



RANCHO SANTA FE  
**ASSOCIATION  
BULLETIN**

February, 1962

Volume 9 Number 1

**It's That Time Again!**



# BOARD STUDIES POST OFFICE LEASE

The following resolution was unanimously adopted at the regular meeting of the Board of Directors held on December 15, 1961.

WHEREAS; The Board of Directors of Rancho Santa Fe Association has been negotiating with the United States of America regarding a Lease for post office purposes of those certain premises owned by the Association, being a portion of the old school building on Acacia, Rancho Santa Fe; BE IT THEREFORE RESOLVES, that the President and Secretary of this Association be and they hereby are authorized to execute on behalf of the Rancho Santa Fe Association that certain Agreement to Lease dated November 28, 1961, in a form to be approved by the Association's counsel, providing, among other things, that the property which is the subject matter of the Lease is the Easterly portion of the former old school house on Acacia containing approximately 2,500 square feet, together with parking area of approximately 7,500 square feet, all as more particularly described in said Agreement; that the term of the Lease is for ten (10) years from February 28, 1962; that the annual rental shall be \$6,000.00 payable in equal monthly installments at the end of each calendar month; that the Government shall have two consecutive and separate renewal options following the expiration of the ten year term; each option for a period of five years at \$6,000.00 per annum; that the Agreement is subject to approval by the

Members of the Association; that the Agreement is contingent upon the County of San Diego issuing a special use permit on the premises for postal purposes.

BE IT FURTHER RESOLVED, that notice of the execution of this Agreement to Lease be given by the Secretary to the Members of the Association in accordance with Section 11 of the By-Laws of the Association on a form to be drawn by counsel for the Association, and that this Resolution not become effective until the provisions of said Section 11 have been complied with.

The Fire Insurance Policy was renewed for a period of five (5) years, premium in the amount of \$2,838.73, coverage is to include the 'Old School Building' with Fireman's Fund, Mr. John M. Cook, Agent.

The Management and Attorney Clayton were authorized to establish ownership procedures relative to vehicle of the Association Country Deputy Sheriff Fletcher.

Approval was granted to the relocation of the Golf Course Parking Lot Entrance to the west end of the present Parkinglot.

The Management was authorized to purchase a Trophy Case to be placed in the foyer of the Clubhouse, at a sum not to exceed \$400.00 after receipt of three bids on same.

It was moved, seconded and unanimously carried that Paragraph 4 (Sub. a) of Regulations Governing Play on the Rancho Santa Fe Golf Course be amended as follows: "or upon payment of the sums set forth for Hotel Guests in the minutes of the Board of Directors Meeting of July 1st,

1960."

The Management was authorized to meet with representatives of the Wishing Well Hotel and The Inn and a Member of the Golf Course Committee to prepare a letter to their guest play on the Rancho Santa Fe Golf Course.

Carl G. Muench was unanimously reappointed a Member of the Art Jury for a period of three years, effective January 1st, 1962.

The application of Dr. George A. Goudy for 'Keeping of Animals,' 5 horses on Por. of Lot 1, Block 43, Map 1742 was granted.

Denied was the application of Alton H. Rodgers for 'Keeping of Animals,' 6 Ducks and 15 Banties on Por. of Lot 4, Block 29, Map 1742.

The Subdivision Applications of C. Temple Murphy, Jr. of Por. of Lot 50, Map 2129, and that of Anna Vang of Lot 108, and Por. of Lots 109, 118, and 119, Map 2089 were approved conditional upon proper documentation being executed varifying the fact that this does not create an

additional building site.

The Subdivision application of Wood and Hill Corporation of Por. of Lots 50 and 51, Map 2129 was approved.

Action was deferred on the Subdivision application of Karl Warren of Por. of Lot 81, Map 2089, pending further study.

Action was deferred on the application of Gerald D. Walburn for 'Keeping of Animals,' 3 horses on Por. of Lot 1, Block 36, Map 1742, pending completion of increasing the size of the Corral as requested by the Art Jury.

Action was deferred on the Covenant Acceptances of Paul L. and Helen K. Phillips of Por. of Lot 5, Block 44, Map 1742, and of Peggy C. and Fred D. Booth of Lot 18, Loma Verdes Acres, Map 3058, pending further study.

Mrs. J. J. Tessary, a Non-Association Member addressed the Board on the subject of a School for day care or boarding of children on Por. of Lot 2, Block 45, Map 1742.

The following letters were  
*Continued on Page 7*

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# IN MEMORIAM

The closing days of 1961 brought the passing of several well known Ranch residents.

Mrs. Anne Richardson will be warmly remembered for the many contributions she and the late Mr. Richardson made to the area.

Their acquisition of The Inn and subsequent construction of The Meetin' House made this landmark of the Ranch a center of activities for the entire area.

Their gift to the Richardson Park as an area of outdoor enjoyment for all will stand as a living memorial to their love of the Ranch and its people.

Mrs. Edith Megrew came to the Ranch in the early twenties with her husband, George.

For many years she assisted him with his duties as Postmaster. She was a charter member of the Book Club and long active in the Garden Club. She was also one of the early members of the Christian Science Church at the Ranch.

Mrs. Lilian Galleher came to the Ranch in the late 1940's and for many years was associated with The Inn at Rancho Santa Fe.

She was a member of the Book Club and the Rancho Santa Fe Garden Club.

Mrs. Dean Burger will be remembered for her many activities on the behalf of children. She was a member of the PTA, Las Duenas Auxiliary of the Children's Home Society of California, The Children's Hospital Auxiliary as well as the Rancho Santa Fe Garden Club and Country Friends.

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# Construction Permits, Applications Rise Here

Though building activity, nationwide, is still in a slump, the activity in the construction scene continues to hold firm in the Ranch. The regular meeting of the Art Jury of the Association on December 8, 1961, issued a large number of permits for new construction as well as additions to existing structures.

Applications receiving approval included those of William Campbell for a Residence and Garage on Por. of Lot 7, Block 27; Pratt Construction Company for 7 Units on Por. of Lot 1, Santa Margarita Tract; John Kaufman for a Residence, Garage and Minor Construction on Por. of Lot 1, Block 36; and Preliminary applications of Henry Sage to construct a Residence and Garage on Por. of Lot 7, Block 9 and Chester Root to construct a Residence

and Garage on Por. of Lot 92, Map 2089.

Also receiving approvals were the applications of Paula Hunt to construct an Addition to Garage on Lots 5 and 6, Block 36; Alton H. Rodgers to construct Tractor Shed, Chicken and Duck Houses and Fence on Por. of Lot 1, Block 23; H. G. Phillips to construct a Fence on Por. of Lot 4, Anza Hts.; Richard Wynne to enclose a Carport on Par. A, Por. of Lot 4, Block 30; and Gerald D. Walburn to construct a Barn on Por. of Lot 1, Block 36.

Permits were issued to Cdr. George Howard for Exterior Color for Residence on Por. of Lot 1, Block 29; Mrs. Paula Hunt to Remodel Interior of Building on Lots 5 and 6, Block 36 and enclose doors; John Shaw for Exterior Color for Residence on Por. of Lots

7 and 9, Block 48, and Paul J. Anderson for Swimming Pool on Por. of Lot 6, Block 11.

Consideration was given to the applications of Nolan White to construct a Residence and Garage on Por. of Lot 2, Anza Hts., and Gonsett Realty, Inc. to construct a Residence and Garage on Por. of Lot 4, Block 11. In both cases additional showings have been requested.

Approval was withheld on the application of A. C. Perry to construct an Animal Shelter on Por. of Lot 2, Block 24.

Consideration followed by approval was given to the Covenant Acceptances of Paul P. and Helen K. Phillips of Por. of Lot 5, Block 44, and Peggy C. and Fred D. Booth of Lot 18, Loma Verdes Acres. The applications were sent to the Board of Directors for their consideration.

The relocation of the Golf Course Parking Lot Entrance site to the west end of the lot was approved.

Consideration was given to the following applications with the advice of the Art Jury being submitted to the Board of Directors. Alton H. Rodgers for 'Keeping of Animals', 6 Ducks and 15 Banties on Por. of Lot 4, Block 29; Dr. George A. and Alyson R. Goudy for 'Keeping of Animals', 5 horses on Por. of Lot 1, Block 43; Gerald D. Walburn for 'Keeping of Animals', 3 horses on Por. of Lot 1, Block 36; Rancho Glamlo (Glenn R. Feist) for 'Keeping of Animals', 3 horses on Por. of Lot 1, Block 11; Subdivision Application of Anna Vang of Lot

*(Continued to Page 8)*

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## DIRECTORS APPROVE COVENANT ACCEPTANCES

President B. F. Jenkins and Secretary Cope were authorized to sign the Covenant Acceptances of Paul L. and Helen K. Phillips and Peggy C. and Fred D. Booth for Por. of Lot 5, Block 44, and Lot 18, Loma Verdes, respectively. This action was taken at the regular meeting of the Board of Directors of the Rancho Santa Fe Association held on January 5, 1962.

The recommendation of the 'Police Protection Committee' to subsidize \$50 monthly to Country Deputy Sheriff Fletcher for the rental of a residence in Rancho Santa Fe for a period of one year was passed by unanimous vote.

Alfred L. Cope was reappointed as Manager of the Rancho Santa Fe Association for a period of one year effective January 1, 1962.

In recognition of the passing of Mrs. Anne Richardson the Board acted as follows: **RESOLVED:**

"The passing of Mrs. Anne Richardson on December 29, 1961 is a great loss to Rancho Santa Fe. Her continuous interest and generous contributions have greatly benefited the entire Rancho Santa Fe Community."

The Management was authorized to purchase two additional tables with chairs for the Clubhouse. And also to change the heating system in the Association Clubhouse and Locker rooms.

The application of Glenn R. Feist (Rancho Glamlo) for 'Keeping of Animals', 3 horses on Por. of Lot 1, Block 11, Map 1742 was granted as facilities for housing and feeding the animals meet Covenant specifications.

Action was deferred on the application of Gerald D. Walburn for 'Keeping of Animals', 3 horses on Por. of Lot 1, Block 36, Map 1742 pending completion of increasing the size of the Corral as requested

by the Art Jury.

It was unanimously carried that letters from Attorney Clayton be referred to the 'Legal Committee' for its recommendations to the Board of Directors.

Action was unanimous that the terms of Alternates of the Art Jury shall be for a period of one year.

Action was deferred on the Subdivision application of Karl S. Warren of Por. of Lot 61, Map 2089, pending further clarification.

CPA W. A. Biebush of Peat, Marwick, Mitchell and Company met with the Board and discussed Excise Tax, Capital Improvements, etc.

Status of Advanced Playing Privileges as of this date are as follows: "A" Cards - 176; "B" Cards - 180.

Secretary Cope presented a brief resume of the conversion of certain park lands to private ownership.

The Gross Revenue for the Month of December, 1961, was presented by Association Secretary Cope.

President Jenkins reported on the progress of the committee to study the Publication of the Association Bulletin.

Director Shaw spoke in regard to the golf ball pick-up machine to be purchased for the Golf Course Driving Range.

Attorney Clayton reported on and conferred with the Board with reference to legal matters.

The meeting was adjourned at 3:35 P.M.

## Deed Recordings

Land transfers recorded in the offices of the Association as of press time are as listed below. New members of the Association are printed in bold face type.

Howard W. and Dorothy Bryant to **Henry S. and Lora Russell**, Por. of Lot 8, Block 29, RSF.

Wendy Gere to **Francis B. Heuer**, Por. of Lot 10, Block 32, RSF.

Herbert C. and Mary Schulze to Gordon I. and Olive Siegel, Pors. of 1, 2 and part of 3, Block E, RSF.

James G. and Katherine Ronis to Herbert W. Hall, Por. of Lot 3, Block 7, RSF.

Henry E. and Katherine Sage to **Mark W. J. and Betty O'Connor**, Por. of Lot 7, Block 9, RSF.

John D. and Virginia Butler to Richard B. and Patricia Todd, Por. 3, Block 23, RSF.

## Portable Pumps

The Rancho Santa Fe Fire Department is now in possession of three portable pumps. These are to use on roofs or any correspondingly high place so that water may be pumped from a swimming pool in fire prevention.

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## New Year New Venture

Formal opening of King's Book Shop and Travel Service took place January 27. Located in the Nelson-Chapin Office Building on Avenida de Acacias, the new addition to the Ranch's business community is being hailed by local residents. A large selection of books as well as selected magazines is being offered. The Book Shop is under the direction of Mrs. B. Keenholtz, formerly of Salt Lake City. The Travel Service will be headed by Mrs. Helen Sargent Flint, who was formerly associated with United Air Lines. The shop will be open six days a week from 10:00 a.m. to 5:30 p.m.

The very attractive interiors have been designed by Richard Leppke who is the art director of the Circle Arts Theatre and Starlight Opera of San Diego.

Mr. and Mrs. Kane are new residents of the Ranch, having recently completed construction of their new home on Via de la Valle. At the present time Mr. Kane is teaching English and American Literature at San Diego City College while Mrs. Kane instructs Latin and English at Clairemont High School.

For ten years Mr. Kane had his own nation wide radio program, "Christopher King's Sounding Board," over the

National Broadcasting Company network.

Also being welcomed by Ranch residents is the new Repair Service being offered by Bob Kramer. Located in the Rancho Hardware Store, he is doing all home repairs. Calls for service should be made to PL 6-1702 and the hours are 9:00 a.m. to 5:00 p.m. weekdays and 9:00 a.m. to 4:00 p.m. Saturdays.

*Continued From Page 4*  
read and ordered properly dispersed:

1. H. Ray Millard: Letter of appreciation to the Board on Life Membership in the Golf Course.

2. D. M. Bakewell: Same as above.

3. Ida May Moore: Same as above.

*(Continued to Page 8)*

## FUN FOR FUNDS

Members of the Rancho Santa Fe Federation of Republican Women will sponsor a funtime fund raising event on Wednesday, February 23. It will be a Progressive Champagne Luncheon and the hours have been set from 11:00 A.M. until 2:00 P.M. Donations of five dollars each will be accepted and reservations may be made with Mrs. Leonard Bell, PLaza 6-1902 or by contacting any member of the group.

The luncheon will begin with champagne, served at the home of Mr. and Mrs. LaMotte Cohu, then to salad at the home of Mr. and Mrs. W. R. Fawcett, the entree will be at the George McWilliams residence and dessert will offered at the home of Mr. and Mrs.

## CHS TOUR FEB. 7

Members of the Las Duenas Auxiliary of the Children's Home Society will entertain associate members of their group with a tour of the San Diego Headquarters on Wednesday, Feb. 7, 1962.

The Post Memorial Center is located on Kearny Villa Road and the group will meet there at 10:30 a.m. They will enjoy coffee and doughnuts before hearing a brief talk by Miss Miriam Rappe, director of the San Diego headquarters. This will be followed by a tour of the new facilities.

Arthur Perry.

Arrangements are also being made to offer an attractive door prize for some lucky

*(Continued to Page 8)*

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(Continued from Page 5)

108 and Por. of Lots 109, 118, and 119, Map 2089; Subdivision Application of Wood and Hill Corporation of Por. of Lots 50 and 51, Map 2129; Subdivision Application of C. Temple Murphy, Jr. of Por. of Lot 50, Map 2129; and Subdivision Application of Karl Warren of Por. of Lot 61, Map 2089.

Mr. Etherton met with the Jury for a discussion on installation of Sprinkler System on the roof of his residence which is under construction; enclosing the swimming pool and some minor construction.

An informal discussion followed the presentation by Secretary Cope of a letter from Cdr. P. W. Warren regarding the Covenant Acceptance of certain properties. No action was taken.

**Fun For Funds**

(Continued from Page 7)

guest.

Members met for a Reorganization and Election of Officers at the home of Mrs. Bell in mid-January. Incoming officers are President: Mrs. Dean Worthington; Vice-Pres.: Mrs. Horace Blackman; Treasurer: Mrs. Ralph Mangan; Rec. Sec.: Mrs. Lynde McCormick; and Corresp. Sec.: Mrs. Walter Grimm.

By unanimous action the group decided to form an Advisory Board to be appointed from the membership at large. The installation of officers will be held at the regular monthly meeting of the group to be held at The Firehouse, on Friday, February 16, at 9:30 A.M. The meetings will henceforth be held on the third Friday of each month.

They will be held in members homes whenever possible and at the Firehouse when the showing of films or other items on the agenda require a large meeting place.

Of interest to many will be the announcement that the Rancho Santa Fe Federation is also very active in the sale of American flags. These are available from Mrs. John Grimm and come in various sizes as well as a choice of cotton, rayon or silk material. They are sold at cost and come complete with pole suitable for attachment to any inside or outside wall.

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Permit No. 15

**Board Studies**

(Continued from Page 7)

4. Hubert G. Larson: Complimenting Board on Maintenance and Operation of the Golf Course.

5. Cdr. P. W. Warren: Covenant Acceptance of certain properties.

Status of Advanced Playing Privileges as of this date:

- "A" Cards - 180
- "B" Cards - 183

Director Blackman gave a Progress Report relative to publication of the Association Bulletin.

The meeting was adjourned at 4:32 P.M.

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