



Storage Site Report Due December 21

A report will be issued Dec. 21 to the Santa Fe Irrigation District on the feasibility of constructing a reservoir in La Jolla Canyon. The study is being made by consulting engineer Kenneth Volk, R. E. Badger, District director told the Board at its Oct. 10 meeting.

Purpose of the reservoir would be to store Colorado River water from the proposed second San Diego aqueduct which is expected to pass near the La Jolla reservoir site. The District proposes to build a reservoir large enough to store a two-year supply of water, or about 10,000-acre feet.

The La Jolla site is the third site to be investigated by the District to help solve its long-range water problems. The owner of the property is a Los Angeles grocery chain. It has indicated a willingness to sell the property.

The District's 12,000 acres would be supplied from the proposed reservoir by gravity flow.

A contract which the District now has with the city of San Diego for its water supply, expires in 1958.

The County Water Authority which will build the second San Diego aqueduct hopes to have it completed in five years.

In other business, the directors voted to offer 20 acres of District land on Stevens Drive in Solana Beach to the Bill Jack Scientific Instrument Company for expansion purposes.

The District will offer the land for \$850 an acre, but will allow the company to subtract a customary 10 per cent agent's commission.

The District had previously asked \$1000 for the land and the company had offered \$750.

Deed restrictions, under which the property would revert back to the District in three years if sewers were not constructed and five years if considerable building was not done, were to be included in the District's offer.

Assessment Bills Sent To Property Owners

Nine hundred and sixteen assessment bills were this week sent to members of the Rancho Santa Fe Association.

This figure is up 75 from last year when 831 bills were sent. With the 65 cent assessment rate approved last month by the Board of Directors, this year's assessments should total \$20,773.72.

Total valuation of Covenant property for this year is \$3,195,640. Last year the total valuation was \$2,869,480.

The first installment on Association assessments is due and payable Nov. 1 and becomes delinquent Dec. 5. The second installment is due Jan. 1 and delinquent after April 20.

Four-Acre Minimum Site Public Hearing Continued

A public hearing held October 21 to determine feasibility of establishing four-acre county minimum building sites in certain portions of Rancho Santa Fe was continued to January 21 to give opponents and proponents of the move time to contact additional property owners in the area under question.

The area sought to be re-zoned is in the northwesterly portion of Rancho Santa Fe Blocks one to seven, 12, Lots one and two of Block 11 and Lot 5, Block 18.

Approximately 20 interested property owners appeared at the hearing before the County Planning Commission.

Opposing the zone reclassification were Edward Dobroth, George Schnur, Mrs. Marguerite Durant, Paul Lloyd, Louis Renn and Richard Blackledge and F. A. Drinkwater. Drinkwater later withdrew his objections when he learned that his present two-acre parcel would not be affected by any change in zoning.

Dobroth opposed the re-zoning on the ground that it would work a hardship on property owners.

Public Referendum Slated For School Disposition

The Rancho Santa Fe School Board has agreed to hold a referendum to determine public feeling on disposition of the old school building and about 2½ acres of school property.

Decision to hold a referendum resulted when a petition was presented to the Board at its October 3 meeting. Over 100 people had signed the petitions which protested sale of the building and property. The petitions had been circulated by Raymond Gordon.

Disposition of the building and property has been much discussed in recent School Board and Association Board meetings.

Opinion has indicated that

those opposing sale of the school property feel that the building should either be used for further school needs, for Association offices or for a park and community center.

The School Board had earlier this year included in its current budget, \$14,020 to be derived from the sale of the school property. The money will be needed by June 30, 1956, President R. Q. Fellows has said.

Funds are now needed by the school board to complete financing of the seven-room school now nearing completion.

A \$120,000 bond issue was passed last year to finance the school, but school trustees, faced with increased enrollment, had to provide a larger building than originally planned.

Construction of the school will cost nearly \$150,000. Additional funds have been provided in an accumulated building fund and budget surplus. Trustees had hoped to sell the old building to raise the rest of the needed money.

It was suggested that a supplementary bond issue be initiated to provide the \$14,020 needed to meet this year's budget.

School trustees, however, doubt the advisability of such a move since the last bond issue carried by only a slim margin. An earlier \$130,000 bond issue was defeated at the polls.

Board members have said that if a new bond issue is initiated it should be for forty to fifty thousand dollars to provide furniture, landscaping, cabinets and other features which the school will otherwise be without because of lack of funds.

The problem of the Association acquiring the land and building for use as offices and a community center is somewhat complicated.

According to state law, the School Board would have to ad-

The expense of maintaining four acres was too much for average property owners, he said.

Principal objection of Paul Lloyd was that the re-zoning would be in a limited area of the Ranch and not in a geographic entity, as the whole of the Ranch might be considered. He further stated that his wife, owner of Block 2, who signed the original petition, was withdrawing her signature.

Renn, Blackledge and Mrs. Durant stated that re-zoning would not be in the best interests of of the Ranch as a whole, that minimum size of parcels should be a local decision made by local people who were acquainted with the contour of land and other factors affecting property lines.

Renn also presented a letter signed by 24 owners of 400 acres who opposed the re-zoning. On further questioning by the Commission, Renn said that 225 acres were in, or touching the area proposed to be re-zoned.

Further letters were read from Chester Root and R. E. Badger

(Continued on Page 3)

(Continued on Page 3)

LETTERS

School Disposition, Community Problem; Board Commended

(A copy of the following letter, addressed to the Rancho Santa Fe School Board was sent to the Association Board of Directors.)

After attending the mass meeting at the school board last evening Oct. 3, I cannot but feel that there are some members of our Association Board and others, who are like the man who looked inside the cow who said, "My, but it's dark in here."

It was pretty obvious that the general sentiment of those signing the petition circulated by Ray Gordon and attending your school board meeting, was that we did not want the old school property to pass out of public ownership and community control—and to this I heartily concur.

In this regard, I believe the petition of over 100 names was presented in error to the School Board, but should have been submitted to the Association Board, as it is clearly a mandate of public opinion to do something about this very valuable piece of community property before it is too late.

I was most disturbed to hear the position taken by two Association Board members flatly stating that this was not an Association problem, and that they could see no reason for the Association to be concerned in the purchase of the school property. Only one member of the Association Board, Adm. Felix X. Gygax, seemed to grasp the situation and gave a masterful interpretation of the problem at hand.

A school bond issue of from \$14,000 to \$50,000 of course, is one solution to the problem; but, as was pointed out at the meeting, is only a temporary solution, and there are those of us on the Ranch who take a very dim view of further increasing our tax burden by another school bond issue when we already have public tax monies in the form of Association taxes in cash lying unused in the

bank at a small rate of interest. This tax money could well be used at this time, assuring continued public ownership of the school building and the four acres thereto. This action by the Association Board would not only be farsighted in fulfilling an immediate community need for a center, but could well be used by the Association for offices. Where, for instance, will the Association have its offices when the golf course becomes a private club, which some day seems certain to come about?

As Board President Gygax stated, the people who compose the Association are the same ones that compose the school district, and it's just a matter of shifting assets from one hand to the other—without having to pay the extra cost of another bond issue and the interest on borrowed money. But even after Adm. Gygax's concise analysis, there are those who still can't see the forest for the trees.

I cannot but feel that the Citizen's Committee should feel rather smug or "We told you so" when that committee recognized and pointed a year ago to the great cost and problem of building that the School Board would face in erecting a new building on its present site and unanimously voted to consider a new school site. This plan, of course, was overwhelmingly rejected at a subsequent mass meeting of the members of the Ranch who were not thinking in terms of their school tax dollar, but were carried away instead by the nostalgia of the present school site.

We of this community owe a great debt of gratitude to the present School Board and especially to President Russ Fellows who has put in so much time and thought on a very difficult problem of school construction. Had it not been for the keen foresight, engineering background and judgment of this man, we would face an even greater deficit and crisis.

Through his efforts, for example, the cost of grading for the building was done for under 1000 dollars—remarkable, when the original estimate ran six to eight thousand!

With the School Board then, I must agree, the disposition of the old school and surrounding four acres is a community problem, and its fate belongs with the Association. Let us hope that enough of that Board will not play the part of an ostrich and bury their heads in the sand on this important issue.

Neil Randol, D. D. S.

Animal Turndown Questioned

The Rancho Riding Club is greatly concerned by the recent action of the Board of our Association rejecting the request of Mr. Ridland to keep four horses on approximately six and one half acres. It certainly seems that an area of this size, properly set up and maintained for horses would not interfere with adjoining property owners in any way. We feel you have adequate control under the Covenant to properly regulate the keeping of animals from the

standpoint of sanitation, etc.

Actually, the Ranch is the last frontier for people who really enjoy country living and unless we are very careful, we are fearful that our very reason for living on the Ranch will be defeated. Most of us have experienced radical changes in rural areas in San Diego County and elsewhere, and some of us remember, that not too long ago, La Jolla, Point Loma and Mission Valley had beautiful riding trails, but not now. Owners developed and cared for large parcels of land. Now, with the horse activities curtailed, the subdividers have taken over.

We want you to know that we all appreciate what the Association has done to acquire and maintain trails and the assistance given us in connection with the building of our stable, but unless the owners are allowed large parcels of reasonable size, there will be no reason to want large parcels and we shall all have wasted our time and money. This not only applies to horsemen, but to all the people in Rancho Santa Fe who are enjoying the uncrowded atmosphere and spaciousness of the Ranch.

Rancho Riding Club
Margery H. Bowles, President



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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. Gygax, president; W. O. Fleetwood, vice president; H. F. Bakewell, W. R. Fawcett, Edmond Sullivan, W. M. Vanderstuis, C. K. Whittaker; W. A. Smart manager.

BOARD MEETING: OCTOBER 24

Increased Cost Restrictions Discussed By Members, Board

Two Association members appeared before the Association Board of Directors at its October 24 meeting to discuss the recent increase in cost restrictions instituted September 2 by the Board.

In addition, nine letters were read from additional members which commented on the same subject.

Appearing before the Board were George W. Moore and Romuald Anthony.

Moore sought relief from the action which raised the minimum cost on his property from \$15,000 to \$21,000. He said that house plans, approved by the Art Jury in January, had been abandoned, and that new plans, recently completed, were for an \$18,000 more desirable house.

Anthony said he approved of the restrictions but asked for a notice of from six months to a year for the benefit of those owners who had not yet started construction on their property.

In a letter to the Board, Arthur J. Banker asked that the cost restriction on his property be lowered to what it was at the time of sale of the parcel. Banker had also appeared at an earlier Board meeting with the same request.

Eight letters from Association members were read at the meeting which expressed approval of the restrictions. These letters were from F. E. Bechstein, Fred Cordes, Ben F. Fletcher, Mrs. Dorothy B. Patton, George Richardson, Mr. and Mrs. Edward H. Schriever, Alwin Trepte and H. J. Young.

Bechstein said "This is a step in the right direction and will restrict the building of low cost houses for speculative purposes."

Cordes stated that "for economic reasons alone the old costs are not applicable to present day constructions."

Fletcher called the restrictions a "realistic appraisal of current conditions," and said he heartily endorsed the building restrictions program.

"Any legitimate steps that can be taken to discourage marginal and speculative builders are a benefit to all of us," Richardson's letter read.

Trepte stated that the increased restrictions "should help immeasurably to preserve the admirable

character of our community."

The Board denied a subdivision request submitted by Milton Babcock for a Portion of Lots 1 and 9, Block 33.

Possible legal action by the Association is imminent since Babcock had already sold part of the property.

Sale of the property to Lisle and Lief Co., had already been recorded prior to the subdivision request. When record of the deed appeared in the Daily Transcript, Babcock was notified by the Association office of the Covenant violation. He then made application for subdivision.

Association attorney, Howard Clayton said that action could be taken whereby the title would either revert to Babcock or give the Association right of entry, or, in effect, passing the title onto it.

Attorney Clayton was directed to contact all parties concerned or their representatives, to work out a solution whereby the property would revert back to Babcock without the necessity of court action.

In other business the Board:

Approved a compromise effected by Art Jury Chairman Howard Harrison and Richard Blackledge on a deed restriction placed on a subdivision recently granted Blackledge on a portion of Lot 3, Block 29. Separate setback requirements will be placed on each parcel according to the compromise;

Deferred action on a request to keep two horses and two cattle on a Portion of Lot 5, Block 32, submitted by George M. Gere until directors have a chance to acquaint themselves with the property involved;

Appointed Board members Fleetwood and Whittaker to investigate a request submitted by John Robertson on behalf of the Riding Club to clean out a baranca above the Riding Club site.

Heat Damages Crops

The late August heat wave caused heavy damage to the local winter Fuerte avocado crop, R. E. Badger said recently. Damage to oranges could not be traced but hot weather spoiled about 10 per cent of the lemon crop, Badger said.

4-Acre . . .

(Continued from Page 1)

who also stated that size of building sites should be locally controlled.

Speaking in favor of the re-zoning were Carl Croft and Edmond Sullivan.

The zone classification requiring minimum four-acre building sites was created by the County of San Diego in August 1954 and is designated as an E-1-C zone.

By creation of this new zone, the Board of Supervisors, in effect, authorized the Planning Commission to hold such public hearings as were conducted October 21, to determine the feasibility of applying the four-acre site requirement to any area of the county that might apply for it.

It has not yet been applied to any county area.

The original petition, signed by La Motte Co. owner of approximately 65 acres of Covenant property, was subsequently signed by about 25 more owners. The petition asked that 1085 acres in the northerly portion of the Ranch be included within the operation of the E-1-C zone. The average size of each parcel is 16 acres.

The petition was filed with the cooperation of the Rancho Santa Fe Association which sponsored the re-zoning move in the outlying sections of the Ranch.

The existing county zoning ordinance requires one-acre as a minimum building site.

The area sought to be re-zoned is overwhelmingly composed of Covenant property which cannot be subdivided without permission of Association directors. Under present Board policy, the minimum size permitted in subdivisions in outlying sections is four acres.

However, scattered throughout this 1085 acre area, are parcels of non-Covenant property.

It was an attempt to protect Covenant property owners from having valuation of their property decreased with one-acre site subdivisions, possible under existing county zoning, that sparked the Association to back the "four-acre" petition.

Within the 1085 acres, 17 parcels, already established as building sites, contain less than four acres. Of these, seven are owned by persons owning no adjoining property. Under E-1-C zoning, these seven sites would remain as permissible building sites.

The remaining ten are owned by persons owning additional ad-

School Disposition . . .

(Continued from Page 1)

vertise and accept sealed bids for either sale or leasing of the property. The Board would either have to award the property to the highest bidder or reject all bids.

Trustees have consistently indicated that the old school and part of the 11-acre land are surplus property for the District.

State school officials have approved a seven-acre site on which the new building is located, as being adequate for school needs. The building has a potential capacity for 250 students. Present enrollment is about 140.

If the District would ever need another building, present trustees say it should be placed elsewhere because of traffic congestion in the village.

The old school building cannot be used again for school purposes as it has been deemed unsafe for the assembling of children under the Field Act.

Inquiries have been received by the School Board from the Presbyterian Church which is interested in purchasing the building and property.

Date of the forthcoming referendum had not been determined at this time.

Landscaping And Carnival On P-TA Program

Mrs. W. Douglas Tunstall has been named chairman of the annual Halloween Carnival sponsored by the Rancho Santa Fe P-TA.

The pit barbecue which opens the party will begin at 5:30 p.m. Donations for adults are \$1.25, for children, 75 cents.

Children have been asked to bring donations that day to be used toward the beautification program planned by the P-TA. Money brought by the children will be used for needed shrubs and trees. Mrs. W. R. Fawcett is in charge of the landscaping program.

joining property. In these instances, the present parcels which are less than four acres, would lose their status as permissible building sites under E-1-C zoning. An owner would have to realign his total holdings to conform with the proposed four-acre minimum limitation.

ART JURY: OCTOBER 3

Plans, Alterations, Colors, Pool & Subdivision Considered

Consideration was given by the Art Jury at its October 3 meeting to house plans, subdivisions, alterations, color samples, site grading and a swimming pool.

House plans submitted March 30, by Lewis Tyler Jr., with changes subsequently made were approved for a residence on Lot 9, Anza Heights.

Also approved was the June 2 application of the Rancho Riding Club for stable and caretaker's cottage on a Portion of Lots 1 and 2, Block 34, with changes subsequently made.

* * *

No action was taken on the application of George W. Moore for a residence on Portion of Lot 2, Block 37, after the Building Commissioner certified that plans did not meet minimum cost restrictions.

Alterations to two residences were approved by the Art Jury. They were the applications of Dorothy C. Bancroft for altera-

tions to a residence on Portion of Lot 2, Block 19, according to plans submitted Sept. 26 and, of Nugent and Hitch for alterations to a residence on Lot 95, Map 2129, with plans submitted Sept. 22.

A subdivision request submitted by Harry W. Booth Jr. was recommended for approval to the Board of Directors after consideration by the Art Jury. The subdivision would divide 8.78 acres in Lot 111, Map 2129 into two parcels of 4.39 acres each.

The Art Jury again considered a deed restriction placed on a subdivision recently granted Richard C. Blackedge on a Portion of Lot 3, Block 29. The Jury had previously suggested that buildings placed on the resulting parcels should not be closer than 100 feet from any lot line. After reconsideration, the Jury reduced the distance to 75 feet which, it said, would permit houses at least 100 feet long. In its letter to the Board the Jury again held to the latter

opinion at the Oct. 3 meeting.

Approval was given to the application for a swimming pool on Lots 25 and 26, Map 2129, submitted Sept. 29 by Victor J. Mature.

Additional showings have been requested from Harry W. Booth Jr. who requested that a building to be used as a tack room be moved to property on a Portion of Lot 7, Block 29, according to plans submitted Oct. 2.

Action was deferred on the application of Howard A. Will for site grading on Lot 102, Map 2129, according to a request submitted Sept. 27, pending additional information from the owner.

Exterior color samples were approved submitted by Hilda E. Crichton, Lot 6, Block 33; Gifford Ewing, Parcel A, Block 6; D. A. Leonard, Portion of Lot 2, Block 12; Pitt Warner, Portion of Lot 6, Block 33. Preliminary approval was given for an exterior color submitted by Earl W. Boteler for a residence on a Portion of Lot 3, Block 12.

Secretary Smart was requested to write Roy L. Thompson for a firm planting date on a site grading on his property, Lot 3, Block 43.

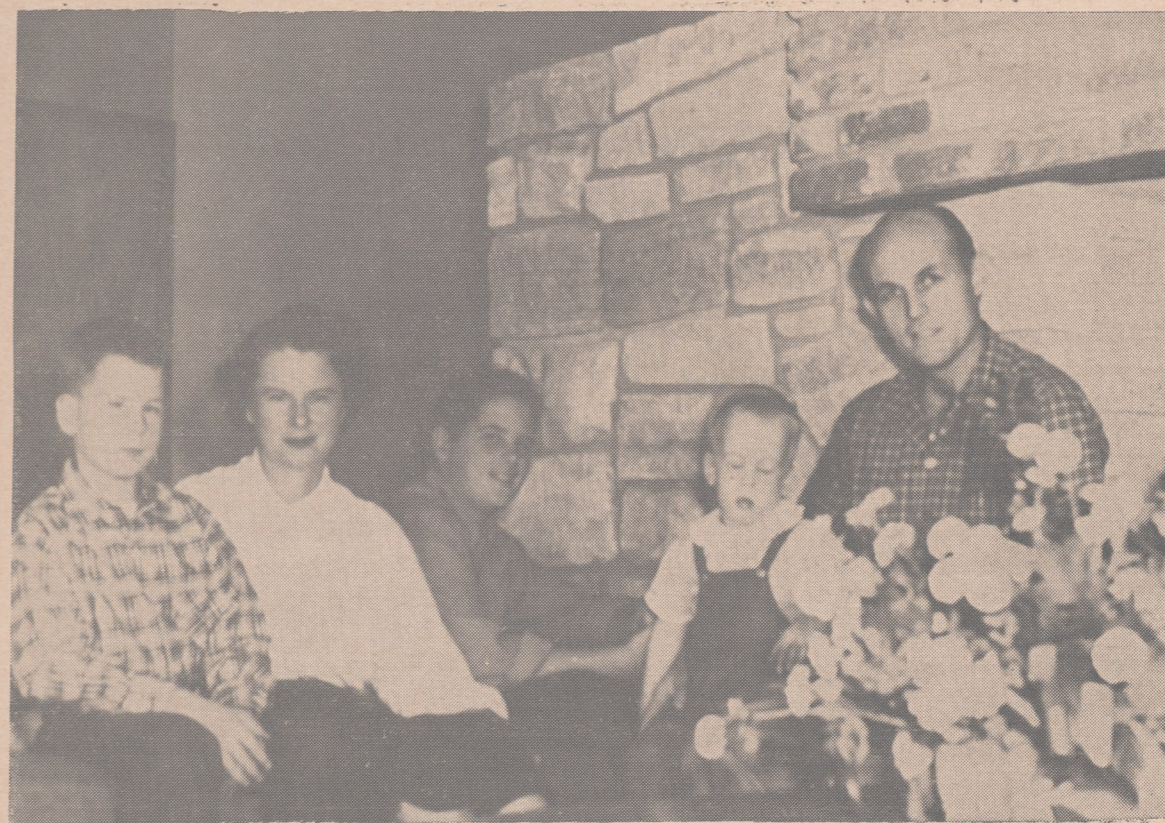
Assoc. Asks Riding Club To Appoint "Animal" Committee

The Rancho Riding Club has been requested by Association Board president, Felix X. Gyax to appoint a committee from its own membership to work in liaison with the Board on keeping of animals on the Ranch.

Adm. Gyax was authorized by the Association Board at its Oct. 7 meeting to secure the help of the Riding Club in investigating complaints of poorly kept areas where animals are kept.

The committee to be appointed will be asked to keep itself informed of sanitary conditions of corrals, feeding arrangements, stables, etc. It will also be asked to contact owners, when needed, to secure their compliance with existing animal regulations.

"It is hoped that such a Committee will forestall complaints and strengthen favorable public opinion for keeping animals on the Ranch," minutes of the Board meeting read.



MEET YOUR NEIGHBOR—Frank and Gloria Bonham gather in front of the fire place in their new Ranch home. The Bonham children are, from left, Bruce, 9, David, 12, and Keith, 2. David rode his horse, Que Pasa, in the recent Rancho Riding Club horse show.

"Meet Your Neighbors"
The Frank Bonhams

The country air and atmosphere of Rancho Santa Fe has captured another family of fugitives from the Los Angeles smog. This month Frank Bonham, his wife, Gloria, and their three children, David, 12, Bruce, 9, and Keith, 2, moved into their recently completed home near the intersection of Via de Fortuna and El Montevideo.

The house, designed by another Ranch resident, Leland Evison, is a modified ranch-style type with stucco and redwood siding, completely equipped with a "hot and cold running mortgage," as its genial owner says.

Although a relative newcomer to Rancho Santa Fe, Bonham has established somewhat of a reputation throughout the country.

The third generation Californian is a writer of western fiction. His eighth book this month made its appearance in shops and newsstands. The book is called "Rawhide Guns."

Writing has been a full time profession for Frank Bonham for over 20 years. Forced to leave the University of California at

Los Angeles because of severe asthmatic attacks, young Bonham hied to his parents' mountain cabin where he spent nearly two years.

"I was forced to do something from going crazy from loneliness," he said, "so I started writing short stories."

During those long mountain winters, about 113 short stories of the "blood and guts" mystery kind were produced by Bonham. The thirteenth story sold, he said, after which there was a gap of about 50 rejects before another was accepted.

"Of those 113 mysteries, I guess I sold about 13," the writer said.

With his health improved, Bonham moved out of the mountains to Glendale where he answered an advertisement in a Glendale paper for a "secretary-collaborator."

On investigation he eventually found that the prospective employer was a phony using the name of an already successful Western writer of short stories and movie scripts. When Bonham notified the real writer of this

fact, he was hired to "ghost" for him.

"I've been writing Westerns ever since," he said.

With two serials already published in the Saturday Evening Post, the Mecca for all present day fledgling writers, Bonham has also published in such well-knowns as Argosy, Bluebook, Liberty, McCalls, American, Esquire and countless pulps.

He estimates that he has written about 400 short stories and novelettes, 200 of which were written before he tackled his first novel.

His stories usually deal with a central character who is crooked to begin with and usually gets straightened out, he said.

He emphasized that romantic connotations about writers are false. "It's just a lot of hard work," he said.

His wife Gloria, a native Texan from El Paso, was an employee of the Telephone company before she married Bonham. She is a graduate of U.C.L.A.

The Bonham family and their two horses, Sandy, a quarter horse and Que Pasa, a quarter type, live on eight acres of rolling countryside. David, a student at Earl Warren is already a member of the Junior Riding Club.

The Bonhams waited a year for their house to be ready. During that time, they lived in Encinitas. Bonham commuted daily to his office in Rancho Santa Fe in the family "sport car," a '41 model Chevrolet.

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"STRUGGLES WORTHWHILE"

High Quality of The Ranch Linked To Golf Course

(Last month, formation of the Rancho Santa Fe Country Club was discussed by Mrs. Ruth Nelson in her column, "Notes From Ranch Records." Information for the following article on early golf course days was supplied by S. R. Nelson who came to the Ranch over 30 years ago. Serving at first as field auditor for the Santa Fe Land Improvement Company, he later became manager and was present at all discussions relating to building the local golf course.)

"Two things are responsible for the high quality and reputation of Rancho Santa Fe. One is the Protective Covenant and the other is the golf course," according to Ranch pioneer Nelson.

To establish a golf course at Rancho Santa Fe was the pet idea of L. G. Sinnard, a very capable and artistic man, who was first local Land Improvement Company manager when the company decided to develop this area, Nelson said.

Real estate development started when the late Col. Ed Fletcher, San Diego real estate developer, sold the Land Improvement Company on building Hodges Dam and subdividing the old Rancho San Dieguito as Rancho Santa Fe was then known. This was about 1921, Nelson said.

Sinnard, an expert planner, was employed to lay out the subdivision and on completion, the Colonel was to take over the sales.

Sinnard's Dream

But a basic conflict over eventual Ranch development flared out between Fletcher and Sinnard. It was Sinnard's dream to

establish Rancho Santa Fe as a community of country estates with very high restrictions.

Fletcher, on the other hand, wanted to divide the land into small tracts for dirt farmers.

The dispute was eventually carried to the company board of directors, Nelson said, resulting in 10-year deed restrictions being placed on all property.

Sinnard was continually initiating projects toward developing his dream of fine country estates for Rancho Santa Fe. Many of these ideas met with vigorous opposition from E. J. Engel, who was executive vice president of the railroad.

Sinnard's number one idea was to get a golf course for Rancho Santa Fe. In charge of publicity and advertising the Ranch tracts, he periodically put out little brochures which told of the many advantages of living in Rancho Santa Fe.

Golf Course Mentioned

"Once in awhile, he would slip in a little mention about the golf course that the Land Improvement Company was going to build," Nelson said.

In the spring of 1927, after Sinnard's sickness and resignation, Nelson was appointed manager.

In conference with Engel and other company executives, to determine company policies and instructions, Nelson said he asked about the building of the golf course.

When told by Engel that there wasn't going to be a golf course, Nelson brought in some of the brochures printed by Sinnard which told of the eventual development of a local course. These

brochures had been distributed by the thousands, he said.

When the company decided it couldn't get away from building one, a preliminary survey was made at company cost and the project was reluctantly agreed to by Engel.

Max Behr Employed

Max Behr, considered a master golf course strategist at that time was employed as architect. He had previously designed such outstanding courses as the Lakeside golf course near Burbank and the Montebello course, south of Los Angeles.

The Country Club was formed to establish memberships and collect dues.

It was hoped that building the golf course would create high land values on adjacent properties. A syndicate was formed composed of many members of the Country Club. The syndicate guaranteed a certain number of Country Club memberships at \$600 each. Land on the north side of the lower end of the golf course was offered to the syndicate at \$300 an acre by the Land Improvement Company.

Proceeds of the first 100 memberships were to go directly to the Country Club. Funds derived from the sale of the next 100

memberships were to go to the syndicate, Nelson recalled.

Memberships and dues in the Country Club were expected to eventually pay for the golf course, Nelson said.

Depression Hits

The high hopes that everyone had for this financial plan were dented when the depression hit, Nelson stated. Between 1931 and 1934, golf course revenue ran about \$7000 a year. Expenses were pared to the bone, he said, and the course was run on about \$15,000 a year. Country club members passed the hat to make up the deficit, he said.

It became exceedingly difficult to raise enough money to meet the annual deficit. Members couldn't pay dues, or pay the unpaid balance owed to the Land Improvement Company, Nelson reported.

The golf club was delinquent on mortgage payments held by the Land Improvement Company on the golf course and the syndicate was delinquent on its mortgage payments on syndicate land.

A conference was held between Nelson and company officials. Nelson said he told the company, "You might as well cancel the

(Continued on page 7)

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Real Estate Transfers

Recent transfers of Covenant property as recorded in the Daily Transcript include the following:

Alan and Ida M. MacDonald to Union Title Insurance and Trust Company, Portion of Lots 1 and 2, Block 3;

Edwin C. and Grace G. Kusterer to Pichel W. and Mary Ann Pichel, Portion of Lot 2, Block 6; Edward and Clarice M. Dobroth to Gordon I. and Olive Siegel, Portion of Lot 1, Block 17;

R. G. and Marion B. Medicott to La Jolla Investment Co., Lots 2 and 3, Block 36;

John L. Green Jr. and Mary E. Dohrs to Mary E. Dohrs, Portion of Lots 2 and 3, Block 29, Map 1742;

J. Ross and Martha J. Burreston to John W. Jr. and Elizabeth F. Rice, Portion of Lot 4, Block 1; Nugent and Hitch Inc. to Floy P. Gannon, Portion of Lots 5 and 6, Block 29;

Lee M. and Florence H. Horton to Romuald and Martha E. Anthony, Portion of Lot 3, Block 5;

Alyce R. Malcom to Georgette D. Robertson, Portion of Lots 1 and 2, Block 3;

F. M. and Jane P. Banks to Vernon S. and Margaret W. George, Portion of Lot 9, Block 33;

Nell P. Wilks to John and Katherine M. Ricketts, Portion of Lot 4, Anza Heights;

Arnold W. and Thelma J. Buck to George P. and Louise B. Cronk, Lot 104, Map 2129;

Thomas H. and Margaret T. Heller to A. C. and Marilyn M. Ridland, Portion of Lot 8, Block 48;

Joe and Eva Hitch to Leanne S. Talbot, Portion of Lot 6, Block 7;

Leanne S. Talbot to Lionel H. and Estelle Baker, Portion of Lot 6, Block 7;

Edward and Clarice M. Dobroth to Earnest E. and Hortensie Maes, Portion of Lot 1, Block 17;

Maxwell and Evelyn Shane to Oscar C. Bartels, Lot 3, Block 3;

Richard C. and Mary F. Blackledge to Marvin F. and Elizabeth Tackett, Portion of Lot 8, Block 33;

Homer O. and Evelyn Pheasant to James F. and Elizabeth M. Hopkins, Portion of Lot 1, Block 48;

Duane L. and Carrie H. Taylor to Cecil and Marion Bainbridge, Portion of Lot 14, Block 33;

Joseph C. and Mary Scialdo to Alice Cassidy, Lot 105, Map 2089.



CHARTER MEMBERS—Prominent in the proceedings during the late 20's when the golf course was built were the three charter members of the Country Club shown above. From the left, J. Theodore Reed, Barton Millard and S. R. Nelson. Reed was the first golf course greens chairman; Millard was first president of the country club; Nelson was active in all discussions which led to the building of the golf course.

Golf Course...

(Continued from page 6)

mortgages. There's not a Chinaman's chance that the country club could pay the mortgage, but it could possibly struggle through without the mortgage obligation. If you foreclose, you will have to maintain it as a golf course, or public park anyway according to Paragraphs 214 and 242 of the Protective Covenant."

The company did cancel the mortgages, but the country club continued to pass the hat to make up the deficit.

Another "Brainstorm"

In 1934 Nelson said he had another brainstorm. "Since the Association had the right to levy assessments, I wondered why the Association couldn't take title to the golf course and have the deficit met through assessments."

This proposal was brought to the attention of the Association directors and Country Club directors and questionnaires were sent to members of both groups. In both cases, transfer of title was approved by a majority.

Since the Association took title the golf shop was constructed, all trees were planted, rough areas and fairways were improved.

Summing up Nelson said, "The struggles of the golf course have all been worthwhile. It is my firm belief that a part of the

feeling of quality always attached to Rancho Santa Fe has been due to the golf course. Had it been allowed to lapse during the 30's, the future of Rancho Santa Fe would have been dismal indeed."

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BROWN TURKEYS

21 Acres of Figs Grown Commercially On the Ranch

Twenty one acres of figs, the largest commercial planting of this crop in the county, are currently being harvested in Rancho Santa Fe.

Located on the high road to Solana Beach on Lineo del Cielo, the acreage is known as the Beach Ranch. It is owned in David, Richard and Ed Beach.

Figs can be grown very economically in Southern California, David Beach said recently.

The shallow soil of the Ranch is conducive to root growth of the figs. Fig roots seldom extend more than four feet into the soil, he said.

Trees must each year be pruned to a three foot height. Ground around the trees must be kept free from weeds and the trees are irrigated every ten days during the summer.

Heaters are unnecessary in fig orchards. Temperatures can lower to eight degrees without killing the hardy trees, he said.

A producing fig tree should yield 400 pounds of fruit annually. The Beach figs, which are the Brown Turkey variety, are hand-picked daily by Mexican contract laborers.

A problem arises, however, when the fresh figs are marketed. Although trees grow and produce well, distribution is very difficult.

Since space in refrigerated railroad cars is ordinarily available for one-car shipments only, freight rates for less than one-car shipments become too high to compete with other fruits of greater demand.

With the grower, shipper, distributor and retail seller each

hoping for a profit, the retail price often goes sky-high, Beach said. People want fresh figs, he said, but at a reasonable price. By the time the fruit reaches New York City, consumers must often pay 60 cents a pound for the figs.

The problem is further complicated because figs must be eaten within 10 days after picking. Ordinarily, shipping takes about four to five days, he said.

Since the price of fresh figs is often out of reach to the average consumer who also buys only in small lots, shipments to each market are necessarily small. The market can be absorbed even in a large city with only a 400-pound shipment, he said.

The Beach brothers first heard of Rancho Santa Fe through old friends from their native Chicago, the Frank Peters.

After growing avocados and lemons in Fallbrook for several years, they purchased the Ranch land where their present fig orchard is located. Half the figs were planted in April of 1952, and the other half, a year later. The trees have produced a harvest each year, he said.

Eventually the brothers hope to market only the large figs in fresh form. The smaller ones will be canned, he said.

Production costs will this year be met by the price received for the figs. The average grower's price has been 17 cents, Beach said. The harvest, which began August 15 will continue into December.



CONTRACT LABORERS harvest the fig crop on the Beach Ranch. Above is Rodolfo Diaz. Each tree must be hand-picked daily. The fruit is also packed and shipped the same day.

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The Country Squire

COURTYARD OF SHOPS

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GREENS COMMITTEE REPORTS

Drains To Be Installed On Golf Course Low Spots

Steps are now being taken to drain off water which during the past summer collected in low spots on the golf course because of the large amount of water applied during the hot weather.

Water has collected in these spots because of poor drainage, Carl Croft, chairman of the greens committee said. The low spots are located on the thirteenth fairway, in front of the dip on the upper nine and in front of the first green.

As a temporary expedient, sand will be scattered on these low places until permanent drains can be installed, Croft said. He indicated that this would probably be after work on the practice fairway is finished.

Bulldozing has now been completed on this fairway, top soil moved in and applied, and the area planted with fairway grass, the chairman stated. A permanent water system has also been installed under the fairway, he said.

The greens committee is currently contemplating tree planting, probably pine, to designate the eighteenth and practice fairways. The two fairways will parallel one another. The new practice fairway will, on completion, extend 300 yards from its tee to its maximum end, Croft said.

The revamped seventeenth tee will be ready for play November 1. Grass has been planted and the tee has been sodded with material from the eighteenth green, Croft said.

The seventeenth tee, which formerly was 27 feet higher than the sixteenth green, was known to golfers throughout the area as "Cardiac Hill."

Bulldozing and grading have cut about 16 feet off the tee, making a gradual approach from the green to the tee.

Park Development Work To Start

Work was expected to have started late this month on initial development of San Dieguito Park located between Rancho Santa Fe and Solana Beach.

The 100-acre site was donated to the county 15 months ago by the Santa Fe Irrigation District for development as a recreation and picnic area.

\$10,000 was allocated in the 1955-56 county budget for first improvements.

Plans for golf shop renovations are now in the "embryo" stage, the greens chairman said. Along with the House and Grounds committee, members of the Greens committee have decided to secure the advice of Tom Shepherd, Association architect, before proceeding further, he said.

In a final word, Croft stated that golfers were still occasionally removing their shirts on the links during warm days. He said that the Greens committee urgently requests all male golfers to "Keep Your Shirts On."

What's Doing On The Ranch

P-TA — Halloween Carnival, Rancho Santa Fe School, Monday, October 31, 5:30 p.m.;

Board of Directors—November 4, Association office, 9:30 a.m. (open)

Art Jury—Monday, November 7, Association office (closed);

School Board — Rancho Santa Fe School, November 7, 8 p.m.;

Garden Club — November 8, 1 p.m., luncheon; November 15, 6 p.m., buffet dinner;

Irrigation District — November 14, Board of Directors, 9 a.m., District office;

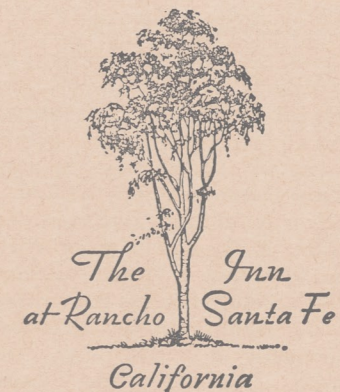
Board of Directors—November 18. Association office, 9:30 a.m. (open);

Riding Club — Junior gymkhana, Saturday, November 26; Riding club ring;

Book Club — November 29, 12:30 p.m., Mrs. Edward Cheyney.

Lessons Offered

A series of six free beginning tennis lessons will be offered to Ranch ladies if enough interest is shown. Lessons will be conducted by tennis pro, James McBride. Further information may be had by contacting Mrs. Shirley Keeth, PLaza 6-1462.



For reservations telephone PLaza 6-1131

R. M. Clotfelter, Manager

Fashion Show Proceeds Net \$1800 for Charity

Approximately 125 members of the Country Friends attended the quarterly luncheon meeting of the group held Thursday, October 13, in the Meetin' House of The Inn. Mrs. Victor Barton was chairman of the luncheon. Mrs. Sydney Nelson and Mrs. Edward Cheyney were in charge of floral decor.

Reports were given on the success of the September 27 fashion show. A check for \$1800 was presented to Mrs. Butler Ward, president of the Boys and Girls Aid Society who was present at the luncheon. Mrs. Ward told the assembly of the Aid Society program.

An account was also given of the past year's activities of the Traders Shop in the Country Squire Courtyard. It was noted that from January 1 to September 30, the shop has realized a net profit of \$1271 for charitable contributions. Country Friends now has over 300 on its membership roster.

P. O. Moves

Post Office operations will soon be centered in space directly across the hall from present quarters, Postmaster Haskell Strawn said. Moving is expected to be finished by November 1.

New quarters will provide about one third more floor space than the old office, Strawn stated.

With Christmas nearing, the Postmaster asked residents to observe the following mailing schedules to insure prompt delivery of holiday letters and packages:

- 1. East coast parcel post—December 1; 2. Letter mail—December 10; 3. Air mail—December 15; 4. Local—December 20.

Book Club Meets November 29

Mrs. Robert Francisco and Mrs. Sydney Nelson will present the book reviews at the next meeting of the Rancho Santa Fe Book Club. The luncheon meeting will be held November 29 at 12:30 p.m. in the home of Mrs. Edward Cheyney.

Mrs. Cheyney will be assisted by Mrs. Fred Van Sicklen and Mrs. Montgomery Hart as luncheon hostesses.

No Fires, Rain

No rain or fires have been reported within Rancho Santa Fe during the past month. Only a trace, not enough to record on a rain gauge has been noted since the end of the rain-year, June 30.

The last fire in the vicinity occurred September 6 at the Zorro Ranch.

Garden Club Sets Two Meetings

Two November meetings are planned by the Garden Club. A luncheon will be held November 8 at 1 p.m. Tables will be decorated in holiday arrangements. Mrs. H. Ray Millard is chairman of the luncheon.

Mrs. A. E. C. Oxley is chairman of hostesses for the luncheon. Mrs. Potter Bowles is in charge of the buffet dinner to be held November 15, 6 p.m. in the club rooms. Following the dinner, bridge will be played. Mr. and Mrs. D. Maitland Bakewell are in charge of the bridge party.

Assisting Mrs. Bowles as dinner chairman will be Mrs. Fred Lewis, Mrs. Eric Langenskoild, Mrs. Fred Van Sicklen, Mrs. Felix Gygax, Mrs. Harry Kleist, Mrs. Carl Muench and Mrs. Allen Welch. Assisting the Bakewells as bridge chairmen will be Mr. and Mrs. W. Howland Ford.

Opinions Expressed On New Restrictions

It has just come to my attention that you have passed a new regulation on minimum cost restrictions here at Rancho Santa Fe. This regulation is apparently based on a sliding scale of from 4 to 1 to 2 1/2 to 1 of the old 1929 restrictions. Figures seem to indicate that the increase in building costs since the original restrictions were put in effect, is about 12.6 times as costs at that time. It is my hope that you gentlemen will see fit to reinstitute a straight across the board increase in cost restrictions . . . I do not believe that there has been any previous action by any Board that would set a precedent which would help to uphold the present action . . .

R. E. Badger.

The Board of Directors has taken a step forward in protecting the property owners of Santa Fe against the efforts of speculative and marginal builders to erect structures . . . Any legitimate steps that can be taken to discourage marginal and spec-

ulative builders are a benefit to all of us, and I hope very much that the Board will stand firm on the action . . .

George Richardson.

The increased cost restrictions on a sliding scale are a step in the right direction. This should help immeasurably to preserve the admirable character of our community . . .

Alwin Trepte.

. . . I should like to express my approval of this action and hope that it will also appeal to all property owners in the Association.

Dorothy B. Patton.

. . . am heartily in agreement with you in this matter and feel that your action is justified . . . for economic reasons alone the old costs are not applicable to present day constructions.

Fred H. Cordes.

Gymkhana Slated

The Junior Riding Club has set November 26 for a gymkhana at the Riding Club ring. Susie Irvine, daughter of Mr. and Mrs. C. R. Irvine is new Junior Riding Club president.

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OPEN SUNDAYS

BOARD MEETING: OCT. 7

Disposition of School Building And Property Discussed

Disposition of the old elementary school building and a portion of the school property was discussed when the Association Board of Directors met October 7, for its regular meeting.

A copy of a letter addressed to the Rancho Santa Fe School Board written by Dr. Neil J. Randol (see page 2) and read at the Board meeting opened the discussion. In his letter Dr. Randol commented on the October 3, School Board meeting attended by many local citizens at which a petition signed by 110 people protesting sale of the old school property was presented to the School Board. Dr. Randol wrote that the problem was really an Association problem.

Board member W. R. Fawcett went on record as concurring with the opinions set forth by Dr. Randol and said that a favorable solution should be sought by a committee representing both Boards and their counsel. Interests of both Boards were about 90 per cent the same, Fawcett said.

Commenting on the same subject, Board president Adm. Felix X. Gygax stated, "This is the number one problem facing the Association Board." He said that the School Board faced the problem of providing more money for its current budget requirements. If the Association Board desired to acquire the property for use of its members, it would have to get an expression of Association opinion and would have to submit a sealed bid to the School Board as required by law, Adm. Gygax said.

The people should be a party to a competent solution that would be acceptable to the School Board, Association and the community, he said.

The Board approved a request submitted by C. K. Whittaker to keep two horses and three sheep on a Portion of Lot 3, Block 33.

Five resubdivision requests were considered by the Board.

Approved was the request of Harry W. Booth Jr. to subdivide 8.78 acres of Lot 11, Map 2129 into two equal parcels of 4.39 acres each. It was noted that of the 18 surrounding parcels, 11 are between 1.74 and 3.5 acres. The rest are larger than four acres.

A revised subdivision request

of A. Dewey Allard was approved which will divide a Portion of Lot 3, Block 5 and a Portion of Lot 1, Block 4 into four parcels of 4.91, 4.24, 4.15 and 5.71 acres. Earlier, Allard has requested that the Portion of Lot 3, Block 5 be divided into three parcels of 5, 6 and 5.8 acres with an additional acre being added to an existing 1.35 acre parcel in Lot 1, Block 4. The Board had then deferred action pending outcome of a request submitted Allard by Ray Gordon to increase the resulting two and one half acre parcel to a minimum of four acres.

Also approved was the request of Dr. Clarence W. Lieb to subdivide a Portion of Lot 3, Block 16 into two parcels of 3.91 and 4.18 acres. It was brought out at the meeting that to increase the smaller parcel to a minimum size of four acres would take out a row of fruit trees and complicate ownership of an existing orchard.

The Board approved sale of a 20-foot strip along the boundary line between Lots 1 and 2, Block 17, submitted by Edward Dobroth, as a subdivision rather than a lot realignment as requested by Dobroth. Sale of the strip will allow a neighbor to gain access to an orchard.

A deed restriction placed on a subdivision in Portion of Lot 3, Block 29, granted August 19 to Richard Blackledge was again considered. Blackledge maintained that since county setback requirements were only 15 feet and Association setbacks 20 feet, the 75 foot setbacks required by the Art Jury were completely unreasonable. The Board later recessed to visit the site with Blackledge and then asked him to meet with Howard Harrison to work out a favorable solution to all parties concerned.

The Board requested Secretary Smart to investigate the names of those Association members in violation of Paragraph 88 of the Protective Covenant in regard to rental of guest houses. The Board had earlier sent notices to every member of the Association asking them to rectify any existing variance of the ordinance. The Secretary was directed to find out the status and intentions of any member still not conforming to Paragraph 88. The direction came in response to a letter written by

Board President Felix Gygax in which he stated that his guest cottage was no longer being leased.

In other business the directors: Approved sponsoring a fifty dollar stake in the October 8 to 9 Rancho Riding Club horse show; Authorized the Association office to secure liens against property on which assessments still remain delinquent, in the manner stipulated by the Covenant;

Approved a draft of the minutes of the annual budget hearing;

Exempted the forthcoming house plans to be submitted to the Art Jury by the Board of Fire Commissioners for a fire chief's residence from the cost of a building permit.

Permits Pass Million Mark

Association building permits for 1955 passed the million dollar mark during September.

Four residence permits valued at \$103,500 were issued during September bringing the year's total to \$1,009,660.

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Daily Temperatures

Rancho Santa Fe temperatures as recorded at The Inn are as follows:

	High	Low
September 20	76	65
September 21	73	68
September 22	72	67
September 23	68	66
September 24	71	66
September 25	72	64
September 26	72	66
September 27	72	66
September 28	73	66
September 29	72	66
September 30	72	61
October 1	72	58
October 2	71	63
October 3	68	62
October 4	69	63
October 5	70	64
October 6	72	60
October 7	75	59
October 8	71	65
October 9	70	64
October 10	66	64
October 11	70	63
October 12	66	60
October 13	66	62
October 14	66	63
October 15	68	63
October 16	68	64

Success Drive Continues

Sixty per cent of the United Success Drive campaigners had finished their calls by October 20, reported H. Ray Millard, chairman of the drive in Rancho Santa Fe.

From 138 contributors, they had collected \$5,939.03, Millard said. Sixteen campaigners had not yet reported and over half of the contributions had not been counted.

However, Millard said that chances to reach the \$12,000 goal for Rancho Santa Fe were small. He commended the excellent work of the campaigners and the generosity of the people.

Last year's goal was \$9000.

Water Hazard

The golf course maintenance yard area has become a lateral Water Hazard with a one-stroke penalty, according to a recent decision made by the Greens Committee.

Located left of the seventeenth fairway, the new hazard is marked by red stakes.

School Nears Completion

Children of the Rancho Santa Fe School expect to be in their new class rooms by the first week in November.

Last minute work is now being done on finishing and painting cabinets, laying floors, placing windows, installing hardware on doors and cabinets, building a fence for kindergarten students and laying of the tile roof.

"Ranch Records" On Vacation

Mrs. Ruth R. Nelson, author of "Notes From Ranch Records," appearing monthly in the Association Bulletin, has this month taken a vacation from her writing chores. Her column, telling of life in Rancho Santa Fe during the past 20 years, will again be resumed next month.

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Bon Fire Date Moved Up

Date for the second annual community bon fire sponsored by the local Boy Scout troop has been moved up to October 30, according to Scoutmaster R. B. Duran. It will be held that night so as not to conflict with the annual Halloween carnival sponsored by the P-TA, Duran said.

Scrap and combustible materials will be placed on a pile and burned at the gathering as part of cleanup month now being observed.

Last year over 300 children and their parents attended the event. Scouts will again present fire prevention skits. Prizes will be given those youngsters wearing the funniest and most original costumes, the Scoutmaster said.

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