the annual budget meeting, Friday, August 12 in the Meetin' House of The Inn.

Twenty-five Association members attended the meeting.

An additional figure of \$6850 was allocated in the budget for capital expenditures, including new equipment and furniture, building and golf course alterations.

These figures were offset by anticipated revenue of \$108,600 for green fees, restaurant and bar operation, advertising (Association Bulletin), permits and miscellaneous fees. Added to the revenue was an assessment figure of \$18,456.61 arbitrarily based on a 65 cent rate multiplied against last year's valuation. The final assessment rate will be set after complete Covenant valuations are determined in the Association office.

A motion made by Theodore Reed, was passed at the meeting "to advise the Board of Directors that it was the opinion of the meeting that this year's assessment rate not exceed 50 cents".

Explaining his motion, Reed stated that the 50-cent figure meant the assessment rate should be no higher than necessary after taking into consideration prop-

## Service District Plans Stopped; Petitions Filed Without Action

Plans for a Community Service District in Rancho Santa Fe were halted August 2 when the issue came up for public hearing before the County Board of Supervisors.

The Supervisors had been scheduled to set boundaries and call a public election. But action was permanently tabled at the request of supporters of the proposed District, in the face of large-scale opposition. Under law, the Supervisors could not ignore petitions favoring the District. They were consequently filed without action.

R. E. Badger, representing a Citizens' Committee opposing the Service District, was present at the Supervisors' meeting with a map showing exclusion requests. Four such requests had gone directly to the Supervisors and 121, representing individual property parcels, were shown on Badger's map. Additional exclusion requests came in after the hearing, Badger said recently.

Previously, 91 voters had signed petitions requesting formation of such a District. Many of those who signed petitions later signed the exclusion requests, Badger said.

Advocating the move were the commissioners of the Rancho Santa Fe Fire Protection District. The commissioners maintained that creation of a Service District would combine existing maintenance services and police and fire protection under the control of a single agency. They had thus hoped to create a five-man pool for emergency service within the community.

Working with Badger in obtaining signatures for the exclusion requests were R. M. Clotfelter and Robert Francisco. This Citizens' committee was formed to oppose creation of the District after a study of the Service District legislation passed by the California State legislature in 1951.

The committee held that the law was far too broad; property could be condemned; commissioners would have broad taxing powers; bonded indebtedness could be imposed within the District up to 20 per cent of the assessed valuation without a vote of the people. They also said that existing police protection is adequate, more desirable and effective than it would be under the control of the Service District.

At the July 15 meeting of the Association Board of Directors, the Board rescinded a resolution made by the previous Board advocating formation of the Service District. The latter action followed an address by Badger. He said that support of such a District was not within the powers granted the Board in the Covenant.

erty valuations, income and expenses for the coming year.

Current assets of the Association were listed at \$152,880.23. Broken down, the figures are: cash on hand, \$82,936.16; accounts receivable, \$1544.09; merchandise inventories, \$2122.45; delinquent assessments receivable, \$911.46; fixed assets, \$64,120.64; deferred charges, \$1345.43.

Remarks made at the budget meeting were studied by the Board at its August 23 meeting. The budget, in final form will be adopted September 2.

## School Registration Set Aug. 29-Sept. 2

Registration for new students at the Rancho Santa Fe Elementary school will be held August 29 to September 2, according to Lloyd O'Connell, principal.

Parents are asked to register their children from 9:30 a. m. to 12 and from 1 p. m. to 4 p. m. each day. All kindergarten and other new students should be registered at this time, he said.

Opening date of the new school is indefinite at this time. Construction is ahead of schedule, Russell Fellows, school board president said recently. Opening will be delayed if the school is ready by October 1. Failure of the school to be ready for an indefinite time would necessitate double sessions for the first weeks, he said.

# P-TA Launches Drive To Equip Kindergarten

The Rancho Santa Fe P-TA has launched a drive to furnish kindergarten equipment and supplies for the new school. Present treasury funds, previously earmarked for landscaping have been diverted toward the needed equipment, Mrs. Chester Root, P-TA president said.

The emergency action came after school board officials noted that lack of funds would prevent them from equipping a kindergarten this year.

Expected enrollment in the kindergarten class has been estimated at 22 students. This year's kindergarten will be the initial such class in the local elementary school. Mrs. Evelyn Hartley has been engaged as teacher.

Mrs. Root has asked that any member of the community having surplus equipment and wishing to donate it for school use, contact one of the following P-TA representatives: Mrs. Roger M. Ketron, PL6-1450; Mrs. Vernon Federo, PL6-1640; Mrs. David Hellyer, PL6-1509.

A list has been prepared by Lloyd O'Connell, principal, of needed equipment, generally in use in most kindergartens. The list includes items for:

Active play to develop motor skills—jungle gym or other climbing apparatus, swings, slide, packing boxes, boards, short ladders, small nail kegs, tricycles, wagons, sawhorses, wheelbarrows;

Manipulation and construction—various sized building blocks, floor blocks, sand box, clay, wood, tools, work bench, educational toys, puzzles;

Dramatic play—dolls and doll equipment, unbreakable dishes, kitchen utensils, kitchen stove, small broom and dustpan, table and chairs, rocking chair, telephone, bright colored materials

for "dress up", dump trucks, wooden train sets, boats, airplanes, spoons, shovels, sifters, pans, pails, wooden farm animals; Aesthetic experience—piano, drums, rattles, bells, chimes, pictures, books, music books; Science experience—pets, gardening implements and toys for water play;

Additional items requested by the principal include record player, aquarium, terrarium, animal cages, magnets, prism, large magnifying glass, clothespins, wash pan and scrub board, ironing board and wooden iron, bathinette, small sets of people for use with block play.

## Re-Zoning Sought On Portion Of School Site

Re-zoning of approximately four acres of the 10½-acre Rancho Santa Fe Elementary School site is now being considered, Russell Fellows, president of the Board of Trustees told the Association Board of Directors at its August 5 meeting.

Included on the property to be re-zoned is the present school. Re-zoning would allow the trustees to lease the property and provide the school District with revenue to offset school expenditures, Fellows said.

The property, presently zoned for schools or single-family dwellings would require a re-classification of use to class D, J, or K depending on use of the property. Re-zoning would also be required by the county, the School Board president said.

Fellows sought tentative approval of the Board before his Board takes the necessary steps indicated in the Covenant for re-zoning.

The Board granted approval subject to a more concrete and definite plan indicating purpose and use of the land.

Fellows said the trustees were considering three possible propositions for use of the building—Post Office, community church and medical clinic.

According to law, the School Board would have to advertise for bids before the property could be leased.

## No Fires Reported

No fires have been reported in the Rancho Santa Fe Fire Protection District since July 12, according to R. B. Duran, fire chief. At that time, a runaway bon fire burned a quarter of an acre of grass before it was checked, he said.

## Derby Day Winners Told

Seventy-six members of the Rancho Santa Fe Golf Club participated in Derby Day July 31 at the local links.

Each four-member team was a "horse". Winning first place honors with a 123-score for 18 holes was "Sonotone", composed of J. Shaw, V. Shaw, R. Peterson and E. Engler. Placing with a 126, was "Draw-One", made up of C. Bock, Do Bock, Ken Barager and J. Vine.

Show award was taken by "Bel-Air"—Kelley, Pearson, Healey and Healey with a 126.

## Water Purchased

Water purchased from the San Diego County Water Authority by the Santa Fe Irrigation District from April 1 until the end of July amounted to 461.40 acre feet, D. Maitland Bakewell told the Board of Directors at its August meeting.

Water purchased in April amounted to 119 acre feet; May, 123 acre feet; June, 116 acre feet; July, 103 acre feet.

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## Information Bulletin of the Rancho Santa Fe Association Rancho Santa Fe, California

Marilyn Kamprath, Editor  
Board of Directors—Adm. Felix X. Gyga, president; W. O. Fleetwood, vice president; H. F. Bakewell, W. R. Fawcett, Edmond Sullivan, W. M. Vanderpluis, C. K. Whittaker; W. A. Smart manager.

### Letters To The Bulletin

The following letters were received by the Bulletin concerning possible slanting and propagandizing in a story appearing on Page one of the July issue on the postponement of the Community Service District hearing.

Since the Bulletin went to press almost two weeks before the August 2 county supervisors' hearing, much of the information regarding the work done by the Citizens' Committee opposing the Service District was not available. Work of this committee was announced in the July 27 issue of the San Diego Union and in subsequent coast weeklies.

The Association Bulletin states "Published by the Rancho Santa Fe Association for the benefit of its members."

Of what benefit . . . could the article on the Community Service District . . . page one . . . July, 1955, have been to the members of our Association?

This article . . . amounts to propaganda and almost an editorial in favor of the establishment of such a District . . . It quotes in detail what the advocates believe are the good points . . . and except for the following statement . . . the article does not point out the potential changes in the administration of the local government . . .

Some of the potential dangers and pitfalls were the terrific expense; . . . the condemnation of property; the levying and collection of taxes on real estate as well as personal property; the incurring of indebtedness up to 20 per cent of the assessed valuation of all real and personal property . . . without a vote . . . the grant of powers given to the Board of Directors of the district.

. . . Now, if the article published in the Bulletin was to be fair on this important issue, . . . it should have printed both sides to this question. . . Here is a glaring example of trying to mold peoples' minds by trying to convince them of the benefits of the creation of the Community Service District.

Our Bulletin serves a good purpose if it merely records factual happenings. So again I say to you—drop the advertising and give us only the true facts.

Why wasn't a public meeting called and this proposed law explained in detail. . . This has been done on the "Country Club Question." I venture to say if it had been done. . . very few signatures would have appeared on the petition. . . People who signed the petition did not realize the terrific potential dangers of the creation of such a district.

If it were not for a few of our alert residents who feared this law and drew up exclusion clauses and obtained the signatures of over 140 property owners . . . the law might have been adopted with this type of propaganda. Reginald Clotfelter, Bob Francisco and Ray E. Badger deserve a vote of thanks from the members of the Association for doing such yeoman service to our community.

Robert E. Cantwell Jr.  
\* \* \*

. . . The article appearing on page 1 of the July Bulletin in regard to the postponement of the Service District Hearing is not adequate in its presentation of the facts.

. . . It appears that from the fact that our present Board of Directors rescinded the previous Board's resolution favoring a Community Service District, some very compelling reasons came to light for postponing indefinitely the hearing in San Diego. . .

The effective opposition to the proposed district came about largely through the efforts of three public spirited men who have long been respected residents of Rancho Santa Fe. Your article covering the Community Service District gave many members of our Association a view that could only favor the formation of such a district. Why did you not name three or more residents opposed to the formation of the district? The only reference found in the whole July Bulletin to a named individual opposing the district appears on page 5 under the proceedings of the July 15 directors' meeting under the minor caption "Resolution Rescinded".

In confining your report of the decision of this important board resolution to a back page only, you and your associates give the impression on one-sided or slanted reporting. This may not be intentional but slanted reporting

## Tennis Courts Stained Grey

Association tennis courts have been stained dark grey to remove sun glare, according to Raymond Gordon, tennis committee chairman. The courts were not stained until August 22 to allow for curing of the courts, he said.

Two practice boards have been erected and wooden benches have been placed along the courts to accommodate players waiting their playing turn, the chairman said.

has no place in a bulletin published by the Association and it can be very dangerous, intentional or not.

If it creeps in inadvertently, there should be someone to edit or eliminate it—someone who holds no political office in the community. Anyone who reports on political events here must remain singularly objective in viewpoint and have no axe to grind if the Bulletin is to maintain a standard of factual reporting.

Your work can accomplish a great deal for our community and I hope that the Bulletin goes ahead on a factual basis as it should.

George H. Ennis

## Budget Approved

The County supervisors August 9 approved the \$11,000 Rancho Santa Fe Maintenance District budget for the current fiscal year. The budget will raise last year's 18-cent levy to 26 cents on each \$100 of assessed valuation.

The district, operated by the County Department of Public Works, trims and maintains trees along roads in Rancho Santa Fe.

## Ranch Building Activity Continues

Forty-one building permits have been issued at the Association offices from January 1 to August 15 for a total valuation of \$790,660.

The \$147,000 school construction job for which the Association waived its customary permit would bring this figure up to \$937,660. In comparison, total building activity in 1954 amounted to \$995,325.

Fifteen plans have been approved by the Art Jury since April 1 for which the owners have not yet picked up their permits. These plans have a combined valuation of \$343,450.

# RINCON SPRINGS OLD STAGE STOP

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**GARDEN CLUB ALTERATION** plans are studied by Mrs. Fred Van Sicklen, chairman of the building committee and E. Harrison Powell, who has been supervising the carpentry and finishing work. Alterations include panelling of the club rooms, raising the patio and terrace, installing sliding glass doors and an outdoor dancing slab, and changing the entrance to the patio. L. M. Ruocco is the architect, Mrs. Marjory Macpherson was in charge of landscaping. Construction was done by George and Bob Wilkens.

### 1200 Expected At Fashion Show

Accommodations for 1200 guests are being planned by Country Friends for its annual fashion show September 28. The event will again be held on the front lawns of The Inn. The theme for the show, which will benefit the Boy's and Girl's Aid Society in San Diego, will be "A Trip to San Francisco for the Opera Season". Mrs. Francis Patton, reservations chairman, recently announced members of her committee. Local reservation and information committee member is Mrs. Howard Steinwinter. Co-chairmen of the fashion show are Mrs. Kenneth Walker and Mrs. John Rice Jr.

### Art Jury, August 1 Meeting

Written advice on six subdivisions, as prescribed by the Covenant, was presented to the Board of Directors by the Art Jury after the Jury met August 1, and later visited each site.

Considered, were the applications of:

Duane L. Taylor for resubdivision of Portion of Lot 14, Block 33, into two parcels of approximately five acres each;

John C. Rule for resubdivision of Lot 7, Block 47, into five parcels of 2.1, 2.75, 2.08, 3.15 and 3.95 acres;

I. C. Mussen for resubdivision of Lot 4, Block 23, into three parcels, one at two acres and two at 3 acres;

Jack Biery for resubdivision of Lot 1, Block 23, into four parcels of 4, 4, 4.5, and 12.46 acres each; Richard C. Blackledge, et al, for resubdivision of Lot 3, Block 29, into four parcels of 4.14, 4.14, 6.66 and 8.78 acres;

Edward Huntsman for resubdivision of Lot 6, Block 9, into three parcels of 3.75, 3.75 and 10 acres each.

Five house plans were approved by the Art Jury at the Monday meeting. Approved were applications of:

Paul H. Howard, Portion of Lot 5, Block 44, plans submitted June 29 with changes subsequently

made; Arnold W. Buck, Portion of Lot 3, Block 29, plans submitted June 29 with changes subsequently made;

D. A. Leonard, Portion of Lot 2, Block 12, plans submitted June 29 with changes subsequently made;

Horace G. Phillips, Portion of Lot 7, Block 10, plans submitted July 27;

Violet Wilson Warner, Portion of Lot 6, Block 33, plans submitted July 27.

Consideration was also given to the application of S. R. Murphy for a residence on a portion of Lot 4, Block 35, according to plans dated July 22. Additional showings have been requested.

Approval was also given to plans submitted by Robert M. Crichton for a stable, tack room and pump house on a portion of Lot 6, Block 33, subject to permission to keep horses to be given by the Board of Directors;

A discussion was held on the proposed sliding scale for building permit fees. The Jury also discussed an increased cost factor in certain classifications of minimum cost restrictions.


Color samples submitted by Harley E. Andre, David Christy, Lawrence Ganger, I. C. Howard, (Continued on Page 6)

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### 1927 Flower Exhibit Forms Beginning of Garden Club

A flower exhibit, planned by a committee of seven in June 1927, was the beginning of a successful idea which culminated in the formation of the Rancho Santa Fe Garden Club.

The impetus behind this first exhibit, was the work of Dr. A. R. Sprague, horticultural advisor to the Santa Fe Land Improvement Company in the late 20's.

A former college professor, Dr. Sprague is remembered by many Ranch pioneers as a "fine looking man". He was the father and grandfather to the owners of the former Sprague Dairy, which for many years furnished the Ranch with much of its milk supply.

Dr. Sprague's hobby was cross-breeding gladioli. Each year he would hand-pollinize hundreds of seedlings. These came into bloom in June, a very exciting time, because no one would know the results of his work until then, when the seedlings were transformed into masses of brilliant colors. So successful were his techniques that the botanist suggested showing the results in a flower exhibit.

#### Fruit Jars Used

Mrs. Sydney Nelson and the late Mrs. Harry Porter were in charge of that first show. The two ladies collected nearly every fruit jar on the Ranch to show the glads. That and subsequent shows were held in the present Post Office Building which then housed the local elementary school.

Two exhibits were staged before the name "Garden Club" was chosen but the group did not function formally as a club until 1932.

A special feature of the second exhibit was a new delicately-colored, lavender gladiola strain, which Dr. Sprague named "The Orchid", a new type which had bloomed for several years before being acclaimed a bona-fide variety. That year, "The Orchid" was ready, and hundreds of sprays were shown.

In 1930, Clifford Tanner was chosen flower show chairman, and that year, people flocked to the annual event from many parts of the county. Under Tanner's direction, emphasis of the shows changed and the rose began to assert itself.

#### Other Shows Entered

Another resident then began taking an interest in the exhibits. She was the late Mrs. Ellis Bishop who took over the chairmanship in 1931. That year, the group took a first prize at the Encinitas Midwinter Flower Show which later became part of the Del Mar

County Fair.

Interest remained high and when the club was officially organized in 1932, Mrs. Norman Carmichael was elected charter president. Mrs. Carmichael is still considered the "spirit" of the Garden Club and was honored in 1945 with the life title of honorary president.

Under her direction (she was president until 1940 except for one year when Mrs. Russell Millar took over) the club began "scheming over flower shows and schedules". The Garden Club eventually became famous throughout the state for its advanced work in exhibiting and arranging flowers.

Urged on by Tanner, the club entered a rose exhibit and won first prize at the 1936 National Rose Show at the International Exposition held in Balboa Park.

#### National Recognition Gained

National recognition was gained in 1935 when the Garden Club sponsored a flower show and luncheon for 100 delegates of the National Council of Garden Clubs who came to the Ranch from Los Angeles on a post-convention tour. The event was held at the historic Osuna hacienda on the ridge.

Objectives and activities of the club have broadened in the last 15 years. The club rooms, a gift of the late Mrs. Charles Meyer, were built in 1938. They, and the club itself, have served as the center of social life on the Ranch.

Other activities of the club have included entries in the county fair shows at Del Mar, Junior League Christmas Benefit shows, La Mesa Summer Flower Fiesta, San Diego Rose Society and San Diego Floral Association shows. During World War II, the group worked extensively in volunteer war relief. Members have also been asked to judge at shows in Coronado, San Diego, Fallbrook, Laguna Beach, Vista and Escondido.

#### Presidents Named

Present Garden Club president is Mrs. Edmond Sullivan. Past presidents other than Mrs. Carmichael and Mrs. Millar have been the former Mrs. Ranald MacDonald, now Mrs. Arthur Lundbergh, Mrs. H. Ray Millard, Mrs. Sydney Nelson, Mrs. George Lunn, Mrs. Gray Stewart, Mrs. R. M. Clotfelter, Mrs. R. Victor Venberg and Mrs. Fred Van Sicklen.

Charter members of the Garden Club still on the rolls are Mr. and Mrs. Carmichael, Mr. and Mrs. Nelson, Mrs. Ida May Moore and Mr. Tanner.



**MRS. NORMAN CARMICHAEL**, charter president of the Garden Club, is seen in the rose garden of her Ranch home. Mrs. Carmichael was honored by the club with the life-title of honorary president. It was through her work with the club that it was recognized for its "pioneer" achievements with flower arrangements.

**Acreage**

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## Notes From Ranch Records Years '20 to '50

By Ruth R. Nelson

### Association Parks

In 1927 the Santa Fe Land Improvement Company deeded to the newly organized Rancho Santa Fe Association over thirty small parcels which were to be reserved as park areas.

These park areas included two types of property: (1) deep canyons and little valleys, (2) small parcels reserved at important road corners, or "banjo" turn-arounds on dead-end streets. A glance at the map of the golf course section of Rancho Santa Fe will disclose the locations of these tiny Association parks.

Aside from the two small village parks where our living deodar Christmas trees are growing, very few other Association parcels have plantings of any kind. On Paseo Delicias just north of the village center, Fremontia Road is a picturesque loop surrounding a small canyon-valley parcel which the Garden Club endeavored at one time to develop into a wildflower refuge.

Because of its unusually fine native shrubs including rhus, ceanothus, cneoridium dumosum, scrub oak, yuccas, wild broom, mimulus and the historic mint bush romero, this small park could be developed into another noteworthy native garden such as those which have become famous in other localities.

L. G. Sinnard, first manager for the Santa Fe Land Improvement Company must be given credit for planning to reserve certain parkways in the business center, where plantings were made at an early date. Two of these areas have become especially memorable at holiday time when the Association provides Christmas lighting for two very fine deodars, both of which are presentation trees which might well be marked with appropriate plaques.

It was Norman Carmichael who

### Art Jury—

(Continued from Page 4)

Capt. Ralph C. Lynch, Edward Merrill, Jr. and Capt. G. M. Ravenscroft were approved.

The Art Jury also:

Approved the applications of Capt. George M. Ravenscroft and Frank S. Watts to construct fences on their property;

Approved the request of Howard J. Barney to convert a car port to an enclosed garage on his residence when it is constructed; Approved the applications of Harry E. Wenz and Walter Grimm for swimming pools.

suggested that Charles F. Meyer give a deodar pine to the Garden Club and have it placed in the western grass plot for a living Christmas tree. Very soon a second tree, for the opposite area, was donated to the Association by Briggs C. Keck, so well remembered at Rancho Santa Fe for his passionate love for all our trees and native growth.

Combined, these park areas may perhaps add up to thirty acres, all owned and still controlled by the Rancho Santa Fe Association. Their creation along the parkways was in line with the policy of the founders of this project to make it one of the most beautiful in California.

### Book Club Slates September 26 Meeting

The program for the coming year will be discussed by members of the Book Club September 26 when the group resumes activities after a summer recess.

The meeting will be held in the home of Mrs. Felix X. Gyax. Book reviews will be presented by Mrs. Tom Cummins and Mrs. Montgomery Hart.

### Two Tourneys Held

About 40 jockeys, owners and trainers from the Del Mar race track participated in their annual 18-hole golf tournament August 21 at the local golf links.

Trophies and merchandise were awarded winners by the golf shop.

The same day, 30 members of the Rancho Santa Fe Golf Club played 18 holes in the first leg of a 54-hole High-Low tournament. Final rounds will be played August 28 and September 4.

## What's Doing On The Ranch

**School Registration**—August 29-31, RSF Elementary School.

\* \* \*

**Board of Directors**—September 2, 9:30 a. m. Association office (open).

\* \* \*

**Polo**—September 3-5, Rancho Riding club.

\* \* \*

**Art Jury**—Tuesday, September 6, Association office, (closed).

\* \* \*

**School Board**—Rancho Santa Fe School, September 5.

\* \* \*

**Schools Open**—Tuesday, September 12, Rancho Santa Fe Elementary Earl Warren Junior High, San Dieguito High School.

\* \* \*

**PTA**—September 12, Coffee hour for parents and teachers at the school.

\* \* \*

**Garden Club**—Saturday, September 10, Annual Summer Dance, clubrooms, El Tordo.

\* \* \*

**Irrigation District**—September 12, Board of Directors, 9 a. m. District office.

\* \* \*

**Barbecue**—September 17, Rancho Riding Club.

\* \* \*

**Board of Directors**—September 16, Association Offices, 9:30 a. m. (open).

\* \* \*

**Book Club**—September 26, Mrs. Felix Gyax.

\* \* \*

**Country Friends**—September 28, Annual Fashion Show, The Inn.

\* \* \*

**Horse Show**—October 8-9, Rancho Riding Club.

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PLateau 3-1555

## Macadamia Nut Viewed Here As A Growing Ranch Crop

(With this feature on Macadamia nuts, the Association Bulletin begins a series of stories on agricultural industries of the Ranch.)

A Ranch resident who strongly advocates that the Macadamia nut is "the" up and coming local crop is Clifford Tanner, who with his wife, Dorothy has lived in Rancho Santa Fe since 1928.

Tanner is currently busy looking after 25,000 Macadamia seeds, planted during the past year. From this number, he hopes to get at least 15,000 good seedlings. Some will be put on a market which is currently wide open for this nut delicacy. Many of the seedlings, he will transplant on his acreage.

The Macadamia nut is native to Australia and is also grown commercially in Hawaii. This evergreen subtropical has been planted in southern California for 50 years. Attempts to put the industry on a commercial basis have been stymied in the U.S. until recently because Australian trees were not satisfactory and the Hawaiian market was "sewed up".

Studies made by the University of California have been encouraging, however, and about 60 acres have been planted in California.

### Ideal Conditions

Leading the drive to plant more Macadamias in the state, where soil and temperature conditions are considered ideal, has been the California Macadamia Society, of which Tanner is vice president. At the recent County Fair, the group took a first prize in the sub-tropical feature class.

The tree itself is considered very handsome and ornamental. Many single trees are in existence throughout the Ranch. Several residents of the community have planted small orchards in their front yards, thus eliminating the need for lawn care.

Macadamias require little care. They thrive in soil in which other sub-tropical fruit trees have died. In fact, Tanner first got interested in them when he planted several where avocado trees had died.

Trees do not have to be sprayed, because they are not bothered by pests. The fruit should not be picked because it is not mature until it has dropped on the ground. During the November harvest, the crop is raked off the ground and dried in shallow trays placed in the sun, or in refrigerated dehydrators. For this reason, and because the roots are

shallow, the ground is kept free of weeds, but not cultivated, Tanner emphasized. Watering is required about every two weeks, he said.

### \$4 a Pound

The fruit is handled by delicatessens, specialty shops, and department store food departments. The nuts sell readily for the handsome price of four dollars a pound.

Luther Burbank once described the Macadamia as "the world's most edible nut".

Macadamias start bearing about three or four years after planting and actually never reach maturity, Tanner said. Some have grown as high as 50 feet. Bearing varies from about 300 pounds in Australia to 200 pounds in Hawaii. California Macadamias bear from 75 to 125 pounds, he said.

Studies are now being conducted by the University of California to produce a super-bearing tree, with a high percentage of good meat.

Local residents with producing trees include Arthur Brune, Edward L. Cheyney, Mrs. Carl Fischer, Mrs. Carl Bertschinger, Normal Carmichael, Capt. G. C. Weldin, Rene Thery and Potter Bowles, Harry Lush and Victor Barton. Newly-planted Macadamias are on the property of J. H. Reilly, Roy Thompson, Gilbert Currie, Howard Steinwinter and R. Victor Venberg.

## Real Estate Transfers

Rancho Santa Fe real estate property transfers as recorded in the Daily Transcript from July 13 to August 15 include the following:

Armin C. and Ruth P. Richter to Hilda E. Crichton, Lot 2, Block 22;

Richard C. and Mary F. Blackledge and Mae R. Perry to Robert and Dorothy T. Keith, Portion of Lots 1 and 3, Block 14;

John C. and Marion B. Franks and William J. and Laura C. Cox to Robert and Dorothy T. Keith, Portion of Lots 1 and 3, Block 14;

Richard R. and Margaret D. Pharr to Robert and Dorothy T. Keith, Portion of Lots 1 and 3, Block 14;

Arnold W. and Thelma J. Buck to Maurice J. and Ida M. Hopkins, Portion of Lot 3, Block 29;

Cecil C. and Pearl M. Jones to Arnold W. and Thelma J. Buck, Portion of Lot 3, Block 29;

Arline A. Wilson to George M. and Eva C. Gere, Portion of Lot



MACADAMIAS—Clifford Tanner, local nurseryman, displays ripening Macadamias in his grove on Via del Albe. After ripening is finished, the nuts, which grow in clusters, will fall to the ground. Harvesting takes place in November. The trees are becoming increasingly popular in Rancho Santa Fe.

5, Block 32;

B. Allison and Betty H. Gillies to Gilbert W. and Lea V. Fitzhugh, Portion of Lot 7, Block 7; William F. and Claire M. Fletcher, all of Lot 31, Portion of Lot 30, Map 2089;

Arnold J. and Helen M. Chlad to Forrest C. and Lillian C. Schaefer, Portion of Lot 12, Block 47;

Jack H. Morgan to Vernon and Mary D. Thompson, Portion of Lot 4, Block 1.

## 'Alice in Wonderland' Is Dance Theme

The Garden Club has chosen "Alice in Wonderland" for the theme of its annual summer dance at the club rooms. The dance will be held September 10. Reservations will be accepted until September 2.

Mrs. Roger Woolley is chairman of the event. Assisting her are Mrs. William Herbert, refreshments; and Mrs. Norman Deimling, decorations.

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## \$3500 Loan to Riding Club OK'd By Association Directors

A \$3500 loan to the Rancho Riding Club was approved subject to the consent of the Riding Club to make the note secure by a first trust deed when the Association Board of Directors met for its regular August 5 meeting. John Robertson, vice president of the Riding Club, was present at the meeting to supplement information supplied in a written request by Mrs. Margery Bowles, club president.

The loan will complete the \$15,000 financing needed for riding stables and paddocks. Ground levelling has been completed at the site and construction is expected to be finished by October 1. Bob Rice, well-known San Diego county horseman, will assume duties as trainer.

Terms of the proposed loan call for amortization in 15 years, with 5 per cent interest payable semi-annually.

Other financing on the project had been accomplished by \$2000 in Riding Club funds and \$8500 in privately-subscribed notes. Robertson told the Board. Bricks for the structure will be donated by John Rice and an additional \$1000 was contributed by Mr. Robertson.

The Association was given a legal "green light" on this matter by Howard Clayton, Association attorney.

A report from the Public Utilities Commission was presented by Manager W. A. Smart. The manager had previously been directed to contact the Commission by letter and ask for an investigation into Rancho Santa Fe telephone rates with special emphasis on rates to La Jolla and Ocean-side.

Manager Smart stated that a representative of the Commission had stopped at the office explaining that telephone rates were based on the number of outlets in a community. He reported that 606 subscribers have been able to call 4251 subscribers from Del Mar to Encinitas since January 1, without a raise in rates.

By granting dial service to La Jolla, several thousand telephones in the La Jolla exchange would also be included in the service. La Jolla users would be unreasonably penalized with higher rates for this additional service, the representative had said.

The manager indicated that Erskine Sandys, telephone manager for the La Jolla area would appear at an early Board meeting with additional information.

A report was also given by Manager Smart on operations of a Sand and Gravel pit after complaints had earlier been made

that trucks, loaded with sand and gravel, were seriously impairing Ranch roads.

Smart stated that his investigations revealed that the pit was in Block K, outside the Ranch, and was not under the jurisdiction of the Association. He added that a provisional permit granted by the County to Dr. C. W. Lieb, owner of the property in question, had expired July 30 and would not be renewed.

Potter Bowles again addressed the Board on the problem of a trunk sewer line extending from his property, through the golf course, to the main line. The line frequently becomes stopped up with roots extending from trees in a golf course barranca. Bowles was directed to contact the Sanitation District and to investigate installation of Transit pipe.

A report was given by W. M. Vandersluis, Board member, on the question of Association-sponsorship of Boy Scouts. He reminded the Board that Scouts were usually sponsored by either a church or service organization, and that sponsorship entailed a customary donation and an active interest by at least one member of the sponsoring body.

Scout advisors, Bob Francisco and George Ennis had been present at an earlier Board meeting to discuss long range plans for Troop 716 and other youth activities on the Ranch.

They had told the Board that they were ready to raise funds for a youth building on Association property now being used for Scout camp fires and other meetings.

Vandersluis was then directed to meet with the youth leaders. He recommended at the August 5 meeting that the Association do nothing until the Scouts get their sponsorship straightened out. Boy Scouts cannot legally own property.

His opinion was concurred with by Attorney Clayton who said that the Association could construct and maintain a building but could not be allowed to take on any legal liability.

Vandersluis was again directed to meet with Ennis and Francisco and to discuss more fully the problem of local Scout sponsorship. The Scouts have been sponsored by Los Ancianos.

Two subdivision requests and a lot realignment were approved by the Board. A third subdivision request was denied.

Approved was the application of Duane L. Taylor to subdivide 10 and one half acres (Lot 14, Block 33) into two parcels of approximately five acres each. Also

## Pipe Replacing Planned By Irrigation District

Booster pumps now in use by water users in Block 12 of Rancho Santa Fe will be eliminated after completion of a \$15,000 improvement job contemplated by the Santa Fe Irrigation District.

Funds for this job are being allocated in the 1956 District budget, which came up for preliminary hearing before the District directors August 8.

A total of 4900 feet of 10-inch pipe and 700 feet of eight-inch pipe will replace all faulty pipe

approved was the application of Horace Phillips to subdivide 10 and one half acres, Portion of Lot 6, Anza Heights, into two parcels of three and one half and seven acres.

Denied was the application of John C. Rule for resubdivision of approximately 13 acres (Lot 7, Block 47) into five parcels of 2.1, 2.75, 2.08, 3.15 and 3.95 acres.

A lot realignment requested by John Burnham for Lots 7, 15 and 16, Block 36, was approved. The realignment was requested to create larger set backs for existing structures.

The Board voted to invest \$60,000 in Association funds in U.S. Treasury certificates to mature in June, 1956. The Association will take no penalty on interest if the certificates are cashed in before the date of maturity.

A directive for Association employees in regard to real estate activities was put into effect by the Board. The directive essentially stated that: information would be given only to Association members in regard to a specific tract; only office personnel and directors would have access to the vault; licensed real estate sales men would be given information regarding zoning and cost restrictions, and assessed valuation of property parcels.

in the area. In addition new lines will also be added. The area will be put under pressure by putting Block 12's water supply in Block 2 reservoir, according to D. Maitland Bakewell, District manager.

Also to be replaced will be 4500 feet of 6 and 8-inch pipe in the Golf Course Estates along Avenida Marvillas, and 1500 feet of six-inch pipe in Block 11, the manager said.

These major improvements will take up the total of \$23,000 set aside in the 1956 budget for materials for replacement. Labor will be done by District employees, he said.

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## Community Planning Study Asked of Board of Directors

A request that Association directors launch a study program into planning relative to future growth problems of the Ranch was offered by Bob Francisco, appearing before the Board at its August 23 meeting.

Francisco said he specifically referred to traffic, street and parking problems in the area near the village center. He also asked the Board not to approve any re-zoning request to a commercial classification unless sufficient area is set aside for parking.

Francisco was referring to a request made earlier by Russell Fellows, school board president, who asked that the Board consider a possible change in Covenant zoning on several acres of the school property to allow the Board to lease the land (including the present school building) for commercial purposes. Francisco said re-zoning of this land would increase the commercial area of the Ranch by about 50 per cent.

By allowing this property to be commercially zoned without making adequate parking facilities, parking congestion, already noted a year ago, would be increased, he said.

He asked that the Board avoid the errors made by community planners in the 20's when they did not provide for the extensive use of the motor car. The telephone company and gas and electric company have estimated that the Ranch population would be near 5000 by 1965, Francisco said.

"The situation is critical enough for the Board to make it its number one project," he said.

Since three members of the Board were missing at the meeting, discussion was postponed to a future meeting when a full membership would be present. Francisco was also requested to ask other merchants and interested persons to bring their opinions before the Board.

Also present at the meeting was Raymond Gordon, who during the last months has been making a survey among Ranch property owners relative to keeping the county minimum acreages in certain areas to four acres.

Gordon said he had contacted 50 per cent of the property owners in an area roughly representing the northerly portion of the Ranch and that all but one had signed letters expressing approval of the project.

Gordon said the next step would be to contact the County Planning Commission for an opinion. The Board said it would go along with anything the county might recommend.

The Board adopted a new reg-

ulation for the issuance of building permit fees. On a recommendation of the Art Jury, the Board adopted the policy of issuing permits at the rate of three and one half cents per square foot. Area represented by garages, passage ways, breeze ways and unenclosed areas such as porches would be rated at one and three fourths cents per square foot. The resolution called for a minimum fee of 45 dollars.

Four subdivision requests and a reconsideration request were considered by the Board.

Approved were the requests of: Jack Biery (Lot 1, Block 23) for subdivision of 24.96 acres into

four portions of 4, 4, 4.5 and 12.46 acres; R. C. Blackledge et al (Portion of Lot 3, Block 29) for subdivision of 23.59 acres into four portions of 4.14, 4.14, 6.66 and 8.78 acres.

Held over for Art Jury study was the request of John Rule (Lot 7, Block 47) for reconsideration of a subdivision.

Denied was the request of I. C. Mussen (Portion of Lot 4, Block 23) for subdivision of eight acres into 3, 3 and 2 acres.

A request by Milton T. Babcock to keep one horse on a portion of Lots one and nine, Block 33, was approved.

Also approved was the request of Robert M. Crichton to keep four horses on a portion of Lot 6, Block 33.

Denied was the application of C. Biddle Smith to keep three horses on a Portion of Lot 2, Block 11.

## Post Office Growth Seen

Haskell Strawn, Rancho Santa Fe postmaster recently said that the local Post Office should receive a first class rating within the next few years if stamp sales increase at the present rate.

Rating of a post office is determined by its volume of stamp sales, box rents and miscellaneous fees, rather than volume of outgoing mail, the postmaster said.

The post office attained its present second class status during the summer of 1946. Gross sales last year were \$22,500. Gross annual sales must reach \$40,000 for the first class rating, he said.

The number of clerks working in the post office is dependent on these government ratings, Strawn said.

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## Irrigation District Tax Rate To Remain At Five Dollars

Taxes within the Santa Fe Irrigation District will next year remain at five dollars per \$100 assessed valuation according to a preliminary 1956 budget studied by District directors at their August 8 meeting.

The \$146,990 budget, up almost \$5000 from last year, will be further studied when the board meets as a Board of Equalization August 29. The budget will be passed in final form September 12.

District income, aside from taxes, has been estimated at slightly more than \$50,000. This figure includes meter service charges, water sales profits, penalties, rentals, interest and other miscellaneous items, bringing the total to be raised by taxes to \$97,215, also up almost \$5000, according to Manager D. Maitland Bakewell's preliminary report.

According to state law, the tax rate must, however, be based on \$1,946,500, or 15 percent less than the total valuation, to allow for possible delinquent accounts. To July 1, the delinquency rate within the District was set at not

quite three per cent.

Assessments will remain the same in spite of the increased budget due to a rise in land valuations, Bakewell told the Board. A total of 7980 acres valued at \$2,290,000 will be assessed this year, compared to 7,294 acres assessed last year for a total of valuation of \$2,181,250.

Major items listed in the water district budget include \$9600 to be paid on bonds and \$9120 on bond interest. The District's bonded indebtedness now stands at \$274,000. The original \$700,000 bond issue was passed in 1923 when the District was formed.

Administration expense in 1956 has been estimated at \$34,650. Maintenance and operation will take up \$95,120. The latter figure includes salary funds for men in the field and allotments for major replacements.

The tax rate is based on unimproved land values determined by the District assessor. Tax bills are sent out in November. The first installment is delinquent after December 27, the second after June 27.

## Local Temperatures

Temperatures in Rancho Santa Fe from July 18 to August 14 as recorded at The Inn are as follows:

	Low	High
July 18	66	82
July 19	74	84
July 20	72	82
July 21	72	78
July 22	70	76
July 23	68	86
July 24	69	86
July 25	68	76
July 26	69	76
July 27	68	78
July 28	67	78
July 29	68	77
July 30	68	76
July 31	69	76
August 1	69	78
August 2	68	82
August 3	72	80
August 4	70	82
August 5	72	84
August 6	72	85
August 7	71	80
August 8	72	80
August 9	72	80
August 10	72	82
August 11	72	78
August 12	73	80
August 13	72	80
August 14	70	81

## County Again Asks To Lease Park Land

The County Department of Public Works has asked the Santa Fe Irrigation District to reconsider its request to lease a part of San Dieguito Park for agricultural purposes.

The District last month denied the request when it learned that the county contemplated making no improvements on the 100-acre site until 1960. The county had hoped to lease about 15 acres of the land. The District specifically deeded the land to the county for recreational purposes.

In a letter read before the District directors at their August 8 meeting, Charles S. Goode, assistant Public Works director, said that the county was planning to make several improvements this year.

Installation of a water system and rest rooms were included in the current county budget, the letter indicated, and some brush clearing would be started as soon as honor camp labor was available. Goode added that the desired planting would control weeds on the 15 acres.

The letter was turned over to the County Water Advisory Committee for a recommendation to the local District.

## "Meet Your Neighbors" Mr. and Mrs. Ben Fletcher

Considered by many Ranch residents as one of the finest examples of contemporary ranch-style architecture, is the new home of Mr. and Mrs. Ben Fletcher on Las Planideras Road.

When the Fletchers and their two children, Dawn, 9, and Philip, 6, moved into their home in January, almost two years had passed since the initial planning stages. The board and bat redwood structure was designed by Edward A. Killingsworth, a Long Beach architect. But Mr. Fletcher gives credit for many ideas adapted into the plans, to his wife, Georganna.

Large windows, located throughout the house, provide a view of valleys and countryside abundant with eucalyptus trees originally planted by the Santa Fe Improvement Company.

Each of the four bedrooms is designed to convert during day time into a studio-sitting room. The master bed room, overlooking a magnificent view also serves as an office for the couple.

When ceilings in both the children's rooms were complete, Mrs. Fletcher realized that space above the rooms would make a fine play room. Carpenters fashioned a ladder in young Dawn's doll closet, cut open a trap door and reinforced the floor.

Huge walk-in closets are lined with Port Orford cedar. Walls are panelled with treated mahogany. A fireplace, 26 feet high and six feet wide, in the living room of the 5000-square foot house, is made of Arizona mint stone. An indoor garden room with light shining through plexiglass from

the ceiling is completely stocked with subtropical plants.

The home is almost completely void of bureaus and portable cupboards. As much as possible, these features are built-in. The house has been made earthquake proof with "seismic" walls. Electric radiant heating is controlled by automatic clock.

Rough-hewn redwood beams support the living room ceiling and were fashioned from trees over 100 years old.

Rancho Santa Fe was chosen as the site of the beautiful new home after careful consideration of other areas, the Fletchers said. Phoenix, Seattle and San Francisco were eliminated and the choice finally rested between Colorado Springs and the Ranch.

In choosing the local community, they considered the weather, the nearness to a metropolitan area and the restful atmosphere. "It's a wonderful place to be semi-retired and raise our children", they said.

### Schools Open September 12

Schools in the San Dieguito School District will open September 12. Registration for students of Earl Warren Junior High School and San Dieguito High School is now being conducted and will continue through the first day of school. Regular classes will commence September 13.

Registration for kindergarten and other new students at Rancho Santa Fe Elementary School will be held August 29 to September 2, Lloyd O'Connell, principal said.



MR. AND MRS. BEN FLETCHER featured in this month's "Meet Your Neighbor" look down into a draw from their modern ranch-style home on Las Planideras road. Countless eucalyptus trees surround it and neighboring properties. The Fletchers and their two children, Dawn and Philip have lived in their home since its completion in January.

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# Sanitation Problems Seen By County In Growing Areas

Several major sanitation problems facing leaders and residents of many growing communities are water, an adequate method for sewage disposal and proper drainage.

The problems are more acute in San Diego county because of many types of different soils, some of which are not suitable for the absorption of waste water from septic tanks.

This has been evidenced recently in several east county areas where the Department of Public Health banned all further building until adequate sewage disposal facilities are constructed.

The city of El Cajon is now proceeding to annex much of the Fletcher Hills community, after further development was halted by the county in this area because of this problem. Other county areas also face limited expansion.

Concern for this same problem in Rancho Santa Fe was voiced recently by Howard Harrison, Art Jury chairman, in his report before the Annual Meeting.

Since the first of this year, 15 parcels comprising over 235 acres, have been approved for subdivision into 41 smaller parcels.

In his report, Harrison stated, "We (The Art Jury) feel that unless considerable restraint is held on subdivisions, the Ranch will lose much of its present character. One of the practical aspects of this question is that the soil of much of the Ranch is of a nature to require a Ranch-wide sewer system (probably at a staggering cost) once the land units are small. This is something to think about now rather than later. Some of the proposed subdivisions should be rejected on this ground alone."

The problem is heightened where the percolation factor of the soil is too low to adequately absorb all waste water. This is one of the major reasons why building sites in Rancho Santa Fe, where the percolation factor is very low, are not too close together, W. A. Smart, Association Manager said recently.

The stand taken by the county was illustrated recently in an article from "San Diego's Health", a publication prepared by the Bureau of Public Health Education.

The article stated that it was the responsibility of the Department of Public Health to inspect and approve subdivisions in the county and city of San Diego.

"This service not only protects the public health by preventing future sanitation problems," the article continued, "but it also prevents persons from buying

building sites that are not suitable for home construction.

"In areas not serviced by public sewers, it is necessary to install individual sewage disposal systems such as septic tanks with tile lines . . . In order for a septic tank to operate effectively and prevent sanitation problems, all liquid wastes must be confined underground.

"For this reason, the Department of Public Health requires that a standard percolation test be made on each lot or block of lots in new subdivisions. The number of tests needed is based upon the known soil conditions in the area.

"The Department requires that

# Work Begun On 17th Tee

Grading and leveling operations on the seventeenth tee are now in progress, Carl Croft, chairman of the Greens Committee said recently.

Lowering of this tee, which is 27 feet higher than the sixteenth green, will eliminate "Cardiff Hill," the name generally used by golfers when referring to the

a registered professional engineer be employed to make the percolation test as he is best qualified to determine if the soil will absorb all waste water."

When tests show that the percolation factor is too low for further building, the Department bans additional subdividing and home construction.

tee. Grading will lower it approximately 16 feet.

After completion, grading will begin on a practice fairway, large enough for 20 golfers to practice simultaneously. The eighteenth green will be lowered about four feet; brush from the barranca on the left side of the eighteenth fairway will be removed; the practice fairway contoured and fairway grass planted.

The committee has also asked that all children keep their bicycles off the course.

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