

ASSOCIATION BULLETIN

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

Volume 11, Number 9

Rancho Santa Fe, California

September, 1955

Tax Rates Set, Up from Last Year

A combined tax rate of \$7.93 for each \$100 assessed valuation, up 24 cents from 1954, will be levied in certain areas of Rancho Santa Fe this year.

Tax rates, including county, school and special district taxes, were formally approved by the County Board of Supervisors' August 30 meeting.

Tax bills will be sent to property owners late in October and will list each district, its tax rate and the total amount of tax for the property involved.

The \$7.93 tax rate will be levied in those areas included in the Rancho Santa Fe Sanitation district. Ranch property not included in this district will have a rate of \$6.47 per \$100 assessed valuation.

Rates for the county and various taxed districts in Rancho Santa Fe include:

1. San Diego county—\$2.08, no difference from last year.
2. County Free Library, assessed on all unincorporated county area and the cities of Carlsbad, El Cajon and La Mesa, seven cents, no difference from last year.
3. Rancho Santa Fe School District, \$2.81, up 33 cents from last year. Ninety cents of this figure will go to the local elementary school. The rest goes towards maintaining Earl Warren Junior High and San Dieguito High School.
4. Fire Protection District, 86 cents. Last year's rate was 37 cents.
5. Metropolitan Water District, 28 cents, levied within the Santa Fe Irrigation District as its share of general operation and payment of back taxes. Last year's rate was 31 cents.
6. County Water Authority, 11 cents, down one cent from last year, also levied within the Santa Fe Irrigation District for operation and payment of back taxes.
7. Maintenance District, 26 cents, up from last year's 18 cent rate.
8. Sanitation District, \$1.46, down from last year's rate of \$2.12.

Post Office To Move Across The Hall

Larger quarters for the Post Office will soon be available, according to Haskell Strawn, Postmaster. Early in September the Postmaster General informed the local department that the lease with the present landlord would be continued, Strawn said.

Provisions of the new lease, however, provide for additional space for post office operations. New headquarters will be in space directly across the hall from the present office.

The rooms will be decorated and new lighting equipment will be installed before equipment is moved, the postmaster said.

Disposal of School Property Now Under Consideration

The Rancho Santa Fe Board of Education is now proceeding with legal formalities necessary for the disposal of a portion of the present school property including the old school site, Russell Fellows, school board president said last week.

If sale of the property is met with considerable opposition, the school board would consider holding a referendum, Fellows said.

"There doesn't seem to be any opposition to speak of," he said, "and the school board has no intention of starting a referendum at the present time."

Fellows was present at the September 2 Association Board of Directors' meeting to explain the school board's position in the matter.

He said that his board had voted to dispose of about four acres of the near 11 acre school site and the school.

"The ultimate use of the property should not be entirely up to the school board and we felt it was a matter of civic interest," he said.

Revenue amounting to \$14,020 was included in this year's school budget to be derived from either sale or leasing of the building or disposal of part of the property.

At the present time, the Los Angeles Presbytery is interested in purchasing all or part of the

Assessment Rate Is 65 Cents, Valuation Now \$3,186,990

Association assessments were set at 65 cents per \$100 assessed valuation for fiscal 1955-56 when the Rancho Santa Fe Association Board of Directors met September 2.

Adoption of the budget was delayed until September 16.

This year's rate, down five cents from last year's rate, will provide for a total assessment of \$20,715.45. It will be levied against a total valuation of \$3,186,990 on Covenant property. Last year's total valuation was \$2,869,480.

Increase was due in part to a group of Covenant Acceptances which brought approximately

40½ additional acres into the Association. Also included in this \$300,000 increase for the year would be new homes not previously assessed and increases in land valuations.

Operating revenue other than assessments has been estimated at \$108,600, including greens fees, restaurant and bar operation, advertising (Association Bulletin), permits and miscellaneous. Together with assessments, the total revenue for 1955-56 has been budgeted at \$129,315.45.

On the other hand, Association expense has been budgeted at \$119,966.50 leaving a balance to surplus of \$9,348.95.

Assessment bills are sent to Association members late in October. The first installment is due and payable November 1 and becomes delinquent December 5. An eight per cent penalty is added to the first installment if not paid by April 20.

The second installment is due and payable January 1, becomes delinquent April 20, with three per cent penalty added thereafter.

After June 30, one per cent interest is added each month to the total of all unpaid assessments.

Delinquent assessments for fiscal 1954-55 now total \$494.93 or not quite two and one half per cent of last year's total assessment of \$19,870.66.

Three per cent credit is allowed on the second installment if it is paid with the first installment on or before December 5.

piece in case the school board should ever need another school.

The possibility of the Association buying the property for use as a Community Center was brought out at the Association Board meeting by W. R. Fawcett.

Board President Adm. Felix X. Gygax suggested that it might be desirable to hold a public meeting to inform the public of all the facts and also to give the Association Board a chance to get the general feeling of the people before possibly buying the property.

In conclusion, a committee was appointed to work with Fellows in investigating the matter. The committee consists of W. O. Fleet-

(Continued on Page 2)

property (to be disposed of) for a sanctuary, hall and parking lot for 60 cars.

According to state law, the school board would have to advertise for bids before selling or leasing the property.

The position of the school board was elaborated by Fellows at the Board meeting and at the September 6 school board meeting when he said, "The new school was built for a maximum of 210 students on a 7-acre site approved by the State Planning Commission. . . Last year we had a mandate from the people to build on this property. . . We feel that as the District grows, it would be a mistake to build another school on the same property because of traffic congestion.

"If another school is needed, we would go elsewhere and limit the present property to one school.

"Our immediate concern is to dispose of the building. It has no utility for the school board because it has been deemed unsafe for the assembling of school children."

Also present at the meeting was Raymond Gordon who suggested that the school board consider leasing the property until the school needs it again. He said that he thought sale of four acres would be disposing of too big a

River Bottom Development Fulfills Two Objectives

At the bottom of the San Dieguito river bed on the far eastern edge of the Ranch, a two-fold project is now underway which should eventually bear on the community life of Rancho Santa Fe.

The land is the property of Dr. and Mrs. Clarence W. Lieb, former Westchester county New Yorkers, who moved to their present home on El Vuelo, 12 years ago.

Several months ago, the Liebs cut out a road which leads through the valley to the now-dry river bottom. Leading off from El Vuelo, the road can be identified by a white gate stretching across the start of its path. Letting on the arch above the gate reads "Rancho del Rio," or River Ranch.

Present and future development of the river-bottom land has been geared toward two main objectives; to provide a fire lane for the protection of Ranch property, and for the creation of a wildlife sanctuary.

Both objectives are already on their way toward fulfillment. Dirt dams have been constructed along the river bed. Dead brush and timber have been cleared. Any fire sweeping across the river from property in Block K, would be stopped before eating through the valley which leads to Rancho Santa Fe because of these preventive measures.

The road itself, not only links the Ranch with the back county leading toward Black Mountain and Escondido, but provides an important access road for fire equipment in case a grass fire should threaten the area. ready common to the area.

It is recalled that a disastrous fire which burned 1500 acres of Ranch land in 1943, threatened many, and destroyed several buildings, headed toward the Ranch through this same valley.

Establishing a wildlife sanctuary would provide a permanent home for animals and birds already common to the area.

On almost any day, a sharp-eyed observer can spot deer, fawns, foxes, raccoon, opossum, quail, cranes, ducks and bittern. Even salt water herons have been seen investigating the area, Dr. Lieb said. The Liebs are now providing water, salt, and some food for these animals.

Dr. and Mrs. Lieb recently completed a cottage overlooking a dammed-up lake-reservoir site which they have named, "Walden-Hut." The reservoir site, called Walden Pond, would fill with a good rain. Both were named after "Walden," written by Henry David Thoreau, famed naturalist-philosopher of the nineteenth century.

"The ghost of Thoreau is in this self-contained valley," Dr. Lieb explained.

During certain times of the year, thousands of humming birds congregate on the Don Juan trees which surround a small fish pond near here.

The lake-reservoir site has been offered to the Santa Fe Irrigation District for the impounding of 1500 acre feet of water in the site.

It is Dr. Lieb's opinion that such a lake-reservoir site would not only help the Irrigation District in its water storage problem but would also be beneficial to the wild life and provide a good spot for fishing and boating.

Dr. Lieb hopes someday to ded-

School Disposal

(Continued from Page 1)

wood, W. R. Vandersluis and Association Attorney Howard Clayton.

Covenant re-zoning of the property would be necessary if it is ever used for anything other than a public museum, library, single family dwelling of school. Re-zoning is not a condition of selling the property, Fellows told the Board.

icate a portion of that area to the Association as a permanent parkway. The tentative park area would include about a mile of land along Lusardi Creek, named after an Italian immigrant family which settled the land grant in the 1860's.

The parkway would also include land extending from a sharp bend in the San Dieguito River where Lusardi Creek joins with it, to the Walden site. He has recently given the Riding Club an easement for a bridle trail from Las Colinas to the river bottom. Workmen recently began clearing this bottom land to provide an additional fire lane.

Eventually, riders who travel this path, will see a magnificent single sycamore tree at the river bottom. The tree is considered the largest and most perfectly formed sycamore in the area.



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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. Vandersluis, C. K. Whittaker; W. A. Smart manager.

Board Commends Howard Harrison

(On September 5, Howard Harrison concluded a three year term as a regular member of the Art Jury. Previous to that, since February 25, 1952, Harrison had served as alternate. In February, 1953, he was elected Art Jury president and has served the Association in that capacity since.

He has consented to serve temporarily to enable the Board to give the appointment of his successor careful consideration.

At its September 2 meeting, the Board directed President Gygax to write the retiring president the following letter:

At its meeting on September 2, 1955, the Board of Directors of the Rancho Santa Fe Association directed me to express its deep appreciation of your conscientious, efficient, and painstaking discharge of your duties as President of the Rancho Santa Fe Art Jury, and of your willingness to continue serving temporarily to enable the Board to give the appointment of your successor the careful consideration its importance to our community requires.

I am sure this action reflects the overwhelming sentiment of our Association membership. The unprecedented growth of our community during your term of office has not only added greatly to the Art Jury's work load but has inevitably resulted in selfish and occasional personal abuse.

May I add my personal appreciation of your unflagging efforts in maintaining, insofar as the limitations of our Covenant permit, the architectural and landscaping standards which have characterized Rancho Santa Fe as unique for rural living.

Rancho Santa Fe Association
Felix Gygax, president.

31 Under Construction

Thirty one residences are now in various stages of construction reports Arthur Brune, Building Commissioner.

Real Estate Transfers

Recent Rancho Santa Fe real estate transfers of Covenant property, as recorded in the Daily Transcript, include the following:

John and Catherine W. Burnham to Elliot Wheeler, portion of lots 7, 15 and 16, block 36;

Homer C. and Evelyn Pheasant to Joe and Luba Wickstrom, portion of lot 1, block 48;

C. C. and Pearl Jones to Mae R. Perry, Richard C. and Mary F. Blackledge and Richard R. and Margaret D. Pharr, portion of lot 3, block 29;

Alice J. Ewing to Frank S. and Barbara Watts, lot 99 of resubdivision of blocks 25 and 26 and portion of blocks 19, 20, 32, and 33;

Francis F. Patton to Dorothy B. Patton, portion of lot 4, block 16;

Merrell K. and Mary L. Hamilton to William and Bella L. Pfennig, portion of lot 2, block 21;

Paul A. and Martha P. Smith to John Truog, trustee of the estate of R. O. McKenna, deceased, portion of lots 3 and 4, block E;

Bob D. and Clara V. Lovell to R. G. and Marian B. Medlicott, lots 2 and 3, block 36;

Erna M. McDonald to Herbert, Jr. and Mary C. Stone, portion of lot 6, block 47;

David S. and Elizabeth A. Hillman to William B. Treutle, lots 23 and 24, block E.

Golf Course Income Told

Golf course income during August, 1955, totaled \$11,994, a new monthly high. August income was up \$572 from August, 1954, the previous high month.

Advanced playing privileges accounted for \$2000. Green fees totaled \$9994.

Revenue since January 1, has been \$72,884.50. Last year, the eight-month figure was \$77,006.13.

Seven tournaments were held at the local links during August according to Hank Barger, pro. Five were scheduled to have been played during September.

ART JURY: SEPT. 6

Four House Plans Approved, 1955 Total Stands At 55

Four house plans were approved by the Art Jury at its September 6 meeting bringing the total number of plans approved by the Art Jury since January 1 to 55.

Approval was given to:

Paul Angell, Portion of Lot 6, Block 11, in accordance with plans submitted June 1, with changes subsequently made;

S. R. Murphy, Portion of Lot 4, Block 35, in accordance with plans dated July 22 with changes subsequently made;

Ralph M. Haney, Portion of Lot 1, Block 27, in accordance with plans submitted September 1;

Mary E. Dohrs, Portion of Lot 2, Block 29, in accordance with plans submitted August 30.

Additional drawings have been requested from:

Gertrude and Dewey Allard for a residence on Lot 11, Block 47, in accordance with plans submitted September 2;

Carl Cato for a residence group on Portion of Lot 1, Block 30, in accordance with plans submitted August 31;

Gifford Ewing for alterations and addition to the Post Office building on Parcel A, Block C, in accordance with plans submitted September 2.

Approval was given to exterior color samples submitted by Frank Bonham, Paul H. Howard, Roy J. Kirby, Georgette Patnaude and John R. Tanner.

Six requests for resubdivisions were considered by the Art Jury.

Recommended for approval were the applications of Maxwell Shane for resubdivision of Lot 3, block 3 into four parcels of 4.4, 4.1, 4.7, and five acres; Vernon S. Owens for resubdivision of Portion of Lot 6, Block 7, into three parcels of 5.90, 5.18 and 4.95 acres; Dr. Clarence W. Lieb for resubdivision of Portion of Lot 3,

Block 16, into two parcels of 3.91 and 4.18 acres with the stipulation that no new house sites be created;

A. D. Allard for resubdivision of Portion of Lot 3, Block 5, into three parcels of five, six and 5.8 acres. The request also added an additional acre to a 1.35 acre parcel in Lot 1, Block 14.

The Art Jury suggested careful consideration should be given to the application of Dr. Clarence W. Lieb for resubdivision of Portion of Block J, Map 1742 into 11 parcels of 4.4, 3.51, 3.79, 4.55, 3.49, 18, 13.32, 5.42, 3.49, 3.98 and 7.11 acres. The Jury made no specific recommendation to the Board but indicated that the Art Jury's opinion was that minimum acreage should be four acres in that portion of the Ranch.

Also considered but not recommended for approval was the application of John C. Rule for resubdivision of Lot 7, Block 47 into five parcels of 2.1, 4, 3.1, 2.2, and 2.3 acres.

A lot realignment requested by Edward Dobroth, of boundary line between Lots 1 and 2, Block 17 was recommended for approval to the Board of Directors.

In other business the Art Jury:

Approved the application of Walter Wencke for alterations to a residence on Portion of Lot 2, Block 44; approved the application of Raymond Grisett for a swimming pool on Portion of Lot 6, Block 43; approved the application of Harry E. Wenz for a grape stake fence on Lot 72, Map, 2129; approved the application of E. H. Frazer for a carport and porch addition to a residence on Lot 2, Block 39; approved the application of Benjamin T. Harris for a plastic covering to be constructed over a portion of the brick terrace adjoining his residence on Lot 23, Map 2089.

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DR. AND MRS. WILLIAM TREUTLE (see below), are pictured above in the living room of their Rancho Santa Fe home. The wooden sculpture of the elephant at the left was brought back by the couple during their African travels.

"Meet Your Neighbors" The Treutles

A Ranch home which reflects the world travels of its owners can be seen at the top of a hill where El Mirador deadends into El Vuelo.

It is the home of Dr. William Treutle and his diminutive wife, Eleanore, known to her husband as "Small Fry," and to her friends throughout the world as "Happy" because of her ready smile.

The Treutles, who met and married in Africa, chose the site of their hilltop home, because of it reminded them of Africa, a continent, which both of them love.

Local residents will have the chance to follow the travels of the Treutles, when "Karamoja," a film made by the couple in Africa in 1952, appears this week at Solana Beach and Encinitas theaters.

"Karamoja" is the story of life among a primitive African tribe, completely untouched by the effects of the white-man's civilization.

The Karamajong are descendants of the Biblical character, Ham, a son of Noah, as recorded in the Old Testament. They have retained their simple life and customs for thousands of years. Their diet consists of blood "let" from cattle, goat's milk and beer, made from corn.

Within this monogamous tribe,

immorality, murder and stealing are unknown, the Treutles said.

When the Treutles met, Mrs. Treutle had just arrived in Stanleyville, Bengian Congo, to look for movie locations for an independent Israeli producer. Dr. Treutle had already spent several months in Africa also looking for a location to shoot a documentary movie of life among a primitive tribe.

He had recently given up a dental practice in Tacoma, Washington for health reasons and had then decided to sail for Africa to make this movie, although he admittedly knew nothing about photography.

Sailing from San Pedro, he took with him, a station wagon jeep, stocked with a 16-mm Bolex movie camera, a portable tape recorder and 10,000 feet of Kodachrome. The movie equipment was all purchased at a corner drug store, Dr. Treutle said.

Mrs. Treutle was so taken with his enthusiasm for the project, that shortly after they met, she quit her job, married the young dentist and started off with him on the great adventure.

When they first heard of the Karamajong tribe, they knew this was "it." The government tried to stop them for awhile, but they finally obtained permission

to enter the isolated territory, an area of 100 by 200 miles.

They spent six weeks with the Karamajong making their mov-
(Continued on page 9)

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P561

Notes From Ranch Records Years '20 to '50

By Ruth R. Nelson

(Information for the article on the formation of the Rancho Santa Fe Country Club was taken from the "Rancho Santa Fe Progress," published and distributed monthly by the Santa Fe Land Improvement Company from September, 1927 to October, 1928. Additional articles on early golf course days, transfer of ownership of the course to the Association, and the work of the greens crew will follow in subsequent issues of the Bulletin.)

In October, 1927, the Rancho Santa Fe Progress (Vol. 1, No. 4) contains the first story of the Rancho Santa Fe Country Club, formed with an 18-hole golf course as its aim.

Definite plans for the golf course had followed when a financial proposal made by the Santa Fe Land Improvement Company to Rancho Santa Fe land owners encouraged them to

band together to form the Country Club.

Articles of incorporation were filed with the Secretary of State, and when approved, a formal organizational meeting followed. Incorporators were:

Douglas Fairbanks, George Burnham, Robert Fairbanks, Glenn A. Moore, J. Theodore Reed, U. L. Voris, Briggs C. Keck, A. H. Barlow, H. H. Hunnewell, J. F. McKittrick, Barton Millard, H. E. Ketchum, Ranald Macdonald, W. C. Campbell, Ellis Bishop, C. A. Shafer, Clarence Cook, James C. Smillie, Russell Millar, C. F. Pease, Wm. A. Bechberger, T. L. Carothers and G. Aubrey Davidson.

The plan under which the project began provided that when pledges for 200 memberships had been secured, the Santa Fe Land Improvement Company would build a golf course and clubhouse in "any area of unsold land with-

in the project selected by the members."

Memberships of \$600 each would be payable in installments after work actually started on the course. These memberships carried full participating ownership rights with dues of \$100 a year plus government tax, to begin when the course was completed and put into play.

Cost of the clubhouse was not to exceed \$25,000. Land for the golf course was to be sold to the Country Club at \$300 an acre. Additional land surrounding the course was also available to the club at this price. The idea was to give the club an opportunity to sell this land for residential property at a considerable increase in value.

The Santa Fe Land Improvement Co. proposed to stand all expenses of incorporation and of securing memberships up to the time the course should be in full play. The company also agreed to make up any deficit in operation up to \$10,000 for two years after the course was complete.

Cost of the course and clubhouse was expected to be \$200,000 or more. When 200 memberships had been paid in full, a deed to the land was to be issued to the club by the Santa Fe Land Improvement Company. A series of \$10,000 notes each bearing inter-

est at five percent would be accepted for the balance due. The first note was to fall due two years after the completion of the course.

The remaining notes would be due at annual intervals, or they could be retired whenever the sale of memberships made funds available.

The "soundness of this financial plan and entire absence of promotion fees" brought immediate "favorable comment from various leaders in the western world of golf." Two golf course architects who visited Rancho Santa Fe were enthusiastic about the local possibilities for a smart course of championship caliber.

First officers of the Country club were Barton Millard, president; Ellis Bishop, vice president; D. M. Richards, secretary-treasurer; Ranald Macdonald, director.

Within two months, work on the course was in progress, and, to quote the new president, "Engineers were busy with maps and plans for revamping the terrain to the needs of the Scottish game."

The chosen golf architect was Max Behr with J. T. Reed acting as Greens chairman. Clubhouse plans were made by George Washington Smith with Briggs C. Keck chairman of that committee.

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School Enrollment Is 132, Six Teachers On School Staff

One hundred thirty-two Ranch children ranging in school age from kindergarten through grade six, filed into their classrooms September 6, the opening day of school.

The enrollment, which has increased since then, represents an increase of about 46 per cent over last year's opening day enrollment of 90.

Much of the percentage increase is taken up in the 23 students enrolled in the initial kindergarten class at the local elementary school.

Classes began this year on a double-session basis, pending completion of the red-brick structure which now has a completion date of October 10.

Until that date, kindergarten, primary and sixth grade classes, are being conducted in the morning. Kindergarten meets from 8 to 11 a. m.; primary (1 to 3) from 8 to 11:40 a.m.; sixth grade meets from 8 a. m. to 12:20 p. m.

Fourth and fifth grades meet in the afternoon from 12 noon to 4:20 p.m.

Six teachers were hired by the Board of Education earlier this year. They are Mrs. Evelyn Hartley, Mrs. Carrie Stroud, Mrs. Carrie H. Taylor, Mrs. Ellen Ross, Gordon Breidenthal and Lloyd O'Connell.

One of two native Californians on the teaching staff is the new principal, Lloyd O'Connell, who also teaches fifth grade. He and his wife, Geraldine, and their four children, Libby, Cathy, Eve and Jim, this summer moved to Encinitas from La Mesa where he taught two years. Mr. O'Connell has also taught in Albany and Hilmar, California.

After attending Oregon State College and U.C.L.A., the principal received an A.B. degree from the University of California at Berkley. His Master's program has been in school administration at San Diego State College.

Besides playing with the four

youngsters, Mr. O'Connell enjoys fishing, gardening and swimming in his spare time.

The other native Californian is Mrs. Hartley, kindergarten teacher, who was born in San Bernardino.

After attending the University of Arizona and University of Southern California, Mrs. Hartley took a Bachelor of Arts degree from San Diego State College.

Before coming to Rancho Santa Fe this fall, Mrs. Hartley taught two years in Encinitas, where she and her husband, Cleon, live. Previous to that she taught in the San Diego City school system. When not teaching, Mrs. Hartley said she enjoys to garden, read, swim and play tennis.

Mrs. Carrie Taylor began her second year as a teacher at the local school this fall. Mrs. Taylor, who lived for sometime on the Ranch, recently moved to Coro-



Lloyd O'Connell



THREE TEACHERS from the Rancho Santa Fe School are shown above. From the left they are Mrs. Ellen Ross, sixth grade; Mrs. Carrie Taylor, second and third; Mrs. Carrie Stroud, first and second. Mrs. Evelyn Hatley, kindergarten teacher was ill when the above picture was taken.

nado with her husband, retired Navy Captain, Duane Taylor.

A native of Minnesota, Mrs. Taylor received her B.A. degree from the University of Minnesota. She is this year teaching third and half of the second grades.

Capt. and Mrs. Taylor have one daughter, Mrs. Patricia Milligan,

Returning to the local school for his second year of teaching was Gordon Breidenthal who teaches grade four. Born in Louisville, Kentucky, he now lives with his wife, Josephine, and two sons, Scott and Bryan, in Del Mar.

Before teaching here, he taught

(continued on page 7)

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STAKE CLASSES

Rancho Riding Club Slates Ninth Annual Horse Show

Riders of all ages will have a chance to participate in 27 classes at the Rancho Riding Club's ninth annual horse show to be held at the club ring October 8 and 9. Harry W. Booth Jr. is the show chairman.

Saturday's show will feature children's entries. Adult riders will compete on Sunday.

Trophies and ribbons to tenth place will be awarded in each junior class. They include three classes each in Western and English horsemanship for various age groups 17 and under, classes in Western and English Pleasure horse, Western and English horsemanship, bareback horsemanship and trail horse. Classes open only to Junior Riding Club members will be held in English and Western horsemanship.

Six 50-dollar stakes are featured among the 11 classes in Sunday's show beginning at one p.m. Stake classes are Jumpers, Three-gaited saddle horse, Parade horse, Five-gaited saddle horse, Stock horse and Working hunters.

Other classes are Western pleasure, Matched pairs, Pleasure

horse (open to club members), Road ponies and English Pleasure.

Admission to both day's horse shows is free. Announcer is Malcolm Rossoll. Judge of English classes is Ralph Walker and Western judge is Dr. Ralph Walker.

Local Temperatures

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

	High	Low
August 16	81	72
August 17	81	73
August 18	82	72
August 19	83	71
August 20	82	70
August 21	80	68
August 22	78	68
August 23	80	74
August 24	78	71
August 25	80	69
August 26	80	65
August 27	82	67
August 28	77	67
August 29	77	64
August 30	80	66
August 31	94	72
September 1	101	76
September 2	100	84
September 3	94	81
September 4	88	73
September 5	88	70
September 6	90	72
September 7	92	72
September 8	84	73
September 9	80	74
September 10	82	72
September 11	84	70
September 12	82	70
September 13	88	70
September 14	86	72
September 15	80	72
September 16	88	70
September 17	74	70
September 18	74	68

District Annexation Recommended

Institution of proceedings necessary for annexation of certain areas contiguous to the Rancho Santa Fe Sanitation District has been recommended to the County Board of Supervisors by the county Department of Public Works. The County Boundary Commission has approved proposed boundaries for the annexation. Lands proposed to be annexed are the property of George Richardson and Roy Hill.

School Enrollment

(continued from page 6)

in Levittown, New York, and the San Diego City and County school systems.

Mr. Breidenthal is interested in art, music, woodworking, dramatics and all sports, especially tennis and golf, he said.

Sixth grade teacher again this year is Mrs. Ellen Ross, who was

principal for four years.

Mrs. Ross is a native of Canada having been born in Neepawa, Manitoba. She and her husband, Gordon, have three children, Alicia, Marion and Gordon Jr.

Mrs. Ross holds a Bachelor of Education degree, a life teaching certificate in Canada and the California general elementary teaching credential.

She has taught at Rancho Santa Fe for seven years. Creative writing is her special hobby.

Mrs. Carrie Lee Stroud, who is teaching first grade and part of the second grade began her teaching career in Pine Bluff, Arkansas, where she taught all eight grades in a one-room country school for several years.

This summer Mrs. Stroud received her Master of Arts degree in Education at the University of Arkansas. This is her first year of teaching at Rancho Santa Fe. During the previous three years she taught at Blythe, California.

Mrs. Stroud and her husband Joe, live in Del Mar with their three sons, Bill, a student at San Diego State College, John and David who attend schools in the San Dieguito area.

The school teaching staff also represents an increase this year. Last year five teachers were employed at the Rancho Santa Fe school.



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BOARD MEET: SEPT. 2

Sliding Factor For Minimum Building Restrictions Adopted

A sliding scale of minimum building cost restrictions was adopted by the Association Board of Directors at its September 2 meeting.

Since April 4, 1952, the Association has been multiplying the minimum cost restrictions appearing in the Covenant by a "factor" of 2½ to establish the actual minimum cost for home construction.

The Art Jury had long felt that this factor of 2½ had permitted substandard construction on some lots. The lowest cost restriction schedule found in the Covenant is \$3500. By the application of the factor of 2½, an owner could build a home costing only \$8500.

The upper limit of the cost restriction schedule found in the Covenant is \$20,000. By the application of the factor of 2½ to lots in this classification the minimum cost was set at \$50,000.

The problem presented was to raise the lower classifications to insure construction in conformity to Ranch standards without at the same time raising the upper classifications to a prohibitive level.

On July 15, the directors asked the Art Jury in cooperation with Board Members H. F. Bakewell and Edmond Sullivan to look into the problem and to report a possible solution.

The committee reported that adoption of a higher uniform factor would solve the problem of providing "something acceptable" in the lower brackets but would throw higher restrictions into the \$100,000 class.

The committee contended that it would be just as unreasonable to attempt to get someone to build a \$100,000 home as it would be to get an "acceptable" house for \$8650. It then proposed the sliding factor.

The Covenant provides: ". . . Minimum cost at any future date is to be taken as that sum which will build the same amount of building as in the judgment of the Board of Directors of the Association was possible to be built for the sum named on July 1st, 1927. . ."

Basing its action on the foregoing power the Board adopted the following "sliding scale" schedule of cost restrictions:

Covenant	Present	Factor
\$ 3,500	\$14,000	4
4,500	18,000	4
5,000	18,750	3¾
6,000	21,000	3½
7,500	22,500	3½
10,000	30,000	3
8,000	24,000	3
12,000	33,000	2¾
15,000	41,250	2¾
20,000	50,000	2½

Appearing at the September 2 meeting was Erskine Sandys, District telephone manager, in response to a request to explain telephone rates and service applicable to Rancho Santa Fe.

Sandys stated that the company presently has no plans to include La Jolla and Oceanside in Rancho Santa Fe extended service.

He explained that all telephone rates, extended service, and geographic areas called "exchanges," are determined by the Public Utilities Commission. Extended service is granted only when the "community of interest" has expanded beyond an immediate area, Sandys said.

He added that about 85 to 90 per cent of all Rancho Santa Fe calls terminate within the Plaza exchange. Numerically the daily total of all calls placed in Rancho Santa Fe average 17,050, of which 11,000 terminate within the community, he said.

(On the basis of Sandys figures, the actual percentage of calls placed and terminated within the Ranch would actually be 65½ per cent.)

Edward Huntsman was present at the Board meeting in connection with a reconsideration for a subdivision previously denied in Board action. Huntsman had applied for subdivision of his property (Lot 6, Block 9) into two parcels of 3.75 acres each and one parcel of 10 acres.

In written advice to the directors, the Art Jury had said it did not object to cutting the par-

cel into three smaller acreages, but did not approve of parcels less than four acres in the "horse" country.

To effect a compromise, Huntsman accepted at the September 2 meeting, Art Jury Chairman, Howard Harrison's recommendation that the land be cut into two parcels of 4.25 acres and a larger one of nine acres.

A request to keep "not to exceed four horses" by A. C. Ridland (Portion of Lot 8, Block 48) was deferred pending receipt of the required plot plan indicating location of proposed shelter and enclosure for the animals. Mrs. Fred Cordes was present to urge denial of the request.

A request by Garner and Gates, Encinitas barber shop owners to place a barber pole outside the branch shop they are planning in the Post Office Building, was approved by the Board.

A Covenant Acceptance signed by R. C. Blackledge for Lot 4, Anza Heights, was approved by

Seven Building Permits Issued

Seven building permits were issued at the Association offices from August 15 to September 15. Their total valuation was \$152,000.

The permits included five residences, one alteration, a stable, tack room and pump house, and a stable and caretaker's cottage.

Forty nine permits have now been issued since January 1. To the same date last year, 44 permits had been issued. Total valuation of new 1955 structures is \$942,660. With the school job included, the figure jumps to \$1,089,660.

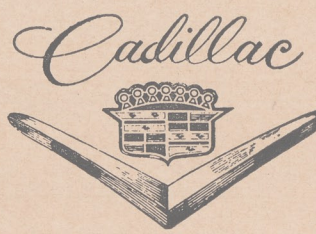
the Board.

Appearing before the Board was Cecil G. Gray who presented an architectural perspective of proposed development of the Post Office Building and contiguous land. He said that Gifford Ewing, owner of the land, planned eventual parking facilities for 75 cars in Block C.

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BOARD MEET: SEPT. 16

Eight Subdivisions Considered By Board of Directors

Eight resubdivision and lot realignment requests were considered at the September 16 meeting of the Association Board of Directors.

The Board approved three requests, deferred action on four and denied one.

Approved was a revised request of Dr. Clarence W. Lieb for a subdivision in a portion of Block J, Map 1742. The eight lot, 76 acre subdivision will contain parcels of 5.42, 7 plus, 7.11, 7.49, 13.32, 17.54 and two parcels of five plus acres.

A second application approved was the request of Vernon S. Owens to subdivide a portion of Lot 6, Block 7, into three parcels of 5.90, 5.18 and 4.95 acres.

Also approved was the application of Maxwell Shane to resubdivide Lot 3, Block 3, into four parcels of 4.4, 4.1, 4.7, and 5 acres.

Deferred was the application of A. D. Allard who requested a subdivision for a portion of Lot 3, Block 5, into three parcels of 5, 6 and 5.8 acres. As outlined, the subdivision would also add an additional acre to an existing 1.35 acre parcel in Lot 1, Block 4. The request was deferred pending outcome of a request to be submitted to Allard to increase the resulting 2:35 acre parcel to four acres.

Also deferred were: An application of Edward Dobreth for a lot realignment of a boundary line between lots 1 and 2, Block 17;

A renewed application of Richard C. Blackledge for relief on a deed restriction imposed on a subdivision in Portion of Lot 3, Block 29, previously approved by the Board, pending further consideration by the Art Jury.

The Board denied the application of John C. Rule to subdivide Lot 7, Block 47, into 5 parcels of 2.1, 2.2, 2.3, 3.1, and four acres, because the resulting lots

would be too small.

In other business the Board: Denied the request of A. C. Ridland, prospective owner of a portion of Lot 8, Block 48, to keep horses on the property in the face of large scale protest of surrounding property owners. Appearing before the board to urge denial of the request were Fred H. Cordes and his attorney, Thomas H. Hamilton, Charles T. Opperman, Ben Fletcher and Earl R. Dickson;

Denied the application of the U. S. Army Recruiting Station to place a U. S. Army recruiting "A" frame sign on the patio of the Post Office;

Modified and approved the fiscal year budget. The modifications added \$600 for clerical help. A new floor in the clubhouse will also be provided from the budget.

What's Doing On The Ranch

Country Friends — September 28, Annual Fashion Show, The Inn, 2:30 p.m.

Art Jury—Monday, October 3, Association office, (closed)

School Board — Rancho Santa Fe School, October 3, 8 p.m.

PTA—October 4, Board meeting; October 6, Monthly meeting, Rancho Santa Fe School, 3:15 p.m.

Board of Directors—October 7, 9:30 a. m. Association office (open).

Irrigation District—October 10, Board of Directors, 9 a.m. District office.

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

Garden Club—October 11, first fall meeting, "Mitchell Boy's Choir."

Board of Directors—October 21, Association office, 9:30 a.m. (open).

Book Club—October 25, Mrs. R. Victor Venberg.

The Treutles

(Continued from page 4)

ie. The results have not only proved entertaining and enlightening to the average spectator,

but have been acclaimed by anthropologists and the like, as a landmark in social understanding. Incidentally, the movie, shot entirely by the "untrained" Dr. Treutle, is said to be technically remarkable by veteran photographers. Soundtrack for the film is largely supplied from tape recorded by Mrs. Treutle.

After returning to the States, via Asia and Pacific island countries, the couple began looking for a place to live. Their main requirements were "small town" and a good place for fresh water fishing.

A San Diego friend told them about Rancho Santa Fe, but they were uninterested at first because it did not satisfy the second requirement. Without even looking at the Ranch, they went to northern California in Sebastopol, a small town where the fishing was good on the Russian River. But it was also unbearably hot during the summer and the winter rainfall averaged 60 inches.

After two years, during which time their film had its world premiere after editing by the Treutles, the couple decided to come

back to southern California. The ingress of smog and traffic in Los Angeles decided them against living there. It was then that they decided to look at Rancho Santa Fe.

Their present lot was practically the first one they were shown and the resemblance to African terrain—the rolling hills, the animals and the night darkness—convinced them immediately.

Dr. Treutle, himself supervised construction and did all the finishing work on their Ranch home.

Many ideas of the couple are incorporated into the house plans. The dining room is in a Chinese motif; the guest room is Polynesian; the entire structure, especially the living room, is decorated around the artifacts, animal horns and other things brought back by the Treutles.

More journeys are now in the planning stage by the globetrotting couple. Next year they plan to return to Africa and will follow that up with at least two more African trips. A trip up the Amazon River in South America is also being contemplated.

Not content with these plans, Dr. Treutle, reflecting the true spirit of adventure associated with a Martin Johnson, or a Lawrence of Arabia, said, "You know, I've always had a hankering to see the country of northern India."

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40 ACRES TOP-WORKED

Process of Grafting Lemon Stems to Orange Trees Told

(This is the second in a series of stories on agricultural industries in Rancho Santa Fe. Information for this article on "top-working" lemon stems on orange tree limbs was supplied by R. E. Badger, a resident of this community for 32 years.)

Results of an experiment begun two years ago in July will this winter be realized when the first local grove of grafted trees, top-worked from oranges into lemons, produces its first commercial harvest.

Lemons produced in this way are of good quality, and on the average bring a better price to local growers than oranges, according to R. E. Badger, under whose direction the program has been carried out.

Oranges, planted extensively during the early Santa Fe Land Improvement days, are locally, not always of top quality to insure a good price, because of prevailing climatic conditions, Badger said.

This was another reason why the top-working program was begun on a modest scale. The first grove contained less than 200 trees. It was on the property of Robert Biggers on Lot 5 of block 27. Now, about 40 acres of former orange groves have been top-worked into young lemons.

The procedure is to first cut off the major branches of the orange trees. Top-working is only done on Prior Lisbon and Frost Eureka Nucellar, two top varieties of orange trees, and never on diseased trees.

After the cutting is completed, lemon budding stems, taken from producing trees of known parentage, are grafted on the branch stumps at well-spaced intervals. Four six to eight inch lemon stems are grafted on each tree. Each budding stem contains at least two buds, Badger said.

Additional orange limbs are kept on the tree to serve as "nursing limbs," he said. They are removed after one year.

After the graft, the limb is tightly wrapped with budding cloth. A paper bag is placed over the trunk so that the hot sun will not drain off needed moisture. After a time, the top of the sack is removed.

Tender orange tree trunks are whitewashed to prevent sunburn, Badger said.

Top-working was begun locally after a careful study of the work done in other places. Successful top-working has been done for

nearly 30 years in Ventura county and in the Escondido area.

Badger, a member of the State Citrus Research Committee, checked with the Citrus Experiment Station at Riverside, headed by Dr. Al Boyce, long familiar with soil and climatic conditions in Rancho Santa Fe.

Top-working is cheaper than tearing out existing orange trees and replacing them with lemons, Badger said. Replanting would require fumigation to kill off certain organisms peculiar to old citrus soil, he said.

After the Biggers' grove was finished, Badger top-worked two groves of his own, consisting of about 20 acres.

Other top-working has been done on Ranch groves belonging to Minton Cronkhite, Jay H. Parsons, Trobridge and Crockett, LaMotte Cohu, R. M. Clotfelter, Ludwig Weindling, and Albert Hunt.

Santa Fe Tax Rate Set

Directors of the Santa Fe Irrigation District September 12 formally adopted the calendar 1956 budget and set the five dollar assessment rate.

The record 1956 budget totals \$148,020 of which \$98,345 will be met by taxes. The remaining revenue will be received through water sales profit, meter service charges, penalties and interest.

The budget figure is up \$5600 from last year, D. M. Bakewell, District manager said. Pipe replacement totaling \$23,000, up \$8000 from last year accounts for the budget increase, Bakewell said.

Total assessment of the District is now \$2,315,100, up \$133,900 from last year. According to state law, the tax rate is determined against 85 per cent of this figure, or \$1,967,835, to allow for possible delinquent accounts.

The delinquency rate this year was 0.48 per cent or \$11,000, an all-time low, Bakewell told the Board.

Total land within the District now covers 10,106 acres of which 7980 are on the assessment rolls for 1956, an increase of 686 tax deeded acres sold by the District last year and returned to the tax rolls.

Approximately 1600 tax deeded acres now remain as District property. Some 500 acres are taken up as roads within the District.

Local Water Boon Seen

\$180,000 has been set aside by the County Water Authority for an engineering study of a route for a new aqueduct. The proposed aqueduct to be located west of the present one, could directly affect the water supply to the Santa Fe Irrigation District and other northern water agencies, D. M. Bakewell, District manager said.

"If the new aqueduct is built and the local District could acquire a water storage site near the aqueduct, the District could store water during the winter to be used during the summer peak consumption months," he said.

Tentative studies to be made by water authority engineers indicate that the new aqueduct would cross the District area just west of Lake Hodges, the manager said. The dam is five miles from Rancho Santa Fe.

The District could conceivably tap the aqueduct at that point, he said, but it would be useless unless water storage facilities are created.

District directors are therefore studying possible reservoir sites

Firemen Respond To Sept. 6 Blaze

Rancho Santa Fe firemen responded to the September 6 fire which destroyed five 40-year old buildings on the property of Fred Thom, east of the Zorro Ranch.

Units from the State Division of Forestry also responded as part of "our mutual aid agreement with the Forestry," according to Fire Chief, R. B. Duran.

The fire, thought at first to be in the Ranch, was actually 100 yards outside the boundaries, Duran said. Damage to the buildings and over an acre of brush which also burned was estimated at \$300.

Two trucks from the Encinitas Fire Department stood by at the local fire station until local trucks returned. Equipment was also dispatched from Solana Beach but was returned enroute, the chief said.

including one in La Jolla canyon, several miles west of the first aqueduct.

CWA hopes to have the proposed aqueduct completed in five years.

Manager Blakewell emphasized that all studies and plans are now in a tentative stage only.

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Mitchell Boy's Choir To Sing At Garden Club Meeting

The world-famous Mitchell Boys' Choir will be the featured entertainment at the first fall meeting of the Garden Club. The event, scheduled for October 11, at 8 p.m., will also give members an opportunity to inspect the newly remodeled club house and gardens.

Mrs. Edmond Sullivan, president, will introduce 84 new Garden Club members to the assembly during the early part of the program.

Charity Fashion Show Nears

Last minute preparations are now being carried out in anticipation of 1200 expected guests at the Country Friends second annual fashion show. Proceeds of the show, to be held September 28 on the laws of The Inn, will go toward the Boy's and Girl's Aid Society, San Diego.

The fashion show and tea will begin at 2:30 p.m. A six-piece orchestra will play while models display all types of clothing and accessories needed for "A Trip to San Francisco for the Opera Season," the fashion show theme.

Tea sandwiches are being prepared by Country Friends members. The Inn will donate cookies and tea, according to Mrs. La Motte Cohu, publicity chairman.

A set of cultured pearls, steak knives, a lady's suit, three days at Shadow Mountain Club and dinner for four at The Inn will be given away at the show, Mrs. Cohu said. Mrs. Bruce Hazard is fashion show commentator.

Book Club To Meet October 25

Mrs. Fred Van Sicklen will review a recent book on work of the United Nations when the Rancho Santa Fe Book Club meets October 25.

Mrs. Van Sicklen will illustrate her review with materials brought back from the United Nations site on a recent eastern visit. Mrs. Edwin Schriefer will present the second book review, Mrs. R. M. Clotfelter, Book Club president, said.

The October meeting will be held in the home of Mrs. R. Victor Venberg.

Assisting Mrs. Venberg will be Mrs. Clifford Jones and Mrs. Walter Mitchell.

Following the introductions, the boys' choir will sing sacred, classical, semi-classical, folk and modern selections. The choir will be introduced by John Robertson.

Program chairman is Mrs. Harry Wenz. Heading the committee which sparked the successful drive for new members was Mrs. Francis Patton.

Chairmen of hosts and hostesses are Mr. and Mrs. Howard Steinwinter. On their committee are Mr. and Mrs. John Cook, Mr. and Mrs. Paul Lloyd, Mr. and Mrs. Russell Fellows, Mr. and Mrs. Lester Walls, Mr. and Mrs. John Howe and Mr. and Mrs. C. Gray Stewart.

PTA Drive Successful

An August drive by the Rancho Santa Fe PTA to supply needed equipment for the initial kindergarten class at the local elementary school, has met with "great response," according to Mrs. Chester Root, PTA president.

In emergency action, the PTA itself, voted to divert \$150 of its own funds to supply equipment not received through donation. The funds had previously been earmarked for landscaping.

Proceeds derived from this year's fund raising events will, however, go towards the landscaping project, Mrs. Root said.

She and her board will meet October 4, in preparation for the first regular PTA meeting scheduled October 6, 3:15 p.m. at the school.

Water Consumption Up From Last Year

The late August heat wave resulted in heavier water consumption for both domestic and irrigation purposes, according to D. Maitland Bakewell, manager of the Santa Fe Irrigation District.

Water consumption since November 1, 1954, when the current water year began, has been 2675 acre feet. For the same 10-month period last year, District customers had used 2472 acre feet, the manager said.

He predicted that fall consumption would also exceed last year and that total water consumption for the current water year would be greater than last year by 300 to 400 acre feet.

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Four-Acre Minimum Site Petition Filed With County

A petition has been filed with the County Planning Commission signed by owners of more than 100 acres of property in the northerly portion of the Ranch, requesting the county to rezone this area to the four-acre Estates zone.

The petition, signed by more than 25 property owners is being augmented by a drive to obtain more signatures to a like petition.

Provision for establishing four-acre estates zones was made in a new consolidated basic zoning ordinance which became effective August 15, 1954.

Under provisions of the ordinance, applications for reclassifications from existing zone categories to the larger estates zone can be filed by property owners who "believe that their interests would be bettered by the zone change they request," according to Willis H. Miller, County Planning Director.

The previous minimum county building site still in effect in Rancho Santa Fe except in Maps 2089 and 2129, has been one acre.

The new zoning ordinance states that minimum building sites in estates zones can be raised from the old one acre limitation, in effect since the 1930's to sites of four acres.

Lands which are being considered for this re-zoning classification are presently in the fringe areas of the Ranch. The drive has the backing of the Association Board of Directors which authorized a filing fee of 50 dollars to accompany the application.

The movement for zoning reclassification in Rancho Santa Fe has been "in the air" for over two years.

In January, 1954, a previous

Ray Millard Heads Success Drive

A campaign kickoff for the local United Success drive has been set for October 4 at The Inn, according to H. Ray Millard, who heads the local drive.

Of the \$1,735,450 being asked by San Diego County Red Feather agencies, Rancho Santa Fe's goal is \$12,000.

Last year's quota was \$9000, Millard said.

The chairman hopes to get 40 volunteers to canvass the Ranch for contributions to the drive.

The bulk of the Red Feather such as Boy Scouts, Girl Scouts, Camp Fire Girls, YMCA, YWCA. Approximately 25,000 youngsters are waiting to get into various agencies, Millard said.

Second Halloween Bon Fire Slated

Collections of combustible materials will begin October 1, in preparation for the second annual community bon fire on Halloween Eve. The event will be held at the Boy Scout Camp grounds, according to Fire Chief R. B. Duran.

Last year, over 300 children and their parents attended the party, he said. Children will again be asked to come in Halloween costume. Prizes will be given to those wearing the funniest and most original costumes.

Boy Scouts will participate in fire prevention skits to be presented before the giant bon fire. Children's contests will be held and refreshments served, the chief said.

Board of Directors appointed Minton Cronkhite, who was Howard Harrison, Raymond Gordon, Edmond Sullivan and Dr. Board president at that time, Victor Stork to study the proposed county ordinance, then under study.

The original committee's report approved the changes then under consideration. After the ordinance went into effect, the move to obtain signatures for the petition favoring zoning reclassification in Rancho Santa Fe began, under the direction of Ray Gordon. The re-zone application and a map showing the area requested to be re-zoned was filed last week with the County Planning Commission.

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Delinquencies Reach Five-Year Low

Delinquencies in water assessments during 1955 have reached a five-year low, according to D. Maitland Bakewell, Santa Fe Irrigation District manager.

This year's delinquency rate is .48 per cent, or \$529, on a total assessment of \$116,020. According to state law, the District must allow for a possible delinquency of 15 per cent before levying assessments.



For reservations telephone PLaza 6-1131

R. M. Clotfelter, Manager