

COMPASS

NEWSLETTER

Summer 2016

Security Patrol

Back on the job after hundreds of incidence reports last summer

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Welcome

Bill Mathies joins the CFBPP Board of Directors

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Foundation Finances

A detailed explanation of the use of funds donated to CFBPP

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Donors

The Community Foundation of Balboa Peninsula Point thanks its generous donors.

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UTILITY BOX ART

Many communities have initiated programs to enhance their thoroughfares by placing appropriate artwork on utility boxes along the parkways adjacent to the streets. As the Peninsula Point is fully undergrounded, we have many such boxes, and the Foundation is exploring doing similar projects

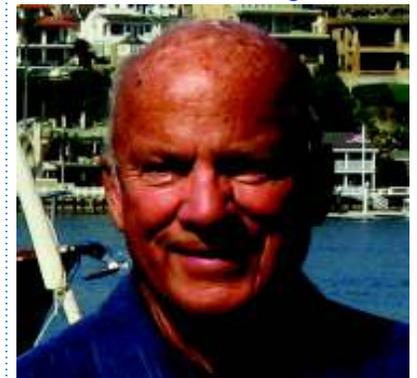


in our neighborhood. These boxes are owned and controlled by various entities (AT&T, City of Newport Beach, Verizon, etc.) and nothing can be done without their approval and support. However, we have initiated discussions, and feel that we have a reasonable chance of coming to some agreements in the near future.

One example (not approved) is the large electrical box near the Wedge at West Jetty View Park. These two photos show what might be accomplished. We are continuing with our discussions with City of Newport Beach and other agencies.

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One of Our Neighbors



Bob Voit

Bob Voit is the Founder of Voit Real Estate Services, a multi-billion dollar commercial real estate enterprise with 45 years of emphasis on Southern California markets and a global reach. His early success in development of Warner Center in Woodland Hills led to operations from five regional offices from Los Angeles to San Diego.

Were you a business major as an undergraduate at UC Berkeley or when you received your master's degree at UCLA?

No. I started as an English major and found it was more difficult

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Utility Box Art continued from Page 1

Our plan is to cover a few of these boxes with artwork appropriate for our community. Sunsets, beach scenes, ocean waves, bay vistas and such are contemplated. The process involves transferring photographs of local scenes to heavy duty, weather-resistant tape. Under supervision of the utility box owner, the tape is applied to the box so as to allow access to handles, vents, key slots and necessary labels.

In addition to the Wedge box, our likely near term targets are the large AT&T underground cable boxes, and we are in communication with AT&T about them. If we are successful, we could have a few of these done by year-end. We solicit your feedback regarding pursuit of other box owners about future projects.

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and took more reading than I wanted to do so I switched to Political Science, which everyone said was much easier. I thought that was a better way to go. I stumbled in my freshman year badly and I was booted out. I ended up going to Pasadena City College. Before I left UC Berkeley, I asked the Dean what I needed to do to get back into Berkeley. He said you have to get all A's at Pasadena City College and you have to get all A's at UC Berkeley. That was probably the biggest incentive of my life. The failure really motivated me. I got all A's at Pasadena city College and all A's at Berkeley. I graduated in 3 1/2 years time.

I was so fortunate to have great parents that allowed me to go traveling. After I graduated college I traveled around the world for 11 months. This is a remarkable experience for a 21 year old to travel on his own. I fell in love with Africa and spent six months there.

When I returned my dad told me it was

time to get a job. We were living in Arcadia and my parents had a beach house on the Balboa Peninsula at K Street. At that time everyone came down from the San Gabriel Valley.

After interviewing at several places that didn't really suit me, I began to get really discouraged. A friend of mine said that I should go interview at Coldwell Banker. I didn't know about Coldwell Banker. My friend said that it was commercial real estate company. Even though they were a small company at the time, it was an elaborate interview process. I had 13 interviews before I was hired. It was an immediate connection for me, something that has been life long.

You are often called a visionary in your business dealings. How did you become a visionary?

I think what they were talking about is our largest project, the Warner Center in San Fernando Valley. Harry Warner had an Arabian horse ranch at the west end of the valley. Some of us thought that would be the downtown for San Fernando Valley. Other people developed the housing and the shopping. I built the office buildings. We started with two story buildings then six story buildings then 12 story buildings and eventually a 26 story building. It was a way to take a sprawling, non-descript area of one and a half million people and give it a fresh start and a focal point. There were many others involved.

This urban center concept was happening all over the country in the 70s and 80s. It was an answer to urban sprawl, lack of identity and ugliness. It's a similar concept to Fashion Island. Smaller places did it by revitalizing their downtown areas. Los Angeles decided they were going to have several of these urban centers

including one in the San Fernando Valley.

You've developed several projects that were so difficult that other developers would have walked away. What motivated you to do what others walked away from?

I like a challenge. I get bored very easily. We bought the General Motors facility in Van Nuys. It was 100 acres. We partnered up with Tom Selleck's brother Dan. Dan was a retail area developer. He built 30 acres of retail space for companies like Toys R Us. It was a lower income area. It was a crime-ridden area. We built 1.5 million square feet of industrial buildings. It was state-of-the-art, really fine. Landscaped. There wasn't anything like it. People told us you can't do that, it will be burglarized and there will be graffiti. We said "We don't think so". Just because the people living in the area are poor and don't speak English doesn't mean they won't appreciate an improvement in their area. We didn't have any vandalism. We didn't have any crime. We didn't have any problems whatsoever. I was so thrilled.

We lived out there for 25 years. We talked to a lot of homeowner groups and explained to them what we had in mind for their area. We ask them what they wanted. What kind of shopping? What kind of businesses?

Part of this led to an aspect that was really quite fun. The city of Los Angeles was considering breaking up. There is so much sprall in Los Angeles. City Hall is so far away from the San Fernando Valley. If you want to get a marriage license and you live in the San Fernando Valley you had to drive all the way in to downtown Los Angeles. Building inspectors had to go

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NORDIC BACK ON SUMMER PATROL

Welcome to Officer Erik Ball, our Nordic Security Services summer patrol officer this year. In a short time officer Ball has come to know our community well and has already been active in interacting with residents and visitors while on foot and motor patrol. We sincerely appreciate his genuine interest in the security and safety of our Peninsula Point community.

This is the ninth consecutive year that CFBPP (the Foundation) has provided funding for this program managed by BPPA for the benefit of the whole community. Donor feedback to CFBPP on this summer patrol program has been uniformly positive, and we plan to continue to fund it with your generous support.

You will find Officer Ball on motor and foot patrols from 7pm to 3am. He is diligent in helping to clear all of the public beaches and docks after 10 PM and can be seen checking open garage doors, clearing loitering and noisy activities on the streets, identifying littering and monitoring vagrant activity. He has direct contact with NBPd, if needed, but is very effective at handling routine issues aimed at keeping our neighborhood safe and quiet in the late evening and early morning hours. He submits nightly contact reports that

help us to identify issues that might need special attention. These can be found on the Foundation web site (www.cfbpp.org).

Feel free to stop Officer Ball to say Hello and offer any suggestions that you might have.

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all the way to downtown Los Angeles. That seemed kind of crazy. This city of Los Angeles decided that will be 13 City halls around the Los Angeles area. The last one would be in the San Fernando Valley. There was a nationwide contest to choose the developer. We were chosen. I was thrilled. So we really got involved with the needs of the city. We got involved in every department. Then we sought out the needs, desires and dreams of the community. With all of that input and an eye on budget and time we built the thing. Our advice to the city was you need to build it bigger but they didn't have the budget. So they came in later and said we want bigger but it was a little bit late so we did underground parking. It was

fun.

Then we were going to program it for them. This city people realize that they did not know how to operate the building. They did not know how to activate the building. There might be concerts there. There might be political speeches there. There might be Community groups that meet there. This could be a lively center for their community. Sort of their home. Bring the thing together and make it a lively part of community. So we were negotiating a contract to do that for them. I was thrilled. We had it all figured out, Sunday concerts etc.. Then the city decided they didn't have enough money. We were on time and on budget. The city has never ever built something that was on time and on budget.

Do you use a team of economists for your forecasts and future strategy?

No. I think I've been at the right place at the right time. I knew what failure was like and I didn't want that. Failure is fabulous, particularly if it is early in life and you do not have too much of it. I see some of these young people now and they get out of school and if they don't hit it in the first few years I start to worry that they get a defeatist, I-am-not-worthy attitude.

What do you see coming for the real estate market and U.S. economy?

I think an awful lot of us think that a recession in the next two years is likely. It seems that the things that we have done to pull us out of the recession of '08 and '09 have not been terribly

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successful at creating the right kinds of jobs. We're not creating the right kinds of educational opportunities. My view is that the money that was used to forestall a depression went to the asset holders to increase the value of our homes, to increase the value of Don Bren's real estate and my real estate. Now we have this class of people who "have", some of it well-deserved because of their efforts and sacrifices and some of them because interest rates went down the values went up and now they're very rich. Other people who weren't on that train aren't. That's not real healthy. There's so much downward pressure. I don't know if the government can keep propping it up. It's going on all over the world.

Do you have any distant relative connection to Voit sporting goods?

That was my dad's company. My grandfather started it. I got a lot of drive from my father. He was a very hard worker. My grandfather was the inventor and started the company in the 1920s in Los Angeles. He was not much of a businessman. My dad was a businessman. He was a USC graduate in business. My grandfather died when my dad was only 35 so my dad had to take over the business. It was way beyond his experience so we had to grow up pretty fast. He did great job.

After several decades of real estate projects in the San Fernando Valley and in Los Angeles, you relocated your our office to Newport Beach. Why did you choose Newport Beach? What attracted you to choose to buy a home on the Balboa Peninsula?

My parents were here in 1957. Every vacation I would come down from Berkeley and be at the beach. It's pretty hard not to catch the picture that this is pretty cool. I told myself that I will live and I will work here. So of course my first job was in Los Angeles and I lived out there for 25 years. But it's always been that someday I'll go home. It's the historical connection. I love sailing. I love swimming. I love the water. I love the beach. I obviously love the sun too much. This was where I was going to

end up. My brother and sister-in-law live here. My grandmother lived right across the street. We have an airport is pretty close. We have good restaurants. We have the best weather on the planet.

Do you expect continued intensity of development on the Peninsula?

I'm noticing quite a bit of it. Conrad Development did a magnificent job on the five story old Savings and Loan building on the corner of Via Lido and Via Oporto. If you remember the building was quite ugly. It was built in the 50s or 60s. I kept thinking that someone should blow it up and start from scratch. I didn't have the picture that Conrad did to keep the bones to alter it in a magnificent way to make it relevant to today. Redevelopment is what he did. I've done a lot of redevelopment. It is different than development from the ground up. It takes more skills to do redevelopment.

Go take a look. It's not a new building. It's been there 50 years. But it looks brand-new.

He is also doing the condos near the Crab Cooker. I'm not sure I have the same enthusiasm for condos. In the future I think we're going to see more condos and fewer single family homes. It is starting to happen here. It is starting to come this way. I cannot imagine anything like that happening on the Peninsula Point but who knows what it will be like in 50 years. It seems that condo development's time is here now. The same with rental property.

Does the city grow or does it not grow? Do you offer more housing for the people that want to live here or not? If you don't, the pricing goes up. Pretty soon the prices are very high and you are exclusionary. That has a lot of social consequences that society has to come to terms with. It might be fine for older people who just want to ride it out but I'm not sure it refreshes this scene. You can't have the prices rising above everyone's ability to afford. And it's happening. We're watching it. Home ownership is going down.

The situation in Balboa Village is very sad. The way that the City and the community has handled the degradation of that spot is appalling. Some of us have tried to do something about it. It needs a major

rethink. It is difficult. There are a lot of obstacles. There are many small businesses whose owners live out-of-town. Very high rents. I realize there are differences of opinion.

We hired the Urban Land Institute to do a study for the revitalization of Balboa Village. They are worldwide land-use experts. They have city officials, planning officials, developers, architects, real estate brokers and mortgage bankers. It is a worldwide premier organization out of Washington DC. We had a panel come out, study our situation and make recommendations. The recommendations included a complete rethinking of the village. I don't know what shelf that study is on. There have been a lot of studies.

I also suggested that there could be some cleanup work done on the facades of some of the buildings in the village. I offered to pay for that myself. That died as well.

I'm upset about the situation. I don't like to see it like that. I'm ashamed of it.

Tell us about your involvement with the Boys Club of America organization. How did you become involved with them?

It started with all the buildings we were building in the San Fernando Valley. There was no sense of community. There was nothing to tie it all altogether. There were major employers. We had Prudential, Blue Cross, HealthNet, Rocketdyne. We had 50,000 employees within a short walking distance. It was quite an urban center. I said that we had to make it into a community. We had pull it together. That is kind of a theme in all of my work. We got a group of all of the head of these companies. Not the PR people. We sat around a conference table on and off for a year or so. We opened a daycare facility for all of our employees. We developed an emergency preparedness program.

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BILL MATHIES JOINS CFBPP BOARD OF DIRECTORS

We are happy to introduce our neighbor, Bill Mathies, as the newest member of the CFBPP Board of Directors. Bill joins after the resignation of our co-founder, Richard H. Barker, who has re-located out of this area.

Bill was raised in the Pasadena area as the son of a prominent physician. Bill earned a degree in Psychology from USC. His familiarity with the healthcare community obviously had an impact on future professional life.

He is a seasoned executive with over 30 years of experience in the health care industry and brings a wealth of management expertise and visionary thinking to the CFBPP Board. We are honored to have him join us in our efforts to continue to provide enhanced quality-of-life programs for our neighbors on Balboa Peninsula Point.

Bill and his wife Lisa live on E. Ocean Boulevard and are parents of two adult daughters, Amanda and Riley. Bill and Lisa are both tennis players who can often be seen perfecting their games at PPRC. You might also recognize Bill as the leader of a group of 20 volunteer intersection monitors who keep us safe during the annual July 4 festivities around L Street park.

PRESIDENT'S MESSAGE

As we enter our 10th year of service to all of the residents of Balboa Peninsula Point, we thank the generous donors who have supported our efforts to enhance quality-of-life in our neighborhood. We have built a Tot Lot, landscaped Main Street and I Street island, commissioned two historic public murals, funded our summer security patrol program, and we have other projects in the works.

While carefully shepherding your donations, this has all been accomplished through hundreds of hours of dedicated service by our volunteer Board of Directors. I sincerely thank them for the time, effort and expertise that they have brought to this Foundation.

We are continually presented with challenging and exciting new opportunities that we have to prioritize based on available funds. **Our loyal donors represent less than 15% of over 800 addresses between Balboa Village and the Wedge**, and we have been able to do a lot with that support. Think of how much more we could do with more support from the 85% who also enjoy the results that we have attained.

We are always most appreciative of your constructive criticism and project ideas whether or not you are a donor, but **please keep the CFBPP in mind for your future charitable giving**. We are your neighbors working for you.

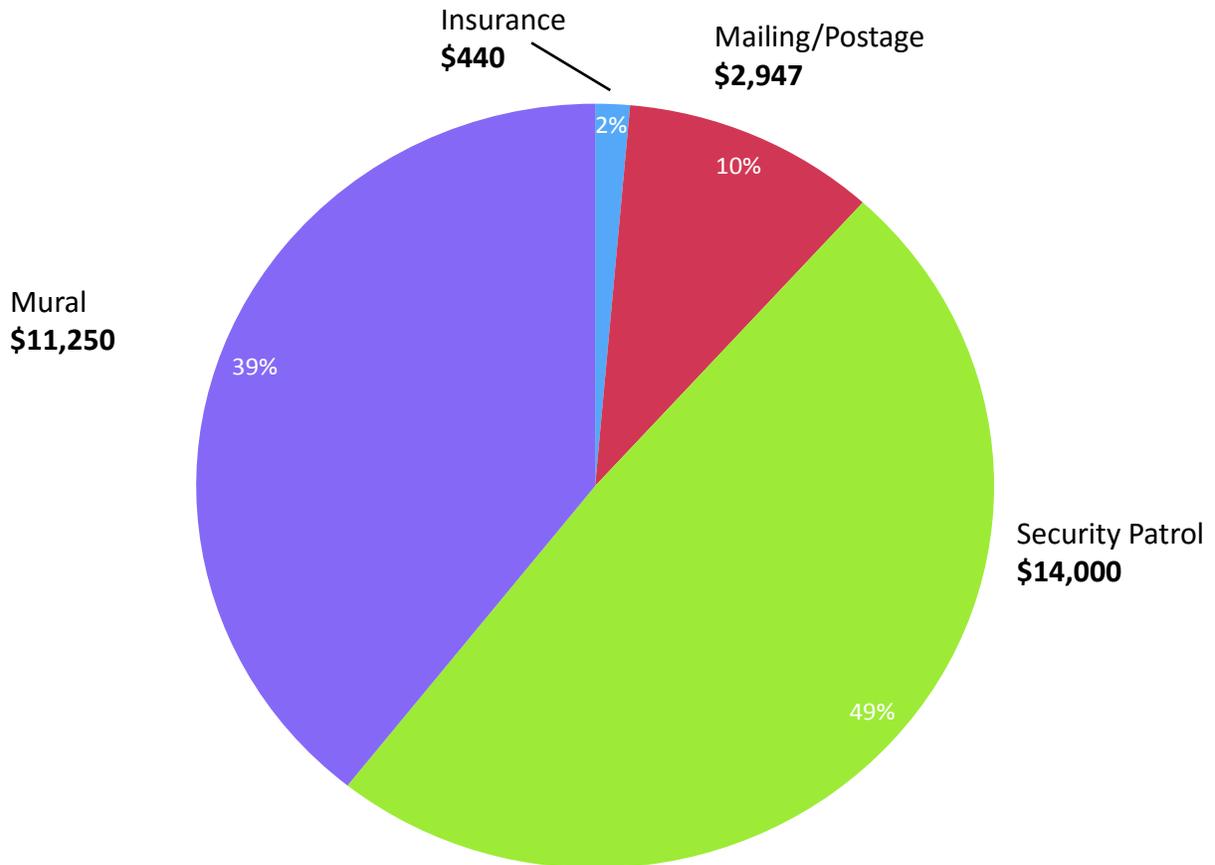
Ken Drellishak
President, CFBPP

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Then we said crime and kids are a big deal. What can we do? We came to a consensus that a Boy and Girls Club would be the most effective thing we could do about kid issues in our community. There was only one Boys Club for 1.5 million people. We started a Boys Club there 44 years ago. I was so thrilled. It is thriving and serving thousands of kids. It is growing. I am still involved.

More recently I've been involved with a mission in the Congo that is very thrilling. When I've traveled there I really feel a connection to the people and the land. The people who run this church and school are really magnificent. They have a leadership program which takes people of any age and teaches them to rely upon themselves. The leadership program teaches them to do things for their community and themselves. Don't be on the dole. Don't be a leech. Be more proactive. There are some stunning results. It's called Africa New Day. There are some people who live on the Peninsula who have become involved. I have an event at the house here every year and we have some of the leaders from the program come here. I'm trying to help them with strategic management and developing the board of directors. The leadership program now has some 3,000 graduates who are out in the villages helping others.

Community Foundation of Balboa Peninsula Point
USE OF FUNDS
 January-December 2015
\$28,637



BOARD OF DIRECTORS

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STAY TUNED FOR FUTURE PROJECTS

CFBPP continues to evaluate future projects in the following general areas:

- Neighborhood security
- Boulevard beautification
- Traffic control
- Public art
- Community outreach

COMPASS

IN APPRECIATION

The response to the CFBPP continues to be very positive. The following donors have contributed to improve the lives of people on the Balboa Peninsula Point. Donations listed are from August 2013 to May 20, 2014.

\$1,000 and above

Ken Drellishak
Andrew and Jane Evans
Ann Kenowsky/Bob Yant
Bill and Lisa Mathies
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\$600 and above

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Leta Warmington
Ellen and Greg Woolfson

\$50.00 and above

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COMPASS

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Fred and Denise Macias

Lila Nelson

Anna Pistole

Patrick and Marjorie Powers

Anita Salcito

Roberta Schmidt

Marilyn Thompson

June and Doug Wood

Greg and Ellen Woolfson

Janna and Lynn Wright

\$25.00 and above

Bill and Josephine Collins

Kathleen and Michael Gallant

Jeannette Thomas

The Community Foundation of Balboa Peninsula Point serves as a catalyst and resource for philanthropy and seeks to improve the lives of people in the greater Balboa Peninsula Point area, now and for future generations.

Contribute to CFBPP

- Make cash donations
- Donate stocks and bonds to CFBPP
- Consider CFBPP in estate planning
- Donate real estate including rental

