

Ranch Fire Burns 50 Acres Of Eucalyptus

Approximately 45 to 50 acres of heavily-forested eucalyptus land was blackened November 8 in the southwest area of the Ranch.

The fire, which threatened five homes along Las Planideras Road, was reported by John Shaw at 5:40 a.m., brought under control at 8:30 a.m. and out at 11:45 a.m., according to Fire Chief Rudy Duran.

Fire damaged the cedar-shake roof of the Ben Fletcher residence. It also burned fire wood, a patio fence and damaged garage eaves of the Homer Samuels residence. Also threatened by the blaze were the Fred Cordes, John Shaw and R. G. Medicott residences, Duran said.

The fire was reportedly started when winds, traveling over 40 miles an hour, blew down a eucalyptus tree. Sparks ignited dry brush in the area when the tree fell against a power line, the chief stated. Normal humidity was down to three or four per cent and tinder-dry brush and grass added to the hazard.

Two volunteers, Paul and Allen Biery, were nearly overcome with smoke while fighting the fire near the Samuels' residence, the chief said. The boys reportedly suffered third degree burns and smoke poisoning and were removed from the fire line.

Over 50 men fought the blaze using 16 pieces of fire fighting equipment.

Both trucks from the local station were dispatched to the fire scene. On arrival, Chief Duran said he radioed for further equipment and was aided by five trucks and a bulldozer from the State Division of Forestry, two trucks and three crewmen from the Encinitas Fire Protection District and a truck and three firemen from Oceanside.

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CONSTRUCTION COMPLETED—Youngsters have been in their new classrooms since November 7. The outdoor corridor of the seven-room school follows a trend common to newer schools in warmer climates. Transfer of the 20-foot deodar pine from the old school building was the initial step in the landscaping program. The fenced-in area at the left is the outdoor play area for kindergarten students.

American Education Week Marked By School Opening

American Education Week took on special significance in Rancho Santa Fe with the opening of the new elementary school.

One hundred thirty four youngsters filed into their new classrooms Monday, November 7 after eight weeks of crowded double sessions.

All classes now begin at 9 a.m. Kindergarten students are dismissed at noon, primary grades at 2 p.m. and fourth, fifth and sixth grades at 3:15 p.m., Principal Lloyd O'Connell said.

Construction price of the brick building was \$12.32 per square foot, according to a letter received by the school board from the Larson Construction Co.

The average price per square foot of 10 public schools constructed by the same company last year was \$11.60. Most of these schools were of stucco construction in comparison to the extensive use of brick and tile in the Ranch school.

Prices of other area schools constructed by the company were Oceanside, \$12.09 and Vista, \$12.87 per square foot. The company complimented the school board on the most "attractive and economical school in the area".

Walls on the north and south sides of the school are almost entirely made up of glass windows set in aluminum frames. An outdoor corridor runs along the south side of the building. It is covered with a tile roof. Floors are asphalt tiled.

Blond furniture is being used throughout the school. Some new desks and equipment were purchased to accommodate this year's increased enrollment, but all equipment from the old school is also being used.

School officials estimate that the seven-room building has a capacity of about 250 students.

Six rooms are being used for

(Continued on Page 2)

Sealed Bids Asked For School Building

Sealed bids for the purchase of the old Ranch school and 3.9 acres of surrounding land will be opened December 5 at 8:30 p.m.

The call for bids came in response to a formal resolution passed by the Rancho Santa Fe Board of Trustees at its November 7 meeting.

The resolution called for a minimum cash price of \$47,500. All bids are to be accompanied by five per cent of the certified bid.

Trustees will accept oral bids for the land and building at the meeting. Oral bids must, however, be at least five per cent higher than the highest written bid.

The concrete block, wooden shingled building was built in the early 30's. Under its present Covenant zoning the building could only be used for a public or semi-public building, or single family dwelling.

The building would have to be re-zoned by both the county and the Association to be used for commercial purposes.

Last month a petition signed by over 100 residents within the school district was filed with the School Board protesting sale of the property.

Trustees then agreed to hold a public referendum to determine public feeling on disposition of the property.

Postcards were sent to school district constituents asking them whether they favored sale or lease of the property for public, semi-public or church purposes, or, if they favored a supplemental bond issue.

Money is needed by the School District to finish financing and equipping of the new elementary school.

The P-TA conducted a telephone campaign urging residents to return the post cards and indicate further if they favored

(Continued on Page 3)

A FINANCIAL STRANGLEHOLD

Financing of Ranch Roads Under Mattoon Act Told

Local townspeople traveling along the Ranch roads in late-model automobiles, to jobs in San Diego, to shop in Escondido, to dine in La Jolla, to buy a car in Oceanside, or simply to sun in the beach along the coast, might not realize that the very roads on which they are traveling could, if they were able, tell a dramatic story which in the 30's almost climaxed in a financial stranglehold on Ranch taxpayers.

The roads were financed in 1929 by a \$500,000 bond issue provided for under the Mattoon Acquisition and Improvement District Act of 1925. The legislation was named after the assemblyman from Los Angeles who sponsored the bill in the State Legislature.

During the late 1920's, a real estate boom produced a great deal of subdivision activity in southern California. The Mattoon Act enabled the subdivider to bond his property for the cost of roads, pipe lines and other utilities.

Improvement Districts were not new in California. In 1911, an improvement district act was passed, which still bears the title, "1911 Act", and a great deal of public work had been done under its provisions.

The Mattoon Act, however, carried much broader powers and was used extensively in the late 1920's. It often was abused by both the subdivider and the bond houses which purchased the bonds.

During this time of near-frenzied speculation, bond houses often loaned money on vacant lots almost up to the full value of the property. Occasionally the loan was in excess of the land valuation.

Improvements would, however, increase the land valuation, sometimes to 800 per cent of the bond lien. In an active market this was a relatively safe speculation.

But when the depression hit,

the real estate market plummeted. Repossessed property was sold at distress sale for whatever could be gotten for it, thus forcing the market to nothing.

The Rancho Santa Fe Mattoon Act bond issue was promoted under more favorable circumstances than the average.

The subdivider promoting the bond issue was the Santa Fe Land Improvement Company, considered unquestionable for its financial responsibility.

Also, Rancho Santa Fe was then a "going" development, with water pipe lines, graded streets, a number of homes built and much improved land with orchard plantings.

The \$500,000 bond issue was promoted to pave the Ranch roads. Bonds were bought by a Los Angeles bank which later sold out to the Bank of America. The issue provided 40-year bonds with an accelerating rate of maturity to equalize the average annual obligation.

The issuance of the bonds was followed almost immediately by the national economic collapse, which in turn started tax delinquencies, foreclosures, etc.

During the following years many people were unable to pay their road taxes and became delinquent.

The county tax collector was required by law to put into the current tax levy, delinquencies of the previous year and then calculate a rate based upon an estimated solvent tax base.

If it was thought that 50 percent of the taxpayers would be unable to pay any taxes, then 50 per cent were considered solvent. Taxes would be pyramided on solvent taxpayers bills and the actual levy would be twice what was needed. If a dollar was needed, two dollars was levied to get the required assessment.

One district in San Diego county at that time was 100 per cent delinquent and one year's tax

showed a levy of \$30,000 per \$100 valuation.

Solvent taxpayers began going on tax strikes in protest against the terrific pyramiding.

This condition was prevalent all over southern California and the situation was becoming gravely acute. Emergency legislation was needed.

In Rancho Santa Fe, in 1935, Briggs C. Keck suggested to the Association Board that property owners within the improvement district present a request to the bond holders asking for reduction of interest, deferral of principal payments, waiver of the pyramiding feature of the bonds and reduction of the principal itself.

A special committee was appointed to study Keck's proposal and later reported to the Board, "... since the community would be in a position of asking for concessions of great importance to the bond holders and would be able to offer nothing in return, chances of a successful hearing were extremely slim and therefore none of the persons present at the conference was willing to personally make the request of the Bank of America called for in Mr. Keck's plan."

San Diego county, with 57 such districts then submitted a plan

for approval before the State Legislature whereby the state would authorize the counties to issue refunding bonds to salvage the near-bankrupt districts.

Rancho Santa Fe presented a special problem. The Irrigation District was liable for payment of 6500 acre feet of water according to a contract with the city of San Diego, although the District water users were then only consuming 3500 acre feet. This meant an extra \$39,000 on the yearly water bill. Taxpayers also paid

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School Opening...

(Continued from Page 1)

school purposes this year. The second grade has been split. Half the students are in the first grade room and half in the third grade room.

The building, located directly south of the golf course on La Granada, also contains administrative offices.

The \$147,000 construction job was largely financed by a 1954 bond issue for \$120,000. Additional funds came from budget surplus and reshuffling of budget requirements. School trustees propose to finance the rest by selling the old building and 3.9 acres of property.

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

Acreege Residences Building Sites Investment Properties In Rancho Santa Fe And Adjoining Areas NELSON and CHAPIN Montgomery L. Hart, Associate PASEO DELICIAS

ART JURY: NOVEMBER 7

Four House Plans Approved; Five Subdivisions Considered

Four house plans for Ranch residences were approved November 7 by the Art Jury.

Approval was given to applications submitted by:

Horace Phillips for a residence on Lot 7, Block 10 according to plans dated March 4 with changes subsequently made;

Charles Houtteman for a residence and garage on Lot 6, Block 24, according to plans submitted November 2;

William Pfennig for residence and garage on Portion of Lot 2, Block 21, plans submitted November 3, with the understanding that more detailed showings be submitted for a service yard before permit is issued;

Walter C. Young for residence and garage on a Portion of Lots 4 and 5, Block 16, with plans submitted November 2.

Five resubdivision and lot realignment requests were considered by the Art Jury.

The Jury gave consideration to the request of Mrs. Emily Bertschinger to subdivide Lots 3 and 5, Block 11 into three parcels of approximately 10 acres and one parcel of approximately 14 acres.

The Art Jury recommended the request of Alice L. and Florence E. Wilson to subdivide a Portion of Lot 4, Block 27 into two parcels of three and five acres each. The five-acre parcel contains an orange grove to be sold to a near neighbor.

Considered was the request of Henry S. Russell to cut off a three-acre parcel on a Portion of Lots 1 and 2, Block 24.

Considered was the request of Dr. Chas. Graves to subdivide a Portion of Lots 5 and 6, Block 14, into four parcels of three acres and one of 13.5 acres.

A request submitted by Chester Root and Roy Kirby to realign the lot lines between Parcel 13 and Parcel 14, Anza Heights was considered by the Art Jury.

Color samples approved by the Art Jury were: Earl Boteler, Lot 3, Block 12; Loy W. Christener, Lot 5, Block 44; Vincent A. Meyer, Lots 6 and 7, Block 47; William M. Seline, Lot 2, Block 20.

Additional drawings and specifications have been requested from Chester Root for a stable on Portion of Lot 1, Block 3.

Additional drawings have been requested from Carl Cato for a multiple residence unit on Portion of Lot 1, Block 30 according to plans submitted September 2.

Approval was given to George Borthwick for construction of two small fences on Lot 93, Map 2129.

A sign sketch submitted by L. L. Larrea, owner of El Ranchito Hotel was recommended for approval to the Board of Directors.

Approval was given to Harry W. Booth Jr. for a tack room, swimming pool and grape stake fence on a Portion of Lot 7, Block 29.

Approval was given to the request of Howard A. Will for grading of Lot 102, Map 2129, with plans submitted by Ola Johnson, contractor in charge of the work.

Approval was given to the application of Robert L. Smith for an addition to his residence on a Portion of Lot 9, Block 37.

Fire...

(Continued from Page 1)

Local individuals and organizations providing equipment to combat the blaze were R. E. Badger who sent 18 of his workers and three orchard spray rigs, R. Q. Fellows—one tanker wagon, Maintenance District—one tanker wagon, Irrigation District—five men with hand tools.

Sealed Bids...

(Continued from Page 1)

sale or lease of the land to the Association or some other group. Mrs. Mary Kelley was telephone chairman.

Results of the post card referendum were told at the P-TA Open House November 10. Of the 300 cards sent, 208 had been returned by 6 p.m. that evening. Results were as follows:

- 1. Sale or lease—102 votes; 2. Bond issue—56 votes; 3. Sale or lease to the Rancho Santa Fe Association only — 25 votes; 4. Lease only for public, semi-public or religious purposes—18 votes; 5. Sale or lease for miscellaneous purposes—7 votes.

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BOARD MEETING: NOV. 18

Members to Decide If Assn. Bids For School Property

Members of the Association living in Rancho Santa Fe are being asked to decide whether the Association should bid on the School District property. Referendum letters were to be sent November 26 to local members asking for an opinion.

The Board agreed November 18 to bid for the building if the Association members thought it was feasible.

Board Member W. R. Fawcett who presented the resolution said purchase of the 3.9-acre parcel and the existing building would accomplish two things; provide the School Board with needed funds without the necessity of a bond issue and, give the Association everlasting title to this key property.

He added that the \$47,500 minimum price established by the School Board was a "realistic appraisal of envisioned needs for the next two or three years."

Dissenting member Edmond Sullivan questioned the advisability of a private corporation acquiring the property which will carry a use restriction in the deed for "public, semi-public and/or religious purposes." He said he doubted whether the Association could even move its offices there because of this use restriction.

Association member Ray Griset commented that the Church Extension Board of the Los Angeles Presbytery which was originally interested in purchasing the property and building, would not bid because the minimum price was too high. The Church had wanted to use the building for a Community Church.

However, the Church would be interested in possible purchase of two acres for later construction. In the meantime, it might lease the building from the Association, Griset said.

Another resolution was passed tabling for the current fiscal year the Country Club discussion after a report was presented by the Board committee which investigated a lease agreement. Committee members were Board members Fawcett, Fleetwood and Carl Croft, assisted by Attorney Howard Clayton.

Fawcett reported that establishing a private country club at the present time was "practically impossible." Fleetwood added

that to establish a country club on a successful basis and offer the lessee an acceptable lease, would give many people of the Ranch nothing in return.

It was the Board's feeling that because of the lack of unanimity of opinion, it would be unwise to move in the direction of a private club at this time.

In a third resolution, the Board appointed a committee to study the possibility of remodeling the club house at a cost not to exceed about \$25,000.

The Board opined that immediate steps should be taken to bring clubhouse facilities, especially the kitchen, up to standard.

The majority of the Board indicated that some improvement was needed to bring the facilities up to a competitive standard. C. K. Whittaker, Board member of the Greens committee, said his committee did not feel that a club house of high standard would add to golf course income.

The House committee, in its report to the Board indicated that the Board should do nothing less than completely remodel and renovate the building. Their plans called for physical changes of the present building to cost \$40,000. The House committee estimated that \$100,000 would have to be spent on a new building plus three or four thousand dollars to raze the existing building which is worth between 22 and 27,000 dollars.

Dissenting from the Board's decision, W. O. Fleetwood said that appointment of the committee was impractical for three reasons: 1. Plans had already been studied over a year; 2. Two separate House and Grounds committees had approved the \$40,000 plans; 3. Both committees had competent architectural advice. Board member Sullivan also voted negative saying the study should not go out of the hands of the House Committee.

Mrs. R. G. Medicott presented a formal request to keep four horses and one pony on her property, Portion of Lots 8 and 9, Block 48. The Medicotts currently have a permit to keep two horses. Mrs. Medicott also presented letters from near-by property owners, Thomas Hanks, A. Dewey Al-lard and A. C. Ridland which approved the application. It will be

considered December 2.

The Board approved the sub-division request of Florence E. and Alice Wilson to divide a portion of Lot 4, Block 27 into two parcels of three and five acres.

A letter was read from Henry Russell who said the Association was in error in filing an injunction to halt closing of escrow on a 3.33 acre parcel in a Portion of Lots 1 and 2 in Block 24. The Board November 4 instructed the Association attorney to file the restraining order after a tax clearance request was sent to the Association office from the company handling the escrow.

The same day (November 4) after the Board's action, maps were received at the Association with the proposed subdivision outlined, from the broker handling the sale.

On November 10, the restraining order was filed by Attorney Clayton. On November 14, a formal subdivision request was received at the Association office from a San Diego bank which is acting as trustee in the sale. It was dated November 10. The request will be considered December 2 by the Board.

The Board approved three Coven-ant Acceptances submitted by Union Tile Insurance and Trust Co. for three two-acre parcels in a Portion of Lot 1, Block 47. The Board also approved four Acceptances submitted by Louis H. Renn for three three-acre parcels and one five-acre parcel in Lot 3, Block 48.

The Board directed Manager W. A. Smart to contact County Supervisor Dean Howell in an attempt to change the county ordinance which prohibits the Maintenance Department from cleaning the Village streets.

In other business, the Board: Instructed Secretary Smart to contact the Safety Committee of the County Road Department which is making a traffic survey on some Ranch roads. Association member, William Pfennig told the board that the Association should insist on Stop signs at some crossings to protect youngsters;

Referred a letter from Edmond Sullivan advocating no greens fees to Association members, to the Greens committee;

Approved a Wishing Well sign submitted by L. Lawrence Larrea for El Ranchito Hotel.

Ranch Pioneer N. Carmichael Dies

Private memorial services were conducted November 17 for Norman Carmichael, who died November 15 in his Rancho Santa Fe home. He was 89 years old.

Mr. Carmichael had been a resident here for many years and was active in many phases of community development. He was on the Board of Directors of the Rancho Santa Fe Association from 1928 to 1932, 1935 and 1936, 1940 and 1941 and 1944 and 1945. During 1932, 1944 and 1945, he was its president.

He was president of the Art Jury in 1937 and 1938 and was active in establishing the Country Club and golf course.

Born in Belfast, Ireland, Mr. Carmichael was for many years active in mining and engineering. In 1947, he was awarded the Legion of Honor by the American Institute of Mining Engineering.

Survivors are his widow, Mrs. Florence B. Carmichael; a daughter, Mrs. Joseph W. Lund of Boston; three grandchildren, four great grandchildren, a sister, Miss Eva Carmichael of South Africa; and a brother, Alfred of Victoria.

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**"Meet Your Neighbors"
Major and Mrs. M. J. Hopkins**

A life time of world-wide adventures was this summer traded for the relative calm of Rancho Santa Fe by newcomers Major and Mrs. M. J. Hopkins.

Exciting adventure was for many years the diet of Major Hopkins, the youngest 78-year old man on the Ranch who was a roaming mining engineer and geologist.

Pursuing his career, he has been caught in an avalanche and snow slide in the French Pyrenees; he has had narrow escapes with bandits from North Africa to the great wall of China; he has tracked down wild animals from Spain to Alaska; he once nearly drowned when a light row boat in which he was a passenger

nearly capsized in rough waters off the coast of Korea.

Even in Rancho Santa Fe, adventure seeks out the Hopkins. Several weeks ago the couple was startled to see a giant hawk and a six-foot black snake fighting in the brush in front of the Hopkins' home on Las Colinas.

After 10 minutes of life and death battling, the hawk was frightened away by passersby and flew to a near-by telephone wire. There he watched the snake, ready to resume the fight, but the reptile eventually slithered away.

Major Hopkins was born of old American stock in Geneva, Switzerland where his father had been sent on a diplomatic mission by ex-president Ulysses S.

Grant.

His family stayed in Europe and eventually went to Paris where his father established the Paris Morning News, an early American newspaper in France. His father also founded the Paris daily, "Le Matin", which became one of France's largest newspapers.

Although he was an American citizen, Major Hopkins was 35 years old before seeing his native land. He attended schools in France, Germany and England where he spent four years at Charterhouse.

Later he graduated in geology and mining engineering from the University of Liege, Belgium.

For the next 15 years, he roamed the world working in mines in France, Spain, Algeria, Japan, Korea, China, Germany and Belgium. He speaks French, Spanish, German, some Japanese and understands the Basque, Walloon and Belgian languages.

During that time, he pursued his hobby of fishing and hunting. The Hopkins' Ranch home is full of hunting souvenirs collected by Major Hopkins. A giant Kodiak bear skin adorns one entire wall of their living room. In the breezeway between the house and garage, a huge five-point elk head

(Continued on Page 8)



BIG GAME—Major and Mrs. M. J. Hopkins, beside relics of Major Hopkins' hunting days. At the left is the head of a 1400 pound moose, bagged in Alaska. For weeks and months after the animal was shot, the Hopkins were on a moose diet. The bear skin comes from a giant Kodiak, also bagged in Alaska. Kodiaks are considered the most dangerous animal in the world. If wounded, they nearly always charge the hunter. Major Hopkins got this fine specimen with one shot.

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P-TA Conducts Open House

A community Open House was sponsored by the Rancho Santa Fe P-TA, November 10 in the rooms of the new elementary school.

School children were present to show their rooms to parents and other visitors.

Youngsters also brought filled envelopes to the school as their contribution toward landscaping the school grounds. The landscaping drive is part of this year's P-TA program.

Hospitality hostesses for the evening were Mrs. Vernon M.

Burns, Mrs. Everett Flanders, Mrs. Walter Grimm, Mrs. Russell Q. Fellows and Mrs. Earl R. Dickson.

Mrs. H. Gimber Evans and Mrs. Harriet Devine were in charge of the P-TA bake sale held November 15 in front of the Post Office. Proceeds will go towards supplying needed equipment for the school, Mrs. Chester Root, president, said.

Mrs. Harry W. Booth Jr. has been named chairman of the Christmas party set for Friday, December 16.

Grass Polo Field Planned for RSF

Rancho Santa Fe may soon have its own permanent year-round grass polo field.

The plan is being sponsored by Cecil G. Gray, Jess McMillen, Willis M. Allen and Chas. R. Berdel who recently bought 25 acres on La Orilla in Lots 2 and 3, Block 36.

The sponsoring group hopes to sell an existing home and land on Lot 3 and maintain approximately 14 acres for the polo field in Lot 2.

The property, presently zoned for single-family dwellings, would have to be re-zoned by both the Association and the county to allow for a polo field.

Covenant re-zoning procedure is to circulate a petition to owners of property within a radius of 500 feet of the property in question.

Affirmative signatures are needed from two thirds of the surrounding property owners and from owners of two thirds of the surrounding property. The petition is then presented to the Board of Directors which calls a public hearing.

The proposed polo field would be private, Cecil Gray said recently, and players would play by invitation.

Although it would be under private ownership, present plans have the approval of the Rancho Riding Club. A letter from the Riding Club Board of Directors was received at the Association office recently in which the Board said, "We consider it propitious and fitting to acquaint your Board of our wholehearted approval of this venture."



PROGRESS on the Riding Club's handsome stables and caretaker's quarters was recently observed by Western rider, Tom Pratt and Junior president, Susie Irvine. Tom's quarter horse, Whinny May, is a novice in show competition. Tom, a student at San Dieguito, is the Junior Club Sergeant at Arms. Susie rides both English style, as she does above on "Spring Carol," and Western. She has won two medals and three firsts in show competition. Both riders will enter the November 26 gymkhana sponsored by the Junior Riding Club.

Garden Club Holiday Plans Set

Garden Club members are being urged to participate in the program "Christmas for Others" scheduled for 10 a. m., December 13.

Mrs. Sydney Nelson and Mrs. Lester Walls are co-chairmen of the program. Members will assemble to fashion holiday wreaths for the wards at Naval Hospital in San Diego.

Also on the committee which met recently to discuss plans at Mrs. Nelson's home, are Mrs. E. P. Svarz, Mrs. Pichel W. Pichel, Mrs. John F. Goodwin, Mrs. Arnold Buck, Mrs. Howard Clinton, Mrs. Leon Janinet, Mrs. Elliott McIntire, Mrs. Clifton Power, Mrs. John Rule, Mrs. George Schnur Jr., Mrs. James Smith and Mrs. Charles Ames.

Mrs. Howard Clinton is hostess chairman for the luncheon. Because of the work party preceding it, the luncheon will be simple.

Following the 1 o'clock luncheon and short business meeting on the same day, John Pettley, British-American humorist will speak.

Pettley has been in this coun-

Fire Department To Build Chief's House and Office

A call for bids is expected to go out the first week in December for the combination office and fire chief's residence on the property of the Fire Protection District. \$15,000 was allocated for the job in the current fiscal year's budget.

The new building will replace an adobe duplex built during the 1920's by the Irrigation District. Termites and dry rot had invaded the old building. It is being razed by Fire Chief Rudy Duran and his assistant, Dick Wessels.

The proposed building will be constructed of concrete block. It will contain, two bedrooms, bath, office, dormitory facilities for two men and a radio room, according to Leon Janinet, chairman of the Board of Fire Commissioners.

try since 1948. He is on the teaching staff at Webb School of California in Claremont.

Mrs. H. Gimber Evans has been named chairman of the December 22 Garden Club program which has as its theme, "Christmas Carols."

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POSTMASTER HASKELL STRAWN demonstrates the use of the first Ranch outdoor mailbox, recently installed at the corner of La Granada and Paseo Delicias. He emphasized that drivers would not have to get out of their cars to deposit mail.

Junior Riders Plan Horse Show, Gymkhana

Junior riders from four communities have been invited to participate in the November 26 horse show and gymkhana sponsored by the Juniors of the Rancho Riding Club.

Riders from Escondido, Ja Jolla, Encinitas and Rancho Santa Fe are expected to appear in English, Western and gymkhana classes, according to Susie Irvine, Junior president.

A special feature of the show will be a "family" class, in which all riding members will be asked to show together, Miss Irvine said. This class will be judged on horsemanship, costume and appearance, she said.

Other classes to be included are English Horsemanship, 17 and under; English Pleasure, 17 and under; Western Horsemanship, 12 and under, 13 to 17; Western Horsemanship, 12 and under, 13 to 17; Bareback Horsemanship, 17 and under; Trail Horse, 17 and under; Pairs.

Gymkhana classes include Musical Hats, Trotting Race, Boot Race and Two-Man Relay.

The morning show will begin at 9:30 a. m. The family and gymkhana classes will be held after lunch, she said.

Winners will be awarded trophies and ribbons. Announcer is Malcom Rossoll. Clyde Kennedy will judge.

Restrictions Praised

The action taken at your September 2 Board meeting in adopting the new minimum building cost restrictions was wise, timely and extremely important.

I commend you gentlemen individually and as a Board on this forward step for the good of Rancho Santa Fe.

Emery O. Peterson

Assessment Figures

Approximately one fifth of all Association assessments were received in the Association office one week after assessment bills were sent out.

The total assessment is \$20,769.82 and \$4181.88 had been received by November 8.

Real Estate Transfers

Recent transfers of Covenant Property as recorded in the Daily Transcript are:

Vernon S. and Mabel E. Owens to Fred C. and Jessie D. Smith, Portion of Lot 6, Block 7;

Homer C. and Evelyn Pheasant to Tom and Irene McClelland, Portion of Lot 1, Block 48;

Arnold J. and Helen M. Chlad to Roderick D. and Evelyn C. Clark, Portion of Lot 12, Block 47;

Harry W. Jr. and Harriett P. Booth to Sally E. Norse and Harry J. Brown Jr., Lot 1 Block 36.

First Winter Rain Falls

Rancho Santa Fe received a needed soaking during the early morning of November 14. Over a half inch of rain fell, the first during the current rain year.

Rain gauges on the Ranch varied. .56 of an inch was registered at the office of R. E. Badger. W. M. Vandersulis reported .80 of an inch at his home.

Water Consumption Tops Last Year

Water consumption within the Santa Fe Irrigation District during the last year exceeded the previous year's consumption by 276 acre feet, according to D. Maitland Bakewell, District manager.

Consumers used 3497 acre feet during the water year ending November 1. The District drew 272 acre feet of its 1400 acre feet entitlement from the County Water Authority to meet the demand, the District manager said.

Local Temperatures

Daily Rancho Santa Fe high and low temperatures as recorded at the Inn, are as follows:

	High	Low
October 17	68	66
October 18	70	64
October 19	69	63
October 20	68	62
October 21	65	63
October 22	68	62
October 23	67	58
October 24	68	60
October 25	66	60
October 26	66	61
October 27	67	62
October 28	77	56
October 29	80	62
October 30	76	62
October 31	67	60
November 1	67	62
November 2	66	56
November 3	74	54
November 4	72	54
November 5	72	54
November 6	78	57
November 7	78	60
November 8	81	75
November 9	76	61
November 10	76	61
November 11	64	60
November 12	67	63
November 13	68	62

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Meet Your Neighbor . . .

(Continued from Page 5)

is attached to one wall. The stuffed head was too large to get into the Hopkins' ranch-style home. Other hunting relics collected by Major Hopkins and displayed in the house are caribou and moose heads and a black bear skin.

The Hopkins met in Wyoming shortly after World War I. Mrs. Hopkins, who was born in Iowa, had moved to Wyoming with her family and was employed as a secretary in the oil fields. After their marriage, the couple stayed in Wyoming four years, where Major Hopkins was employed as a geologist. They have also lived in Alaska, where the Kodiak bear was bagged. Before coming to California, the couple lived ten years in Washington state.

Major Hopkins considers the life of present day geologists and mining engineers comparatively simple to that of forty years ago.

Travel then was done on foot, horseback, rickshaws as it was in Japan, or boats. Shortly before World War II, the Hopkins went back to Europe and in a few minutes made the trip from a small French town to a mine where Major Hopkins once worked. It formerly took over three hours on a fast horse, he said.

While in Spain, the government was often bothered by periodic revolutions, he said. The miners were paid in silver coin and when there was no revolution, the government allowed the paymaster a uniformed military escort from the bank to the mines, to scare off bandits.

At one time the Major learned that bandits planned to attack him and steal his gold watch. He took ten hardened miners, routed the bandits from their near-by lair and was never bothered again.

"I was lucky," he said, "Some of my friends were killed by the bandits in North Africa, Spain and France."

He learned mountain climbing but never did it for pleasure. When he joined a mining crew in the French Pyrenees, the miners were on strike. He and the manager went to inspect the mine and on the way back to the camp were caught in dense fog. The manager went on to find the way. Later when the fog cleared, the Major said he found he was inches from a 2000-foot sheer drop.

"I was never so scared in my life," he said.

Another time, a mining director, unliked by everyone, came to

the camp to inspect the mine. The miners, who were also experienced mountain climbers, led him across an ice field, stumbled and fell 200 feet. He said the men admitted later that they had done it on purpose to scare the director.

During World War I, Major Hopkins served in the French Ambulance Corps. As an American citizen, he was suspected by the English of being a German spy and by the Germans as being an English spy. Several times he was detained when he crossed boundaries.

When the United States entered the war, he joined the U.S. Engineers and was commissioned a Captain. He also served in

Military Intelligence and remained in the Army Reserve after the war.

Rancho Santa Fe is not new to the Hopkins. Twenty five years ago they occasionally vacationed in La Jolla and Major Hopkins would drive to the Ranch to play golf.

The Hopkins are now planning the landscaping for their house and intend to do the work themselves. They often take long walks to explore the country and go for daily drives to the coast or the back country.

In his spare time, Major Hopkins is working on his memoirs for which he has chosen the fascinating title, "The Odyssey of a Fisherman".

School Board Hailed

The Rancho Santa Fe P-TA recently commended the School Board for having the "welfare of the children uppermost" in all of its business.

These sentiments were expressed in a letter to the Board read at its November meeting. It was signed by each P-TA officer.

Permits Decline

Only one building permit was issued at the Association office during October. It was for a house valued at \$22,000.

Valuation of Association building permits for the first 10 months of 1955 is \$1,031,660.

Total 1954 building amounted to \$1,230,700.



For reservations telephone PLaza 6-1131

R. M. Clotfelter, Manager



THE GREENS CREW and the aging Matilda, a Model A truck. Members of the eight-man crew are, from the left, Frank Cable, Bob Wanner, superintendent, Alfred Holthus, Bob Shoemaker, Ralph Carling, William Petty, Lloyd Jones, Theodore Keith and Jens Nielsen.

"A FAMILIAR SIGHT"

Greenskeepers Keep Golf Course In Top Shape

The khaki-clad, sun tanned greenskeepers are a familiar sight to golfers at Rancho Santa Fe.

The eight men who keep the course in top shape, the gardener who tends the beds and grounds around the club house and another who tends the Association parks are supervised by head greenskeeper, Bob Wanner.

Wanner has been at the Rancho Santa Fe links almost continuously since 1936 and in 1938 he became head greenskeeper.

Besides overseeing the work done by his men, Bob is in charge of all buying, and fills in on the crew when a man is needed. In his spare time, he tinkers in the maintenance sheds with golf course equipment temporarily "on the blink".

Bob Wanner began his career as a greenskeeper almost by accident. About 30 years ago he was offered a temporary job driving a tractor on a Brentwood course. The job was to last two weeks, but Bob stayed on and since that time has become an acknowledged expert in turf conditions, according to Carl Croft, chairman

of the greens committee.

The area of the golf course takes up about 90 acres, of which about 60 are in grass.

Irrigating of each nine is done every two days. Three men are assigned to the mowing job. Fairways are mowed twice a week and greens must be mowed three to four times a week.

The 18 greens must be kept in top condition for putters. Twice a year they are aerified by the crew and then resemble giant green and black checker boards. The bent grass now being used on the greens is actually made up of 26 isolated strains.

The position of the holes is changed by the crew three times a week and weekly on the practice green near the club house. Golfers, lining up their shots, trample the greens, Wanner said, and the holes are then changed to make better putting.

Arsenic lead poisoning is used to kill bugs and weeds on the greens. They are fertilized monthly and the fairways about two or three times a year.

During the summer, additional men are added to the greens

crew and when big projects are undertaken, the crew is also enlarged.

Wanner said that during World War II, help was so hard to get that often only he and his father would be working. He said that during the war, over 300 men must have worked on the greens crew, some for only a few hours at a time before picking up and leaving.

For awhile, one of the large Ranch estates was taken over by the Navy as a convalescent home for the "mentally fatigued". The men would often play golf on the course, he said.

Once, a patient came up to him and asked him why the fairways

weren't mowed. Wanner said he told him of the help problem. The sailor volunteered to help him out and for three months daily spent four hours mowing the fairways and greens.

Not only does the greens crew do its routine jobs, but major improvements as well. Earth moving is usually done with contracted labor, but the local crew did most of the work to rebuild the fourth and eighteenth tees, build the pump house last year, move the seventeenth tee and other large improvements.

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BOARD MEETING: NOV. 4

Resolution Adopted Regarding Subdivisions & Building Permits

Two resolutions were adopted November 4 by the Association Board of Directors as "declarations of established policy" regarding subdivision of Covenant property.

The first resolution clarified the definition of the word "subdivision", to be used as a yardstick by the Board. By their resolution, directors defined the word "subdivision" to mean "dividing, subdividing, resubdividing or separating of any existing parcel of land, lot, or portion of lot . . . any moving, altering or reestablishing of any existing property line . . . any grant, conveyance or quitclaim of, or transfer of any interest, in less than the total area of any parcel of land, lot, or portion of a lot, as the same may be described or appear in the records of the Association."

The second resolution interpreted Section 26 of the Covenant which deals with issuance of building permits to include within its meaning "That no building permit shall be issued by the Association for the erection or alteration of a building or structure on any portion of property subject to the jurisdiction of said Covenant, in the event said property has been subdivided or is a portion of property which has been subdivided without compliance with the provisions of said Covenant with respect to subdivisions".

The resolutions were prompted by several recent transfers of Covenant property which were not preceded by subdivision requests.

Association Attorney Howard Clayton November 10 obtained a temporary restraining order in Superior Court to stop closing of escrow on a 3.33-acre parcel sold by Henry Russell to John Heddon. A subdivision request was subsequently filed at the Association office to divide a Portion of Lots 1 and 2, Block 24 of the Russell property into two pieces of 3.33 and 5.67 acres. The request will be considered December 2 by the Board.

The attorney is also attempting to get the parties to agree to a reconveyance of 2.17 acres of a Portion of Lots 1 and 9, Block 33, sold recently by Milton Babcock

to Lisle and Lief Co. A request for subdivision was filed at the Association office after the deed had been recorded on the property. It was denied by the Association Board of Directors.

The Board is also concerned with a 20-foot strip, retained by R. E. Badger after selling Lot 6, Block 9 to Edward Huntsman. A 20x16-foot corner Lot 5, Block 9 was also sold to Badger by Rene Thery. The small pieces will be used as access to an orchard in a Portion of Lots 7 and 8, Block 9. Badger and Thery contend that an actual subdivision did not take place.

A report was made by Association Manager W. A. Smart on 1955-56 taxes levied against the Association by the county of San Diego. County taxes this year are \$2728.19, up \$405.49 from last year's assessment. Irrigation District assessments remained the same at \$979.50, the manager said.

The Association manager also reported on the status of golf course income for the first four months of the current fiscal year. Gross receipts since July 1 have been \$39,437, down \$1771 from the same period last year, he said.

Alfred Gregory, Association member and former vice president of the California Real Estate Association, now a director at large, suggested that the Board send a letter to the Association advising it of Board policy regarding subdivision. Gregory said members of his Association would be reluctant to handle land sales of property, if it was subdivided without the Board's approval. He suggested that the Board go on record to the real estate group.

Raymond Gordon presented a report on the recent County Planning Commission hearing on the reclassification of 1085 acres of Rancho Santa Fe land to a four-acre estates zone. The hearing will be continued to January. After Gordon's report, the Board authorized the Association office to write letters to the Irrigation District and owners of property within the proposed zone who had not been previously contacted, urging them to sign the petition.

(Continued on Page 12)

For That Christmas Gift--

How About

New Woods, Irons

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Mattoon Act Financing

(Continued from Page 2) \$42,000 interest on the 1923 \$700,000 pipe-line issue and \$33,000 yearly interest on the Mattoon Act bonds.

After the legislation for issuing refunding bonds was approved in Sacramento, the San Diego County Board of Supervisors appointed an advisory committee of 40 people from throughout the county to discuss plans to help the sick Districts.

The committee of 40 appointed from its own ranks, an executive committee of seven which then drew up plans for a refunding bond issue election in San Diego county.

The plan was then submitted to the Board of Supervisors which ordered the election for October 29, 1935.

Now the real work began. The public, which by then was opposed to all bond issues, had to be sold on the idea of having the entire county assume the indebtedness of the 57 delinquent improvement districts.

About \$6000 was needed for campaign funds. \$2500 was raised in Rancho Santa Fe.

For three months, the executive committee met every week day morning to get speaking assignments for that day.

Chambers of Commerce, Rotary and Women's clubs and organizations, from San Ysidro to Julian were covered. Radios and newspapers were utilized for publicity to the fullest extent. A full-time

publicity man was hired to coordinate the publicity activities.

The \$2,700,000 bond issue carried and as the districts were salvaged, the county was repaid.

At the Association Annual Meeting in 1937, President Dr. Carl Bertschinger said, "The year 1936 has probably been the most momentous for Rancho Santa Fe since the foundation of our Association. The Rancho Santa Fe Mattoon District owed, all in all, in bonds the amount of \$500,000 plus delinquent and now due interest to the amount of \$60,000.

"After protracted negotiations with the bondholders through the Bank of America which owned 90 percent of these bonds . . . the bondholders . . . agreed to accept \$350,000.

"This sum was raised by our payment of \$100,000 plus a contribution by the county of \$250,000. The County was able to reimburse itself in part by the collection of \$178,000 out of Mattoon Act assessments already on the tax rolls, and . . . contributed \$72,000 as a fair and equitable amount to restore the properties in Rancho Santa Fe to the tax rolls.

"On a percentage basis this settlement has been made at the rate of 49 cents on the dollar . . ."

Rancho Santa Fe was the first District in the county to get out from under its Mattoon load.

(Editor's note — Information for the foregoing article was supplied from past minutes of the Association Board of Directors' meetings with supplementary material by S. R. Nelson.)

Caution Urged

"Pock marks" have shown up within the past two weeks on numbers two, three and four greens, according to Association Manager W. A. Smart.

Marking has resulted from riders traveling across the golf course, the manager said.

He urged all parents to caution their children to ride only along the bridle trails. Marks on number three green show that a rider rode twice around the center of the green, he said.

Riding Club Holds "Stablewarming"

Members of the Rancho Riding Club gathered at the club grounds November 20 at noon for a "Stablewarming," Mrs. Potter Bowles, president, said.

After a picnic lunch, the Riding Club made an inspection tour of the new stables and caretaker's quarters.

What's Doing On The Ranch

Riding Club—Junior Gymkhana, Saturday, November 26, Riding Club ring;

P-TA — December 1, 3:15 p.m. Rancho Santa Fe School;

Board of Directors—December 2, (open)

Art Jury—Monday, December 5, Association office, (closed);

School Board—Rancho Santa Fe School, December 5, 8:30 p.m.;

Irrigation District — December 12, 9 a.m., Board of Directors, District office;

Garden Club—December 13, 10 a.m. "Christmas for Others"; one p.m. — Luncheon; 2:15 p.m. "Christmas for Everyone";

Junior Riding Club—December 13, 7:30 p. m. at Susie Irvine.

Board of Directors — December 16, Association office, 9:30 a.m. (open);

P-TA — Christmas Party—December 16;

Garden Club—"Christmas Carols", December 22, 7:30 p.m.;

Book Club—December 27, 12:30 p.m.

Garden Club—New Year's Eve Dance, December 31, 9 p.m.

"Bring Your Key"

"Have you forgotten your key?"

Postal employees are this week reminding patrons to try and remember to bring their post office box keys when getting their mail.

The department urged residents to remember their keys especially during the Christmas rush.

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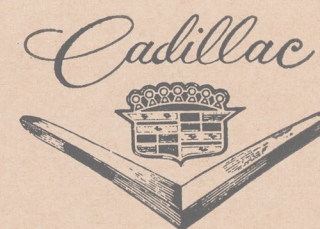
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With San Diego Is Perpetual**

A contract between the Santa Fe Irrigation District and the city of San Diego for the District's water supply will not expire in 1958 as was stated in the October Association Bulletin.

D. M. Bakewell, District manager, said recently that the water district has a perpetual contract with the city of San Diego for a yearly maximum of 4300 acre feet.

San Diego has a right, however, to declare a drought period, and cut the water supply to 75 percent, or 3225 acre feet. This has been done during the past years, Bakewell said.

In October, District consumption exceeded the 3225 acre feet supply and the District began using part of its 1400-acre foot supply recently purchased from the County Water Authority. The latter water supply is stored in Lake Hodges under an agreement which the District has with San Diego for storage of a maximum

of 1500 acre feet purchased from CWA. It is this agreement that expires in 1958, Bakewell said.

The water which is purchased from CWA and stored in Hodges, is the District's proportionate share as a member agency in CWA.

This share is established from year to year and is based on the assessed valuation of the District, as determined for county taxing purposes, in comparison to the county as a whole. The District voted to join CWA in 1949, the manager said.

Engineers are now studying a possible storage site in La Jolla Canyon, east of the proposed second San Diego aqueduct.

If a storage site is obtained for the District's long-range water problems, tax deeded lands within the District would be put on the market and returned to the tax rolls. Revenue would thus be produced to pay for the storage

Board Meeting...*(Continued from Page 10)*

Ranch Postmaster Haskell Strawn requested the Board to authorize the San Diego Post Office Department to use the Association offices as headquarters in case of any atomic disaster.

The building would be used for postal matters in case San Diego city would be evacuated during an emergency. The Board granted the request.

Two Association members were present at the meeting to discuss guest house rentals. Carroll Dun requested that additional time be allotted him to secure a legal opinion.

Mrs. Pearl Kilb asked for Board consideration until next October when a lease signed by

site, Bakewell said. Sale of the land would also increase the District's valuation, assuring it of a larger share of CWA water.

tenants of her guest house will expire. The Board asked Mrs. Kilb to state her request in writing.

The Board approved the request of George M. Gere to keep two horses and two steers on a Portion of Lot 5, Block 12 subject to approval by the Art Jury of feeding arrangements, corral and fencing.

A preliminary subdivision request submitted by Florence E. and Alice L. Wilson on a Portion of Lot 4, Block 27 was sent to the Art Jury for consideration.

The \$40,000 remodelling job on the Association club house proposed by the House and Grounds committee, was discussed by the Board. Plans were designed last winter by Association architect Tom Shepherd.

The total cost of remodelling the building, equipping a kitchen and furnishing the building would be about \$70,000.

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