



The Historian

Preserving Today for Tomorrow

Volume 1 Number 3

July – August 2007

Clubhouse 4

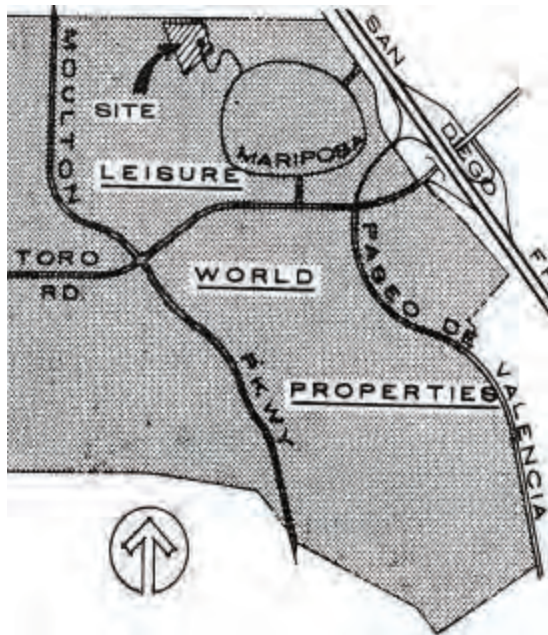
When is a Cul-de-Sac Not a Cul-de-Sac?

The August 19, 1971 edition of the Leisure World News announced that the community's fourth clubhouse would have its own distinction as an "Arts and Crafts Center." The purpose of this clubhouse was to move the arts and crafts emphasis away from Clubhouse 1. Bids were not expected on the estimated \$750,000 facility until January 1973. The structure was composed of three buildings.

Clubhouse 4 was planned to be constructed in two phases. Phase 1 involved the three primary buildings while Phase 2 provided for a swimming pool and an arts and crafts cubicle building. At that time, there was no schedule for the implementation of Phase 2.

Clubhouse 4, was designed by Richard Grossgold Associates, architects of Clubhouse 3.

See CH-4 - Page 3



Original design of Clubhouse 4 showed the access would be the driveway of Via Mariposa which serves Buildings 2398 through 2405.

Macon Named Curator

On June 22nd, Chris Macon was appointed Curator by the Society's Board of Directors. Macon is a Special Projects Manager for the City of Laguna Woods. In that role, he serves as Curator for the Society, the City's Assistant Director of Emergency Services and staff to the City's newly formed Landscape Advisory Committee.



Society Partners with City

In February, the Historical Society entered into a partnership with the City of Laguna Woods. The City now provides staff support, supplies and equipment in furtherance of the Society and City's shared preservation goals. The City will add its historical records to the Society's archive collection.

The Society and City hope to work together to provide educational programs; preserve local historical artifacts and records; and enhance the Society's presence in Orange County's preservation community. To this end, the two will be seeking additional partnerships with other public and private organizations, such as the Orange County Library, the University of California, Fullerton State University, the Great Park Foundation and the Orange County Historical Commission.

Macon's Background

Chris comes to the City from the Human Services Department of the City of Claremont where he supervised a staff of 20 and developed a variety of recreation programs.

See Macon - Page 5

PRESIDENTIAL MUSINGS

Society's Honoree of the Month

I would like to congratulate Mark Schneider, our Laguna Woods Honoree for the Month of August.

We are grateful to the Avalon Las Palmas and Avalon at The Regency for funding this program.



Bob Ring

Historically Advantaged

The Historical Society began recording the names of members who were 90 in 1997. From time to time, a report on the members is included in the Historian.

If you are eligible for this group, please call our office, 206-0150, and ask for a form. Joan Long, who volunteers from 10 am until noon on Fridays, coordinates this program. She'd like to hear from you.

2nd and 3rd Generation Residents

The Society compiles records of second and third generation residents. If you are in that group, please call our office for further information. You do not have to be a member of the Society to participate in this program.

A Trip to the Past

Joan Long

A recent article in The Globe mentioned that new netting would soon be installed across the large poles at the 10th Tee located outside the back entrance to Clubhouse 2. The strangest thing happened, my mind went flashing back in time to a beautiful spring morning of some thirty (plus) years ago when I was the Assistant Supervisor at the Clubhouse. I was on my way to work and had just reached the back steps when I overheard two golfers who were preparing to tee off. One golfer said he hoped his ball wouldn't go in to the road this time, and the other one replied, "Well, just hope it doesn't go in to the *swimmin' pool* like mine did last week. Let me tell you it raised a real fuss because it hit some guy on the head!"

And a real fuss it did raise indeed! Shortly after the big telephone poles you now see, were hauled in and erected. Volley ball netting was strung between them, warding off many of these mishaps from occurring. To permanently solve the problem, the tee would have to be relocated.

I do hope that you enjoy reminiscing with me from time to time, and I'll see you again when my TIME MACHINE decides to take another trip. But right now I need to figure how to get back to 2007!

Harry Schwartz

Historical Society Board member for twelve years, he was the Society's President for two years while plans for our building were being developed. His previous experience on the community's governance boards was especially helpful during that period.

Harry was involved in all the Society activities, but will be best remembered as the master of ceremonies for the Leisure Worlder of the Month Program from 1997 through 2006. He also developed the Speakers Bureau and was a frequent speaker to clubs; served as a Docent, and was awarded the Society's 2005 Strevey Community Service Award.



IN MEMORIAM

Lee (Leota) Dudley

Geraldine Ellsworth

Randy Keene

Harry R. Schwartz

Society President 1995-1996
Leisure Worlder of the Month
January 1990

Mary Jo Woodward

Society Volunteer

CH-4 (from Page 1)**Club 4 Schedule Disclosed**

A year later, on February 3, 1972 it was announced that construction was expected to begin in May, 1972 and be completed 13 months later.

At that time more specifics were released on Phase 2. The design of the “L” shaped heated swimming pool would provide separate areas for diving and for long distance swimming. The diving area would be at a depth of around 10 feet while the swimming area would range from three to five feet.

Phase 2 had been modified to include a multi-purpose room with enough space to provide 60 tables for Bridge play. Also included was: a hot pool with a ramp; men’s and women’s locker rooms with dressing stalls; showers, individual lockers and restroom facilities; and a partially shaded sun deck.

GRF Awards Clubhouse 4 Contract

The construction contract for Clubhouse 4 was awarded on May 21, 1972 to the low bidder, Ed Grush General Contractors, Inc., of Long Beach.

In making the award, GRF’s Directors noted that the Grush bid of \$947,500 was nearly \$36,000 less than the next lowest bid. However their bid was said to be \$51,500 above the architect’s construction estimates.

Recommendations to reduce and eliminate portions of Clubhouse 4 facilities in order to meet the construction estimates were turned down by directors, who said to do so would be to adversely affect the total function of the new Clubhouse.

Access To Clubhouse 4

In November 1972, the GRF authorized \$2,000 for a cost and feasibility study of an additional access route to Clubhouse 4. The proposed access involved a gate house that would open onto Ridge Route.

Cul-de-Sac Traffic Hazard Protest

By February, 1973 the Laguna Hills News-Post headlined, “Cul-de-Sac Traffic Hazard Protested By Residents Near CH4.”

Their story stated that residents in the vicinity of Clubhouse 4 had been protesting the easement granted to Golden Rain Foundation by Oaklawn Homes Inc., a Rossmoor subsidiary, and Rossmoor.

The 168 Garden Villa units that comprised Mutual 35, on Via Mariposa West, filed a law suit that alleged that the easement granted to GRF was illegal.

The residents wanted to prevent the Cul-de-Sac 221 from becoming a traffic hazard and a traffic nuisance. One problem was that there were no sidewalks on part of the thoroughfare. Another was anticipated when Leisure World mini-buses traversed the area.

“A simple solution for the driveway dilemma to Clubhouse 4 was proposed by Mutual 35 Board of Directors as early as July, 1972,” The News-Post stated on February 14, 1973.

Mutual Board 35 directors proposed the following in their detailed proposal:

The map on page 5 illustrates the Clubhouse Four Drive proposed by Mutual 35. The location of the proposed road approximated the ‘temporary route’ contemplated for construction equipment to access the housing areas.

Among the benefits listed in the proposal were: (a) the proposed route would eliminate general traffic dangers, unsatisfactory street design and other undesirable conditions; and (b) residents in the new manors west of Moulton Parkway would find the proposed roadway a convenient route to the new Clubhouse.

On February 21, 1973 the News-Post reported that Mutual 35 had presented a traffic analysis to GRF on October 24, 1972. This analysis showed that one car every six seconds, at peak periods, would pass through the “narrow, hazardous driveway.” The Mutual believed this level of traffic was over and beyond the normal design limits for a cul-de-sac. The analysis further stated it was based on the 8,810 dwelling unit count as of August, 1972. The study assumed that traffic would increase by 45 percent when Rossmoor completed construction of the remaining 4,190 housing units.

In addition, residents said that pedestrians would be forced to walk in the driveway because some areas lacked sidewalks.

Private Road Access To CH-4 Mulled

By the end of February, 1973, The Leisure World News reported that GRF was negotiating with Contempo Homes owners for a long-term lease for the use of their private roadway for access to Clubhouse 4. GRF was also trying to get special permission from the Orange County Board of Supervisors to cross a small section of Ridge Route Road to get to Clubhouse 4 from the private road.

CH-4 (from Page 3)

At that time, the County's road department had indicated that it had no plans for any improvement of Ridge Route. A county spokesman also indicated that the construction of a new freeway interchange at Laguna Canyon Road and Moulton Parkway could cause the County to eliminate Ridge Route.

As shown in the map on page 5, the private road which Contempo used was entered from Moulton Parkway. The two-lane private road was winding and traversed eastward about one-half mile until it reached Contempo Homes, where the private road then merged with Ridge Route which dead-ended just east of Contempo Homes.

While it was not specifically stated, the articles in the News-Post indicated that the Contempo Road was used for a short time, together with a temporary gate, to access the Clubhouse.

In March 1973, Clubhouse 4 was ready to open using the Cul-de-Sac 221. It also became obvious that Rossmoor Corp. did not want to construct the roadway proposed by Mutual 35 because Rossmoor eventually wanted to use its warehouse property for other commercial purposes.

At the same time, Rossmoor confirmed that a community shopping center was to be constructed on Moulton Parkway at Santa Maria Ave. and continuing northward to a point across Moulton Parkway from the Rossmoor warehouse.

Judge Permits Suit To Go to Trial

On April 23, 1973, Judge Robert P. Kneeland overruled two demurrers interposed by Oaklawn Homes, Inc. and Rossmoor Corp. The demurrers by the defendants, in effect, were motions to have the case thrown out of court for lack of essential legal requirements to sustain a lawsuit. The trial date was set for August, 1973.

Garages Not For Access

By July, 1973 signs were placed at the entrances to the garages at buildings 2403 and 2404 that read, "No Thoroughfare to Clubhouse." Residents were urged to use the pedestrian walkways.

Easement for Access Road Denied

In October, 1973 Contempo notified GRF that GRF's request for an easement that would have allowed access to Clubhouse 4 from the private road servicing the Contempo Mobile Home park was denied. At the



Since July 1973 residents using Clubhouse 4 have been asked to use the pedestrian walkways rather than the buildings and garages.

same time Orange County Supervisor Ronald Caspers reconfirmed that the paving of Ridge Route was still some time in the future.

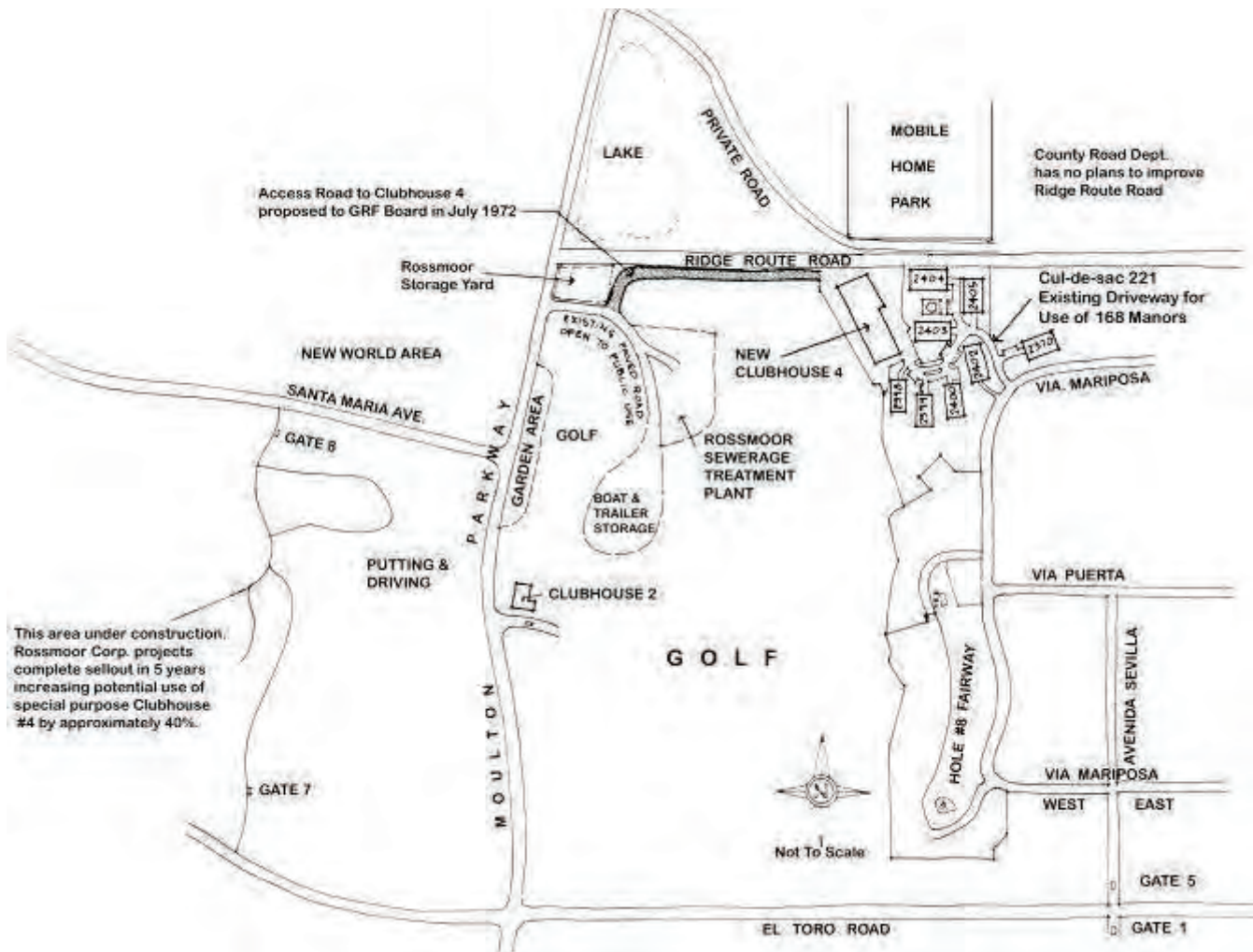
On April 10, 1974 The News-Post reported that Mutual 35's suit would go to trial on August 20, 1973. That is the last report that appears in the Historical Society's Archives. However, we have confirmed that the case was dismissed.

Publisher's Comments:

The result of this controversy is obvious. In hindsight the Mutual's proposal was as impractical as Rossmoor's design. A proper design would have eliminated one or two buildings. This was a luxury that Rossmoor could not afford.

It is interesting to note that during this period the Leisure World News was published by Rossmoor and its purpose was to promote this community. Therefore the issue regarding the entrance to Clubhouse 4 received almost no coverage. Conversely, this issue was always "front page news" because The News-Post used this controversy to sell newspapers. Like this article, in this community controversy goes on and on.

This article illustrates the importance of preserving history as it occurs. The absence of some critical information related to this controversy caused us to speculate on what might have occurred.



This map was drawn exclusively for The News-Post in February 1973. It shows the access road proposed by Mutual 35 (hatched lines), the private road that accessed Contemporary Homes Mobile Home Park and Cul-de-Sac 221 which continues to provide entry to Clubhouse 4.

Macon (from Page 1)

At Claremont, he worked extensively with Claremont's Historical Society on facility preservation and grants. The construction projects he managed included the restoration of a nationally registered historic theater. He also oversaw the operation of the Claremont's community centers and parks.

Chris has taught and coordinated a transitional education program for junior high school students. His volunteer experience includes serving on the strategic planning committee for an educational foundation's fund raising campaign.

Society's Partnerships

Society volunteers have enthusiastically welcomed Chris and have deluged him with suggestions for new projects. The projects include: updating and streamlining the Society's archives; a new Volunteer

Recognition Program; partnering with the Orange County Library on an Oral History Project; partnering with the Great Park Corporation on the Veterans' History Project; partnering with U.C.I. on another community survey; and

If you are interested in volunteering for any of these projects, please call Chris Macon at 206-0150.



Why should opera singers be good sailors?

They know how to handle high C's!

BITS AND PIECES OF LEISURE WORLD HISTORY

(Selected from the *Leisure World News*) **Mari Jan Vested**

40 Years Ago — July, 1967

“The Wonderful World of Rossmoor,” a half hour show, was featured in a color broadcast, featuring life in both Laguna Hills and Leisure World. It received many interested inquiries from viewers.

Numerous residents attended the Claremont Civic Symphony Sunlight Concert at CH-1.

Sixteen clubs and the Recreation Department combined forces to produce a Carnival Bill of Fare in the bandstand at CH-1.

August 1967

Ross Cortese’s new column, “It’s a Great World,” debuted in the August 3rd edition of the News.

An Arts and Crafts show attracted hundreds of original entries. Attendance was large.

Population of Leisure World continues to rise. Now, 9,385 people are living here.

Golf Club tee time has been changed to 7 a.m. to allow the maintenance staff an hour of day light time to maintain the course.

In fewer than three months, more than 500 gardening enthusiasts have transformed the barren acreage north of Clubhouse 2 into producing farmlands that would be the envy of an Iowa rancher. The Garden Center now boasts 245 plots.

Hawaiian music brought forth flowered headpieces and native music when the Keyboard Club held a concert at the CH-1 bandstand.

The Cornerstone Dedication of Temple Judea is set for Sunday, August 20th.

Corn-on-the-cob— 5¢ an ear and watermelon 3¢ a pound at Alpha Beta.

25 Years Ago — July 1982

Headline in Leisure World News reads “Cortese Offer Labeled a Bribe. Community Group attacks the Office Park Plan.” The Community Association was less than amenable to the latest effort of Cortese to develop the 170 acres under the flight pattern of the El Toro Marine Corps Air Station. Cortese sent out a postcard to residents asking for their support. Association spokesman, Hamilton Robinson, urged residents not to sign the card.

Cortese sues the United States Government alleging that restrictions put on property under the Marine flight pattern are illegal.

Leisure World Board of Directors and residents debate eliminating or modifying the \$2,000 Transfer Fee charged residents when they move from manor to manor.

August 1982

Opera 100 prepares for “Evening on the Terrace” at Clubhouse 5.

A feisty rooster, abandoned at the stables, is taken in as one of the family. A large increase in baby chicks results. Newborns are cared for by a black hen named “Mother’s Helper.”

Purchase of a man-lift for \$99,600 was approved by GRF for use in painting two and three story buildings. Because the man-lift eliminates the need for scaffolding, the payback is estimated to be 1.4 years.

Donated funds of \$3,350 were accepted by GRF to be used for a Sennheiser Sound System for Clubhouse 3.

Marines reject claim that jet fuel caused the 90 acre brush fire in nearby Aliso Viejo. The fire occurred in Woods Canyon, near Leisure World. The Orange County Fire Department said a Marine jet was responsible for the fire as a result of its external fuel tank inadvertently dropping off.

10 Years Ago — July 1997

GRF takes another step toward cityhood. At the GRF Board Meeting, directors unanimously voted to spend \$30,000 for a fiscal feasibility study that will be presented to the Local Agency Formation Commission.

El Toro airport opponents Monday suffered their second legal setback when a three-judge panel upheld 1994’s Measure A which designated that a civilian airport be built at El Toro Marine Corps Air Station when it closes in July 1999.

After months of speculation, it looks like the fate of the former Smith’s Food Market property (later named Town Centre) will be in the hands of a developer from Newport Beach.

Residents are asked to be cautious when entering the Leisure World Library during construction of the

Bits (from Page 6)

Historical Society addition. Concrete for the foundation have been poured. The Society has launched a program to raise \$250,000 to complete and furnish the building.

Small pets are big lures for coyote predators. Residents report coyotes are on the prowl.

Tickets go on sale for Aqua Follies of 1997.

Leisure World Security nabs three young men in baggy shorts walking near Gate 3. Men said they were visiting their grandmother.

El Toro Water District will move forward on the cityhood resolution, giving residents a chance to vote on becoming a city.

August 1997

Leisure World residents have done it!! They collected the minimum number of signatures required to apply to the Local Agency Formation Commission for consideration of its viability as a city. In less than the previous six week record for signature gathering, GRF reported that as of August 25 residents had turned in 3,897 signatures, more than 280 over the 3,612 required for filing. Residents will have 15 months to debate the pros and cons of cityhood.

Landscape Committees plan sustainable planting program.

The Orange County Bomb Squad responded to an early morning call when a resident found a paper bag filled with an unknown substance on the top of his morning paper. Headline in the Leisure World News read, "Bomb Squad Disarms Tomatoes." A friendly neighbor had left the bag, filled with produce from his garden.

**Memo from Robert L. Price,
Administrator—August 31, 1967**

"It was recently brought to my attention by several residents here at Leisure World that there seems to be a misconception concerning community property in the project. Community property being that which is owned not by any individual but by all members of the corporation, and therefore, shared equally by all.

To be specific, the sidewalks, breezeways and planting areas on the ground floor of the buildings are considered community property and all residents in a building, whether living on the ground or upper floor, have equal rights to the use of this property."

ARCHIVE CORNER Fran Lindberg

We all recognize the initials GRF which stands for "Golden Rain Foundation." Perhaps you wonder where the term "golden rain" originated. It can be credited to the poetic side of Ross Cortese.

Golden Rain tree is a fast-growing, deciduous tree reaching about 30 feet in height. At maturity, it has a rounded crown, with a spread equal to or greater than the height. Its leaves give it an overall lacy appearance. The leaves turn yellow before falling. The Golden Rain tree is perhaps most striking in the fall with its large clusters of bright yellow flowers that hang from the drooping branches appear to be to "golden rain." These are followed by 2 inch red-purple seed pods, which are equally dramatic!

Cortese first saw the Golden Rain tree in New Orleans. After he learned that these trees could thrive in California, he ordered 2,700 trees sent to a nursery in Chino where they were nurtured until they were ready to be planted in Seal Beach Leisure World. Thus, it became the symbol of the communities he was planning for seniors citizens.

The name GRF was given to the corporation at the center of government and management at Seal Beach and then carried over to Laguna Hills.

Today there are approximately 86 Golden Rain trees in the community. The oldest is at Carport 111 across from 117 Via Estrada. The tree pictured above is on the turf slope next to Building 201.



Historical Society
of Laguna Woods
P.O. Box 2220
Laguna Woods, CA 92654
949-206-0150

NON-PROFIT ORG.
U.S. POSTAGE
PAID
PERMIT No. 138
Lake Forest, CA

BOARD OF DIRECTORS
Historical Society of Laguna Woods

Bob Ring, President
Martin Hecht, V.P.
Mary Arine-Beer, V.P.
Linda Wilson, Secretary
Mark Schneider, Treasurer
Fran Lindberg, Archivist
Trish Cassidy
John Fuller
Ira Joss
Leslie Keane
Charles Little
Libby Marks
Ruth May
Robert Miller
Elaine Morgado
Evelyn Shopp

Bob Ring, Publisher
Evelyn Shopp, Editor

INSIDE THIS ISSUE:

Clubhouse 4	1
Welcome Chris Macon	1
From the President	2
A Trip to the Past	2
In Memoriam	6
Bits & Pieces	7
Archive Corner	7

The Historian appears on the City's website:
<http://www.lagunawoodscity.org/>