



VILLAGE CHRISTMAS—Each year the Association decorates two deodar cedars in the center. One was donated to the Garden Club as "living Christmas gift" for Rancho Santa Fe by Charles F. Meyer. Soon after, Briggs Keck, a great nature enthusiast, donated another.

Board Honors G. Richardsons For Ranch Contributions

A resolution honoring Mr. and Mrs. George Richardson "for the many contributions they have made toward making Rancho Santa Fe the beautiful and charming community it is" was passed December 16 by the Association Board of Directors.

A copy of the resolution presented to the Richardsons was hand lettered on parchment paper.

The resolution read:

"Whereas, in 1941, Mr. and Mrs. George Richardson bought the Rancho Santa Fe Inn when it was in danger of falling into

hands inimical to the best interests of the community;

"Whereas, Mr. and Mrs. George Richardson have each year since that time improved the facilities, architecture, and landscaping of the Inn whether during periods of peace, war, or economic uncertainty;

"Therefore, be it resolved by the Board of Directors of the Rancho Santa Fe Association that this Board, on behalf of the citizens of Rancho Santa Fe, extend its thanks to Mr. and Mrs. George Richardson for the many

(Continued on Page 3)

School District Property Awarded to Fred Manning

Trustees of the Rancho Santa Fe School District December 8 accepted a \$48,000 bid on the abandoned school building and 3.9 acres of school property.

The winning bid was submitted by Fred M. Manning of Rancho Santa Fe. Negotiations are now underway for subdivision of the property.

Two bids were opened Monday, December 5 by school trustees. The lower bid was submitted by the Association for \$47,500, the minimum price established by the School Board.

According to state law, the Board was compelled to either accept the highest bid, or, reject all bids and readvertise.

"It was a very difficult decision to make," R. Q. Fellows, president of the School Board said when the Board's decision was announced.

He later said that the School Board had given the Association "every opportunity legally pos-

sible" to purchase the property.

The Association had earlier been given the "green light" by its local members to bid on the property.

Public opinion indicated that the building should not leave "public hands". Offices, meeting place, public parking, and a park had been mentioned as possible uses for the property.

Awarding of the bid climaxed almost four months of spirited activity which was highlighted by countless meetings, circulating of a petition and two referendum votes.

In August, the School Board decided to sell the surplus property to finish financing of the new school and thus avoid an additional bond election. It had earlier included in its current budget, \$14,000, to be derived from either sale or lease of the building.

Fellows appeared at several Association Board meetings to advise the Board of school plans. He said that the School Board was not interested in commercial development of the site. For that reason terms of sale included a use restriction "for public, semi-public, and/or religious purposes".

For a time, the Presbyterian Church was interested in purchasing the property, but dropped its plans when the minimum price was announced.

Then in October, a petition was presented to the School Board signed by over 100 School District constituents, in which signers protested sale of the property.

The School Board then agreed to hold a referendum. Approval of some form of sale or lease was voiced by 152 voters, whereas 56 voted for a bond issue.

The Association Board then voted to bid on the building, if it met with member approval. Association members responded with 218 yes and 48 no votes.

At that time, it was thought that the Association was the only one "in the running" for the property.

Manning's intentions for developing the property have not been officially disclosed.

Carp Now Being Eradicated In Lake Hodges

Domestic water in the Santa Fe Irrigation District may soon be more consistently clear as the result of a carp eradication program now underway at Lake Hodges.

District directors voted December 12 to allocate \$890 as the District's share in eliminating the fish, providing the entire program has the official approval of the District water analyst, December 20 was to have been the tentative starting date for the carp eradication program.

The carp will be destroyed by the chemical Rotenone. It will be the first time this chemical has been used to kill lake fish in California, although similar programs have been carried out successfully in other states.

The program has been approved by both state and county health departments and the State Department of Fish and Game.

Health authorities have maintained in correspondence with

(Continued on Page 3)

LETTERS

Converting of Golf Course To Private Club Discussed

Our club house facilities, as we all know, are in very bad physical condition, as well as being entirely inadequate for use as a club house.

It is questionable if overhauling, repairing or rebuilding will suffice and the cost would be excessive for the results obtained.

RSF now has an excellent school, an up to date garden club, a wonderful fire station, and a first class building is being erected for a riding stable. A fine new building is being erected for office and residence of the fire chief. The golf club building suffers by comparison. Incidentally, the buildings of the golf course maintenance department are without doubt the flimsiest, cheapest, poorest constructed and ugliest on the Ranch. Residents would not be permitted to erect or maintain such buildings.

We do not need an elaborate, expensive structure. A very satisfactory building could be erected without excessive cost and need not put any great financial burden on Rancho Santa Fe. Our golf course has been earning money at an embarrassing rate. With the cash on hand we could start on our club house requirements almost immediately. If the additional money required could not be obtained as a regular loan, which I understand it can, I am sure there are sufficient RSF residents who would underwrite such a loan.

With an adequate club building it would be a simple matter to operate on a country club basis. The Board of Directors only direct responsibility would be the appointment of a committee to operate the club house. Present committees already take care of all matters concerning the golf course. If we now had an adequate club building I am sure we would already be operating as a modern country club.

With a good club house non-residents would pay an initi-

ation fee plus dues. Daily fee playing could continue until the operation of the club would furnish sufficient revenue, at which time it could be discontinued if found desirable.

To lease the golf course buildings, etc., to a private group which would have to put up a club house, involves so many questions and details, legal and otherwise, which would all be eliminated if we proceeded with erecting a moderate cost, up to date building, for a club house, and started to operate as a club.

It is suggested that the Board proceed as follows:

1. Commission an architect to study the entire building problem and submit recommendations, preliminary layouts and estimates. His efforts should not be confined to the remodeling of the present building but should include an examination of this building to determine whether it is practical to rebuild. Suggest that he meet with RSF group who are interested in a club, and who have many ideas on the subject.

2. Have a committee set up preliminary initiation fees and dues for non-residents and dues for residents. Also outline the financing of building and operations.

3. After above reports on building, initiations, dues and financing have been received, these facts should then be presented to all RSF residents owners through the Association News (Bulletin) and then a meeting called for a vote, for or against the plan.

4. Should the meeting determine to proceed as recommended, then the Board of Directors would appoint a club operating committee who would start to work out the details and get under way. There are many residents and non-residents who are willing to render assistance in every way possible to get the RSF club problem worked out.

Carl Muench.

Tabling of Country Club Discussion Protested

Perhaps you will remember the meeting that was called last March at the Inn's Meetin' House for the members of the Association to discuss the possibility of a Country Club . . . it was a packed meeting.

Our plan at the time was a simple one — to obtain well-screened non-resident members as well as resident ones, and to build a simple but adequate club-house which could be used by everyone. Any specific plan beyond that would mean dealing with the Board of Directors, non-golfers who had more or less gone on record as opposing the idea.

I was given the privilege of presenting our findings to the members, and they were plainly told by me that if the majority seemed to reject the idea, it would be completely dropped. If, however, the majority favored it, we would go on from there.

You will recall the overwhelming standing vote in favor of our proposition. There was no "lack of unanimity of opinion" at that meeting!

A smaller committee was formed to iron out the details and to work with the Board. The Board seemed reluctant to act, however, and I believe even expressed the desire to leave the decision to the incoming Board, due in June.

This the committee was more than willing to do . . . names were submitted who could help the cause and subsequently voted in.

Now we had a new Board, one at least not antagonistic to the Country Club idea. . . The new members of the Board had to get acclimated . . . there were immediate questions of importance . . . summer vacations . . . in the fall came the concern of the Board over the big question of the school property . . . while we were waiting, plans were going forward for the construction of four or five badly-needed, first class golf courses in San Diego county which will take not only the golfers away from the Ranch, but potential members

Four Permits Issued

Association building permits increased during November by three over the previous month. Four permits valued at \$119,000 were issued during November.

Opinion Expressed On Building Sites, Scale Questioned

Three-acre parcels are more than adequate sites for country homes. Covenant restrictions permit building sites of one acre and there are many such near the golf course. . . As long as the Art Jury keeps the high requirements for architectural design and landscaping, the Ranch will remain a place of beauty whether the lots are 1 acre, three acres, five acres or more.

There has been considerable comment concerning the adoption by the Board of a sliding scale of minimum building cost restrictions. . . While sympathetic with the board to increase minimums in the lower ranges, I am quite sure such action will not stand up in court. . . I am afraid you will have to go back to the flat factor rather than the sliding scale unless you can get the property owners' approval to amend the Covenant. In this latter case it would probably be wise to use square footage minimums rather than dollar values to avoid future controversy.

. . . For relative building costs for 1927 and the current time, there is a slight variation for type of construction i.e., frame, brick, or combination, but for the average frame residence the index was 98.5 for July 1927 and is now 275.2. Thus building costs are approximately 2.8 what they were in July 1927.

David G. Fleet

of our Country Club as well. But until the Board was ready to discuss the matter, we felt we had to wait . . .

Imagine our amazement at reading in the (November Association Bulletin) . . . "A resolution was passed tabling for the current fiscal year the Country Club discussion . . ."

. . . How can you justify casting aside the wishes of such a great part of the Ranch, to say nothing of the valuable time put in by members of the committees? They know it can be done, and have had expert advice on just how to do it, but you gentlemen sit at a meeting and decide that it is impractical.

Then further disregarding those who are most concerned, the golfing members of the Association, you go ahead planning . . . "remodelling" of the present antiquity known as the club-house, even to the amount of \$40.00. E. R. Woolley.



CHRISTMAS PROJECT—Members of Country Friends gathered this week to wrap individual packages for the children at Boys and Girls Aid Society in San Diego. Shown above from left, are, Mrs. A. C. Perry, Mrs. Francis Patton, Mrs. Harry W. Wenz and Mrs. La Motte Cohu.

What's Doing On The Ranch

Christmas vacation - Schools close for annual Yuletide holiday, December 16.

Garden Club - New Year's Eve Dance, December 31, 9 p.m., Garden Clubrooms, El Tordo.

School Board - Tuesday, January 3, 8 p.m. Rancho Santa Fe School.

School Opening - Re-opening after vacations, all schools, January 3.

PTA - January 5, 3:15 p.m. Rancho Santa Fe School.

Board of Directors - January 6, 9, Association office (closed) (open)

Art Jury - January 9, Association Office (closed).

Irrigation District - January 9, 9 a.m., Board of Directors, District Office.

Garden Club - January 10, 8 p.m. Travelling With Garden Club members. Discussion - Travel Panel.

March of Dimes - Coffee Clatch, January 14.

Board of Directors - January 20, 9:30 a.m., Association Office, (open)

Carp Program . . .

(Continued from Page 1)

the District, that the program can be carried out without a menace to health.

A county health engineer and chemist will be present to conduct tests during the proceedings as well as Fish and Game Personnel.

A full water crew will man power boats and remove all fish immediately after they have risen to the lake surface. Trucks from a processing plant in Los Angeles are to stand by, and remove the carp to the Los Angeles plant.

San Dieguito reservoir was to have been filled to capacity before the program began and the Lake Hodges conduit turned off.

It will not be turned on again until all traces of Rotenone have been eliminated from the water, probably within two or three weeks, D. M. Bakewell, District manager said.

Carp are considered a bottom fish and often, when moving about, stir the water so that cloudiness persists, Bakewell explained.

A great deal of chlorine must then be used to make the water fit for domestic consumption.

It is hoped that these conditions will be solved after the fish are eliminated.

District officials estimated that cost of the program would soon be met in decreased use of chlorine.

Richardsons . . .

(Continued from Page 1)

contributions they have made toward making Rancho Santa Fe the charming and beautiful community it is; and

"Be it further resolved that this Resolution be recorded in the minutes of this meeting and a suitable copy presented to Mr. and Mrs. George Richardson during this Holiday season as a token of our esteem."

The Inn was built in 1923 by the Santa Fe Land Improvement Co. and was retained by it until 1939. During those 16 years it was called La Morada and was used chiefly to house prospective land purchasers.

In 1931, R. M. Clotfelter was appointed sales representative for the Company and also managed the "Guest House" as it was sometimes called.

In 1939, the hotel was sold to George Roslington of Albuquerque, New Mexico who renamed it the Hacienda Hotel.

Despite the fact that Roslington obtained a liquor license and installed a bar, business was slow and he soon put the hotel on the market.

It was rumored that an out-of-town group was interested in buying the property for development as a "roadhouse".

"This would have immediately

depreciated property values," Board Member C. K. Whittaker said.

In 1941, the Richardsons, who had been winter residents of the Ranch since 1938, became interested and purchased the property.

It was then closed down for extensive remodelling which included construction of additional guest cottages and staff rooms. A complete landscaping project was also initiated.

After re-opening, the name was changed to The Inn at Rancho Santa Fe. Clotfelter was again appointed manager, a position which he still holds.

A year after the war ended, in 1946, a 10-room cottage was added. 1950 saw all the rooms in the main building modernized, the kitchen enlarged, and the library added. The Meetin' House was added in 1954. In 1955, two cottages for permanent guests were completed.

The Inn presently has accommodations for 100 guests in 50 guest rooms. It is staffed by 60 employees. The hotel grounds comprise 14 acres.

The unique and unusual facilities of The Inn have attracted many people who later became property owners and permanent residents of Rancho Santa Fe. It has been called by many, "the front door" of the community.

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

ART JURY: DEC. 5

Four House Plans Approved; Three Swimming Pools Included

Five house plans, all submitted November 30, were considered by the Art Jury December 5. Four of the plans were approved. They were submitted by: Arnold W. Buck, residence and garage, Portion of Lot 1, Block 47;

Donald Dickinson, residence, garage and pool, Portion of Lot 150, Map 2179;

J. Edmond Kowalski, Jr., residence, garage and pool, Parcel 24, Portion of Lot 2, Block 33;

W. K. Wheelock, residence, car port and pool, Portion of Lot 7, Block 14.

Plans submitted by A.H. Stone, Jr. for a residence, Portion of Lot 6, Block 47, were not considered, when the Building Commissioner certified they did not meet the minimum cost restriction.

Plans for a multiple residence group, Portion of Lot 1, Block 30, submitted by Carl A. Cato, were reconsidered and approved by the Art Jury.

After reconsideration, the Jury will recommend approval to the

Board of Directors the subdivision request submitted by Dr. Charles Graves. Dr. Graves requested to divide approximately 25 acres in a Portion of Lots 5 and 6, Block 14 into four parcels of three-plus acres and one larger parcel of 12.5 acres.

Plans for a two-car garage submitted by Marvin F. Tackett, Lot 3, Map 3207 were approved by the Art Jury.

Additional showings have been requested from Rev. Frederick J. Stevens for a sun porch, Portion of Lot 50, Map 2129, and from Dr. Herbert Willy Meyer for a garden tool house, Portion of Lot 6, Block 11.

A laundry service sign submitted by Benson Cleaners was approved.

Color samples were approved for Paul Angell, Portion of Lot 6, Block 11; Arnold W. Buck, Portion of Lot 3, Block 29; Mary Ellen Dohrs, Portion of Lot 2, Block 29; Paul Howard, Lot 5, Block 44; Horace G. Phillips, Portion of Lot 7, Block 10.

Country Friends Christmas Gifts Listed

Fifty five individual gifts were recently distributed to children at the Boy's and Girl's Aid Society, San Diego. Clothing and jewelry were included in the packages wrapped and donated by the Country Friends as part of the group's Christmas projects.

A sound projector was donated to Neighborhood House. A check for \$100 was given to Guadalupe Clinic for its Christmas party.

The Country Friends also gave \$150 to San Diego Childrens Home to be used for emergency medical care. The La Jolla League House was the recipient of a planter for its living room.

Thanks Expressed

I wish to express to the public, thanks and deep appreciation on behalf of the Post Office force for the many acts of kindness and cooperation. Special thanks for loyalty to our sales department.

Our sincere best wishes for the Christmas season and New Year. Haskell Strawn, Postmaster

Firemen Answer 18 Calls During 1955

The Rancho Santa Fe Fire Protection District responded to 18 calls during 1955, compared to six during the previous year, Chief R. B. Duran said last week.

The calls included one false alarm, one resuscitator call, one structural fire and 15 grass and brush fires.

Estimated damage of the structural fire which occurred at Rancho Zorro last October was \$300, the chief said.

Of the 15 grass and brush fires, 14 burned from one tenth to one quarter of an acre before being extinguished by firemen

The fifteenth blackened about 50 acres of eucalyptus November 8 along Las Planideras. It was caused when a power pole blew down during a wind storm. Over 50 men fought the blaze.

The six 1954 calls included one false alarm, four grass and brush fires which burned a total of three acres, and one structural fire which caused \$300 damage to a tool shed, Duran said.

"Meet Your Neighbors" Canon and Mrs. F. J. Stevens

Canon and Mrs. Frederick J. Stevens, who have celebrated Christmas in various parts of the world, are this year spending their second holiday season in Rancho Santa Fe.

Both are natives of England. They have also lived in Canada, where they met and married, and San Diego. The Stevens came to the Ranch in August of 1954.

Their hilltop home on Sobre Los Cerros provides a matchless view, not only of the golf course, but of lush green countryside for miles beyond.

Canon Stevens daily motors to La Jolla where he is Chaplain of The Bishop's School.

Besides conducting services each day during the week and three times on Sunday, Canon Stevens also teaches religion and is active in counselling at the school.

He came to Canada as a youngster. During World War I, he served with the Canadian Army and was seriously wounded in combat. After recovering from his war wounds, the cleric began studying theology at the University of Saskatchewan in Saskatoon.

After graduation, he was ordained and became headmaster of St. George's Boy's School in Prince Albert, Saskatchewan. After nine years, Canon Stevens was named rector of St. Alban's Cathedral in Prince Albert.

After another nine years, his health forced him to seek another climate, he said, and in 1938, the Stevens family moved to San Diego where Canon Stevens became rector of All Saints Episcopal Church. He has been at The Bishop's School since 1947.

The Stevens have three children, David, a journalist in Montclair, New Jersey; Mrs. Richard (Yvonne) Hall of San Francisco; and, Godfrey, a member of the Coast Guard now attending school in Elizabeth City, New Jersey. They have three grand-

children, all daughters of Mrs. Hall.

One of Mrs. Stevens' chief interests is golfing, a hobby which she shares with David and Godfrey when they are home.

Another unusual interest of Mrs. Stevens is ecclesiastical embroidery, which she has been doing for some 15 years. She has done the elaborate embroidery on many of the vestments used in All Saints Church and The Bishops' School Chapel.

Canon and Mrs. Stevens spent nearly three months touring Europe during the past summer, their second trip to Europe since the end of World War II. Besides visiting with relatives in England, they also toured the northern continent countries of Norway, Sweden, Denmark, Holland, and Belgium. The trip was noteworthy for the remarkable weather which Europe and especially England, experienced this summer.

The Stevens had decided to make Rancho Santa Fe their home for some time before they purchased their present home. Most of all they enjoy the feeling of open spaces, the opportunity for privacy and the relaxing atmosphere of country living.

Christmas will be spent quietly with friends. Their son, Godfrey is expected home from the east for the holidays, the Stevens said.

Daily Temperatures

A partial list of Recent Rancho Santa Fe temperatures as recorded at The Inn follows:

	High	Low
November 28	61	60
November 29	61	56
November 30	60	53
December 1	58	52
December 2	58	52
December 5	62	59
December 6	62	58
December 7	63	59
December 8	68	54
December 9	63	56
December 10	64	58
December 11	69	50
December 12	72	57
December 13	66	50
December 14	60	52
December 15	57	52
December 16	57	53
December 17	58	52
December 18	58	53

Project Completed

Separate water lines now serve all homes in the Santa Fe Irrigation District following recent completion of a \$100,000 project. The project terminated a 33-year agreement on joint use of the city of San Diego's main water line from Lake Hodges to La Jolla. The project was completed when the last of 74 local water connections were removed from the La Jolla line.



CANON AND MRS. F. J. STEVENS examine one of hundreds of Christmas cards which have arrived at the Stevens home during the holiday time. Included in the greetings have been many from former students of Canon Stevens at The Bishop's School. The modernistic Christmas tree to the right was taken from a yucca tree in the Stevens' back yard. Mrs. Stevens gilded the tree in bronze and adorned it with little angels.

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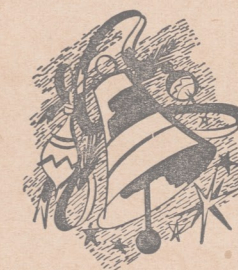
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Mrs. Louise MacFall Mr. Jess McMillen

BOARD MEETING: DEC. 2

Association Members Approve Bidding On School Property

Local Association members overwhelmingly urged the Board of Directors to bid on the old school building and 3.9 acres of school property. The referendum vote was 219 to 48.

Ballots had been sent to 413 members, W. A. Smart told the Board at its December 2 meeting when voting results were announced.

Legal questions on the Association's proposed purchase of the property were posed to Association Attorney, Howard Clayton by Board Member Edmond Sullivan.

The questions centered on the deed restriction placed on the property by the School Board limiting it to "public, semi-public and/or religious purposes", on the tax-exempt status of the Association, and, on an original deed restriction which provided for reconveyance of the property to the now defunct Rancho Santa Fe Corporation, the original seller, if the property was not used for school purposes prior to 1942.

Under the "public" use restriction, the building could not be used exclusively for Association offices, Attorney Clayton said, nor solely for Association (a private corporation) purposes.

However, the Association would not necessarily have to throw open its doors to convention and like groups.

"Public," he said could be defined as meaning "for the benefit of the Rancho Santa Fe community."

The "public, semi-public and religious purposes" use restriction is irrevocable, although a change of County and Covenant zoning would be possible, he said. Any situations which might involve the tax-exempt status of the Association, e.g., leasing all or part of the property, would have to be presented to the Commissioner of Internal Revenue, whose opinion would be binding until changed, Clayton said.

Although provisions of the original deed restriction limiting its use to school purposes had expired in 1942, the Attorney urged that this condition be removed from the records to prevent the property from having a "cloud" on its title.

The Board voted to give its written thanks to Board Member Sullivan for expediting the clear-

ing up of these legal technicalities.

W. O. Fleetwood moved that the Board temporarily refrain from bidding on the property until the minimum price of \$47,500 be lowered and/or the deed restriction be removed.

Board Member Fleetwood said that he did not believe the building was worth this price with such a deed restriction placed on it. He said he had talked to one appraiser who had valued the property at \$26,000. His motion was not seconded.

Board Member W. R. Fawcett reminded the Board that if the Association or an other group did not buy the property, a bond issue would be inevitable.

The property would be ideal for a meeting place, for village parking facilities, and for a park site, Fawcett said.

After considerable discussion, the Board approved the request of R. G. Medicott to raise his permit to keep two horses to four horses and one pony.

Under the Board's policy of notifying adjacent property owners, four objections and two approvals were received. Approvals were also received from two neighbors. Additional objections were voiced by four neighbors.

Mrs. Potter Bowles, president of the Riding Club, urged the Board to approve the request. She said she had inspected corral facilities and found them immaculately clean. She said prevailing winds would not affect surrounding property owners, as the horses would be corralled in the bottom of a canyon from which smells could not rise.

Mrs. Bowles added that the Riding Club would soon appoint a committee to regularly inspect conditions of corrals belonging to Riding Club members.

John Rice Jr. and Willis M. Allen Jr. also urged the Board to approve the request.

Charles Oppermann asked the Board not to set a precedent by allowing five animals in this area.

The Board also approved the request of A. Herbert Stone Jr. to keep one horse on a portion of Lot 6, Block 47.

Association assessments re-

ceived to December 2, amounted to \$10,817.22, or approximately one half of the total assessment, W. A. Smart told the Board.

November golf course receipts were \$7373.50, down \$369.50 from a year ago, the manager said.

Four resubdivision requests were considered by the Board.

The Board approved the application of Mrs. Emily Bertschinger to subdivide 44 acres in Lots 3 and 5, Block 11, into three parcels of approximately ten acres each, and one parcel of approximately 14 acres.

The Board also approved the request of Roy Kirby and Chester Root to realign the lot line between Parcels 13 and 15, Block 33, Anza Heights.

A third approval was given to Henry Russell to subdivide nine acres in a Portion of Lots 1 and 2, Block 24, into two parcels of 3.33 and 5.67 acres each, with the stipulation that the smaller parcel be consolidated with an adjacent acreage, so that, in effect, no new house site is created. The Board also instructed Attorney Clayton to set aside an injunction filed against Russell, and it also voted to waive re-

imbursement of court and serving costs.

The Board deferred action on the request of Dr. Charles Graves to subdivide approximately 25 1/2 acres into four parcels of three-plus acres, and one of 13 1/2 acres until the Art Jury gives it further consideration.

Dr. Graves was present at the meeting and explained that one of the small parcels could be enlarged, but that because of the topography of the terrain, the three remaining three-acre parcels would be ideal home sites. Several Board members who had visited the property concurred with Dr. Graves.

It was brought out that Dr. Graves' property is not in the area in which an attempt is being made to increase the county minimum sites to four acres.

The Board approved the sign request of Benson Laundry and Dry Cleaners, an Encinitas firm which is opening a branch office in the Post Office Building, subject to design approval by the Art Jury.

Two Covenant acceptances sub-

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Real Estate Transfers

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

Marvin F. and Elizabeth S. Tackett to Chester and Lois Root, Lot 2, Anza Heights;

Kenneth B. and Edwina F. Wolfe to Harry G. and Gertrude S. Whitmore, Portion of Lot 3, Block 12;

R. E. and Ruth C. Badger to William and Gertrude Schofield, Portion of Lot 1, Block 10;

William L. and Jane L. Canning to John E. and Geraldine E. Grimm, Portion of Lot 14, Block 33;

John R. and Lillian B. Tanner to Arnold W. and Thelma J. Buck, Portion of Lot 8, Block 34;

A.E.C. and Margaret N. Oxley to Kenneth, K. Le Roy and Donald J. Fraser, Lots 4 to 6, Block 34;

Horace G. and Ann E. Phillips to Alex and Betty De Bakcsy, Portion of Lot 6, Anza Heights;

John R. and Kathleen M. Huettner to Edward J. and Henrietta S. Walz, Portion of Lot 2, Block 5.

Horace G. and Ann E. Phillips to Nugent and Hitch, Inc., Portion of Lot 7, Block 10;

George E. and Maude I. Lake to Jack F. and Jean P. Biery, Lot 1, Block 23;

Jack F. and Jean P. Biery to David A. and Dean P. Burger, Portion of Lot 1, Block 23;

Harold L. and Dorothy N. Barger to Clifton W. and Lydia Power, All of Lot 94, Map 2129;

Edward and Clarice M. Dobroth to Fred M. and Hazel C. Manning, Portion of Lot 1, Block 17;

James B. and Helen M. Magee to Paul J. Schmitt, Portion of Lot 7, Block 34;

Harry A. Malcom and Douglas R. Lewis to Sverre A. and Ingrid J. Svendsen, Portion of Lot 4, Block 35;

Richard C. and Mary F. Blackledge to Alfred A. Gregory, Lot 114, Map 2089;

Lee M. and Florence H. Horton to Hyde Gillette, Portion of Lot 3, Block 5;

Werlin G. and Barbara L. Matthews to Gordon and Marian O. Kern, Portion of Lot 4, Block 47;

Lester R., Jr. and Carolyn D. Walls to Ralph E., Jr. and Nancy L. M. Barber, Portion of Lot 3, Block 7;

Robert S. Ross to Robert P. and Lee Mortimer, Lot, Block 23;

Nadia G. Lieb to A.E.C. Oxley, Portion of Lot 3, Block 16;

James R. and Helen G. Irwin

Board Meeting

(Continued from Page 6) mitted by Richard Blackledge for Parcels 23 and 24 in a Portion of Lot 2, Block 33, were approved.

Two deodar cedar trees in the village center will again be decorated for the Christmas holidays after the Board voted to appropriate 100 dollars for the project.

Letters were read from:

to George M. Carter, Portion of Lot 10, Block 47.

James B. and Helen M. Magee to Howard J. and Jane L. Barney, Portion of Lot 7, Block 34;

Fred H. and Hedwig G. Cordes to Gordon Kern, Portion of Lot 4, Block 47.

E. R. Woolley regarding previous Board action which tabled country club discussion and plans for the current fiscal year. (See page 2);

Carl W. Croft, chairman of the the Greens Committee, writing in response to a request by Board Member Sullivan that Association golfers pay no green fees. Croft said that members were only paying actual playing costs, which, he said, was the "most economical golf, on a course such as ours, in the State." The Board voted to keep the situation at status quo;

Willis M. Allen, who requested a definite ruling on maximum building permit fees. The Board requested an Art Jury opinion before making any decision;

Howard Harrison, Art Jury chairman, advising the Board

Rainfall Measures 1.48 Inch Since July 1

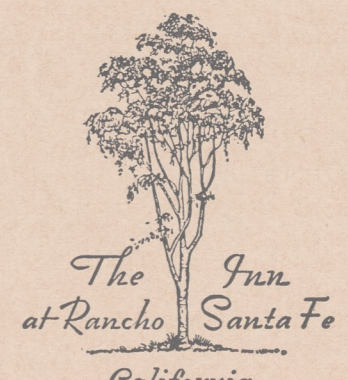
Rainfall in Rancho Santa Fe since July 1, the beginning of the rain year, has measured 1.48 inches, R. E. Badger said last week.

Last year, rainfall to December 15 measured 1.69 inches. In 1953, total precipitation to the same date was .83 inch.

Figures for all three years have been far below normal, Badger said.

that roofing or. the new Riding Club stables was contrary to approved specifications. The Board appointed C. K. Whittaker to confer with the Riding Club Board on the alleged violation;

David G. Fleet, relative to building cost restrictions (See page 2);



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R. M. Clotfelter, Manager



CHRISTMAS PAGEANT—Scenes from Bethlehem's manger were vividly portrayed December 15 by children of the Rancho Santa Fe School in their annual Christmas program. At top left, angels gather to praise the infant Jesus, while the choir in the foreground provides special music. Top right, shepherds and wise men join the worshippers. After the pageant, David Dewey and Philip Ashley brought gifts to be distributed to the poor, part of a school-wide Christmas project. Debby Booth, Everett Flanders and Gretchen Ravenscroft line up for some of Santa's gifts, middle right, and four-year-old Billy Pharr seems intent on examining the candy offered by the whiskered gentleman. Pageant Madonna was portrayed by Elaine Rediger. Jim Siebert played the part of Joseph. Portraying the shepherds were John Brooke, David Daubenberger, Ricky Tunstall and Ricky Hanks. The school choir, in the foreground of the top pictures, consisted of students in the fifth and sixth grades. Bill Aperance was Santa Claus.

(All photos by Nick Gulling)



SANTA CLAUS TOO Elementary School Presents Yuletide Pageant of Nativity

Children of the Rancho Santa Fe School presented their annual Christmas program December 15 for parents and friends.

The program was highlighted by a pageant of the Nativity narrated by Billie McIlwraith. The school choir which provided background music for the pageant scenes consisted of fifth and sixth grade students. Students from kindergarten through fourth grade provided choral readings and sang special Yuletide music prior to the pageant.

Mrs. George Megrew was accompanist. Special accordion music was provided by Billie Kramer. Tommie Dun played the violin.

Each child was requested to bring a wrapped toy to be later distributed to the needy. Gifts were also presented to the school children by Santa Claus, impersonated by Ranch storekeeper, Bill Aperance.

The program was presented in cooperation with the PTA. Mrs. Harry W. Booth Jr. was PTA chairman for the event, assisted

by Mrs. Everett Flanders. Mrs. Ellen Ross, sixth grade teacher, coordinated the school activities.

The PTA provided cookies punch and coffee for the party.

Friday, December 16, was a minimum day. Each room had its own pinata party and children exchanged simple Christmas gifts.

School will re-open January 3, Principal Lloyd O'Connell said.

Los Ancianos Holds Yule Party

Los Ancianos, a social organization devoted to Ranch senior citizens, celebrated Christmas with its annual Ladies Night party, Monday, December 19.

Thirty-six couples attended the formal dinner in The Meetin' House of The Inn.

Following the dinner, a magician entertained with feats of magic and a San Diego musical group sang traditional Christmas carols.

Garden Club Makes 50 Wreaths

Reminiscent of the many projects organized by the Rancho Santa Fe Garden Club during war days was a busy member group at work December 15 in the new club terrace.

Wreaths of juniper and cypress were being fashioned for the wards at Camp Pendleton Hospital. The morning hour resulted in fifty fragrant decorations finished with the personal touch of natural ornaments contrived by members of the wreath committee.

Generous heaps of juniper for the wreaths had been cut and delivered from the gardens of Barton Millard, Mrs. Marion Lindburg and Mrs. S. H. Bingham. Cypress branches had been selected by Sheriff Albin Pelko from various roadside trees.

When the work ended there still remained enough of this fine Christmas greenery for the grateful members to take for their home decorations.

Chairmen of the work committee were Mrs. Sydney Nelson and Mrs. Lester Walls. They were assisted by Mrs. John Goodwin,

Installation Charges Raised By District

A raise in domestic meter installation charges effective January 1, was approved December 12 by Santa Fe Irrigation District directors.

The raise was necessitated by increased costs of materials and labor, D. Maitland Bakewell, District manager said.

Five eighths inch meters will now cost 65 dollars to install instead of 50 dollars. One hundred and three had been installed this year to October 1, the manager said.

New costs for other domestic meters are:

One inch - \$105, up \$30; one and one half inch - \$180, up \$55; two inch - \$250, up \$65.

Installation costs now correspond exactly with those of the San Diego Irrigation District, Bakewell said.

Mrs. Arnold Buck, Mrs. Howard Clinton, Mrs. Elliott McIntyre, Mrs. Clifton Powers, Mrs. John Rule, Mrs. Emil Svarz, Mrs. Pichel W. Pichel, Mrs. Leon Janinet and Mrs. Charles Ames.

Mrs. Ames and Mrs. Nelson later delivered the wreaths to Red Cross Headquarters at Camp Pendleton.

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BOARD MEETING: DEC. 16

Clubhouse Remodeling Study Authorized; Speed Urged

A \$50,000 clubhouse remodeling job is now being planned by the Association Board of Directors. The Board December 16 authorized the House and Grounds Committee to merge with the Greens committee in a special committee to carry out further studies and plans with the "greatest speed possible."

Action followed a report by Board Member C. K. Whittaker who had previously been instructed to study a remodeling job which would not exceed \$25,000.

Working with members of the House Committee and local designer John Bancroft, Whittaker reported that \$25,000 would provide paint, floor coverings and a new kitchen, but would still leave the golf course with a second rate clubhouse. He said the special committee would not recommend any such action.

He emphasized that immediate steps should, however, be taken to bring the kitchen up to county health standards and the clubhouse to a competitive standard with others in southern California.

He said the committee had asked Bancroft to work up alternate drawings which would satisfy any needs of the golf course for years to come.

Two were submitted to the Board, neither of which included any structural alteration.

The first proposal followed the same general floor plan as there is at present and called for a total estimated expenditure of \$45,075. Plan one featured a complete refurbishing and carpeting that would withstand golf spikes, draperies, soundproof ceiling, heating system overhaul, enlarged locker room and retiled shower facilities.

Plan two changed the floor completely around. In this plan men's and women's locker rooms would be in the west portion of the building.

The bar and lounge would be placed in the general area where the kitchen now is. The kitchen and serving counter would be placed northeast portion of the building facing the dining room. The increased facilities would accommodate 22 extra persons.

Whittaker said the present operating staff could operate Plan two, but additional help would be required in the first plan.

The special committee voiced no recommendation, but the Board indicated unanimous approval of the Bancroft plans.

Board member Whittaker said that more detailed plans and specifications would be needed before accurate cost estimates could be made.

A preliminary cost estimate of Plan two was \$45,362 for remodeling and refurbishing. A 26 by 40 foot extension would bring the total cost to \$60,912.

The plans also included room for a swimming pool and terrace.

* * *

Two proposed amendments to the Covenant were discussed by the directors. One, introduced by E. M. Sullivan, would give the Association a lien on any property subdivided without Board permission, sufficient to recover any costs incurred by the Association.

Another amendment discussed by the Board would set the delinquent assessment date to correspond with the county delinquent date. The Board also questioned the efficiency of giving one half of one per cent discount to those Association members who pay both installments before December 5.

Further discussion on both subjects was tabled until the next meeting.

* * *

The Board granted permission to Paul Howard to remove three eucalyptus trees from a Portion of Lot 5, Block 44. Howard stipulated in his request that the trees would be replaced with deodar cedars.

* * *

The Board will issue a call for bids beginning January 1 to gasoline distributors in northern San Diego county for gas and oil used in Association equipment.

* * *

In other business the Board:

Approved the sign request of Benson Cleaners;

Approved a request of Elliott Wheeler to keep six horses in a Portion of Lots 15 and 16, Block 36;

Approved the resubdivision request of Dr. Charles Graves to divide a Portion of Lots 5 and 6 into four parcels of three acres each and one parcel of 13.5 acres.

The Board approved the request

Partition Built In Golf Shop

A partition was recently constructed in the golf shop to store caddy carts and golf clubs. Construction was approved November 18 by the Greens committee.

The committee also approved construction of a storage building on the new practice fairway, subject to Art Jury design approval. The building will house necessary equipment for the practice fairway. A man will be on hand to dispense golf balls and collect them later, Carl Croft, committee chairman said.

A sand trap was recently placed left of the seventeenth tee and mounds in back of the seventeenth green are also planned.

Thirty Monterey pine trees will soon be planted between the seventeenth and practice fairways, Croft said.

provided one small parcel is increased to four acres.

Appointed R. M. Clotfelter, assisted by Board Member W. M. Vandersluis, as chairman of a committee to assist the Public Works Department in preparation of next year's budget for the Sanitation District.

County Ordinance To Be Changed

An amendment to the county ordinance governing the Rancho Santa Fe Maintenance District was ordered this month by the county Board of Supervisors. The amendment would permit employees of the District to clean and maintain the streets in the village center.

The District, set up in 1931, is authorized only to maintain trees and shrubs along the area county highways.

A public hearing will be called before the ordinance is changed.

The Supervisor's action came in response to a request by the Association Board of Directors.

Success Drive Nets \$9518

Red Feather collections in Rancho Santa Fe this week totaled \$9518.03, according to H. Ray Millard, chairman.

Millard said that the formal campaign was over, but that any one could still contribute to the Success drive.

Rancho Santa Fe's goal for 1955 was \$12,000, Millard said.

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IN FALL AND SPRING

Gopher-Trapping In Citrus Groves Done Twice Each Year

By Major M. J. Hopkins

Some interesting and unusual occupations are followed at Rancho Santa Fe. One of these is pursued by Hans Brun, an employee of R. E. Badger, local agricultural contractor.

Most of the time, Hans Brun is an irrigation pipe line engineer. But in the late Fall and early Spring, he traps, an art which he learned and practiced in Switzerland, France and Venezuela.

The ground is soft and easy to dig in late Fall and Spring. In those seasons he traps and exterminates the gophers in the orange and lemon groves on the Ranch, which, if not controlled, would do serious damage to the citrus tree roots.

Born In Switzerland

Hans Brun was born in Lucerne, Switzerland. He has traveled considerably. He speaks French, German, Spanish, and, considering that he has been in the United States only four years, he speaks English very well. He emigrated to the United States from Venezuela where he was a plantation foreman. Next year he expects to receive his American citizenship papers.

Brun has a deep knowledge of the wild life in the local groves and surrounding country.

He says the gophers live almost entirely underground and are rarely seen above ground in the daytime. They do not live in colonies as many other rodents. In fact, male and female gophers are rarely seen together. And although he invariably puts two traps in a "set", he seldom catches two gophers close together.

Runways Studied

To trap the kind of gophers that live in the orchards, you must study their main runways, Brun said. It is important that the runway be in active use, for the ground under orchards is honeycombed with old and abandoned runways in which it is useless to set traps.

The only way to locate active runways is by prospecting for them, Brun stated. This involves considerable digging. The runways can be up to 100 feet long, but fortunately, are rarely over a foot below the surface. Nevertheless, it is hardly profitable to prospect for fresh gopher runs

except when the ground is soft in the late Fall and early Spring. In the dry seasons, the digging is too slow, the trapper said.

Brun begins his operation by studying the surface of the ground. He then digs shallow trenches across the direction in which the runways are likely to follow. When his trench cuts a runway, he opens it with a special tool and studies its probable age to see if it is being actively used by a gopher. If the runway is active, he widens his trench in the direction of the runway to be able to place one trap in each opening.

No Light Visible

He fills up the ground between the two traps. It is very important that no light be visible in the runway. When the gopher touches the sensitive trap, its strong spring and jaws kill him instantly. No bait is used.

Gophers have a very keen of smell, Brun said. They will not approach a trap nor go near earth which emits human odors.

He is careful about handling his tools and the earth with which he covers up the runway around the trap. The handle of his special trowel is wrapped with oiled paper. He avoids letting his trowel touch his clothes.

100 Traps Used

Hans Brun uses about 100 traps. A good day's catch is about 20 gophers, he said.

Since Brun is in the groves each day, he observes and understands its animal life unusually well. When he was asked if he saw many rattlesnakes in the groves, he answered that surprisingly enough he saw very few. In six months he had actually seen only two.

Collection Continue

Collection of Association assessments to December 15 totaled \$16,944.81 with nearly \$3800 remaining to be collected. This year's total assessment is \$20,769.82, up 1100 dollars from last year.

Most of the unpaid assessment are on the second installment which is due January 1 and becomes delinquent after April 20.

Civil Defense Needs Volunteers

Rancho Santa Fe is still in need of additional Civil Defense volunteers, Lewis Lintner, zone warden said recently.

Civil Defense workers feel that despite U. S. Military preparedness, there is still a possibility of an H-Bomb attack in San Diego, Lintner said.

It may never happen, but in recognition of the fact that it could, Civil Defense has designed a plan, which if only 10 per cent effective, would save 4500 lives.

Since Rancho Santa Fe is outside the 10-mile radius of any probable attack, it has been designated as a receiving station for evacuees from the Point Loma area.

If, however, fallout should move into this area, residents would also be evacuated, the warden said.

Fallout cannot be seen, heard, felt or smelled, nor can anyone accurately predict its pattern until after an explosion.

After an explosion, Civil Defense officials will plot the fallout pattern and then broadcast instructions for movement of persons in danger areas to a safe zone, Lintner stated.

He asked that any interested

Polo Field Petition Circulating

A petition is now being circulated by Cecil G. Gray, Jess McMillen, Willis M. Allen and Charles R. Berdel as the first step in changing the Covenant zoning in Lots 2 and 3, Block 36.

If the zoning change is successful the men plan to plant a private polo field on Lot 2. An existing home and land in Lot 3 will be sold leaving approximately 14 acres for the polo field.

The grass polo field will be private and players will play by invitation. The group's plans were recently approved in a letter received by the Association from the Riding Club.

The property is presently zoned for single-family dwellings. Petitions must be approved by two thirds of the property owners and owners of two thirds of the property within a radius of 500 feet.

The petitions will then be presented to the Board of Directors which calls a public hearing.

A change in county zoning must also be effected.

person not already on the local volunteer staff contact him either by mail or telephone, PL 6-1520.

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Four-Acre Site Petition Under Study

Directors of the Santa Fe Irrigation District will decide January 9 whether or not they will include District property in a four-acre re-zoning petition now before the County Planning Commission.

A final hearing will be held January 20 by the Commission on the feasibility of re-zoning approximately 1085 acres in the northerly portion of the Ranch. The District is the owner of about 100 acres in the area under question.

The Association Board is sponsoring the re-zoning request in an effort to halt any "one-acre subdivisions" possible under present county zoning.

Opponents argue that subdivisions should be "home-controlled" and that terrain and contours of land should control each homesite.

30 Brownies Meet Weekly

Three Brownie troops, for girls seven to nine years of age, have recently been organized on the Ranch.

Interested mothers and children met last June to discuss troop formation. Over 30 youngsters were included as charter members.

The troops meet each Wednesday after classes at the Rancho Santa Fe School.

Second grade troop mothers are Mrs. Earl Boteler and Mrs. George Ravenscroft. Serving as third grade troop mothers are Mrs. Lee Taylor and Mrs. A. C. Fidlind. Fourth grade troop mothers are Mrs. Ben Fletcher and Mrs. Vernon Fidero.

Recent meetings have been devoted to Christmas projects.

New Year's Eve Dance Slated

Reservations are now being taken for the annual Garden Club New Year's Eve Dance in the clubrooms of El Tordo. Dancing will begin at nine p. m. and continue until 2 a. m. Mr. and Mrs. Charles Chapin are dance chairmen.

Miss Vicki Millar, chairman of decorations, has chosen silver and cerise as her color motif.

Other chairmen are Mrs. Henry Sanger, refreshments, and Mrs. Stanford Tompkins and Mrs. Clifton Power, tickets.

Receiving guests will be Mr. and Mrs. Edmond Sullivan, Mr. and Mrs. Henry Wenz, Mr. and Mrs. Raymond Gordon, Mr. and Mrs. Alfred Hill, Mr. and Mrs. Fred Van Sicklen and Mr. and Mrs. R. Victor Venberg.

Twenty-Three Ranch Club Scouts Organize

Joining the list of youngster's organizations in Rancho Santa Fe recently was a cub scout pack, comprising three dens. Twenty-three boys, from ages eight to eleven, signed as charter members. Ranch cub scouts had previously met with Del Mar groups.

The cub scout pack is sponsored by the Garden Club. Dr. Neil Randol is scoutmaster. Chester Root is assistant scoutmaster.

Pack meetings are held monthly and dens meet weekly.

Chairman of the Garden Club scout committee is Clifton W. Power. Chairman of the pack committee is Hubert Brooke. Other committee members are Vernon Burns and William J. Herbert.

Den mothers are Mrs. Hubert Brooke, Mrs. Kenneth King and Mrs. David Hellyer.

Golf Course Vandalism Told

Vandals have recently been at work on the golf course and their mischief has caused at least 150 dollars in damage. W. A. Smart, Association manager, said this week.

Sheriffs at the Encinitas sub-station are investigating the vandalism. Three greens were deliberately squashed with heel marks, flag poles and rakes, the manager said. It will be three months before the greens are once more in top condition.

Any one noticing suspicious characters, especially during the hours of dusk, on or near the golf course, is asked to notify either the Sheriff's office, Manager Smart, Greens Superintendent Bob Wanner, or, Golf Pro Hank Barger.

Mrs. L. MacFall Is Dimes Chairman

Mrs. Louise MacFall has been named chairman of this year's March of Dimes campaign. Assisting Mrs. MacFall will be Mrs. Theodore Finch and Mrs. Frank Watts.

A coffee clutch will be held January 16. During certain hours that day, restaurants will be asked to donate coffee money to the March of Dimes drive. Individuals are also urged to invite their friends over for morning coffee and donate the proceeds to the drive, Mrs. MacFall said.

Dimes envelopes will be placed January 3 in all local Post Office boxes, she said.

Teenagers are planning balloon and peanut sales during the month. The annual Mother's March will conclude the campaign January 31, Mrs. MacFall said.

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