

Palo Del Amo Woods NEWSLETTER

WINTER 2026 ISSUE

A Major Problem: The Changing Role of the HOA

By Jerrie Shepherd — President



Dear Residents,
This newsletter was originally prepared to announce the 2026 Palo Del Amo Woods (PDAW) Homeowners Association (HOA) election and introduce the candidates. However, the election has been postponed.

Unfortunately, we were unable to secure volunteers for the nomination committee or residents willing to run for board positions. As a result, the current board members' terms will need to be temporarily extended. This lack of participation has been occurring for several years and can no longer be ignored. Change is necessary—and we need your ideas and involvement to make it happen. After all, this is your *home*.

Think about it—once you enter our community, whether from Vermont Avenue, Normandie Avenue, or Palo Del Amo Woods, *you are home*.

Is the HOA Still Necessary?

I never imagined I would need to ask whether our voluntary HOA is necessary. Since 1965—for more than 60 years—PDAW residents formed and maintained an HOA that:

- Protected the neighborhood from outside businesses that could negatively impact property values
- Helped install traffic signals after tragic accidents to improve community safety

- Established standards to keep homes attractive and well maintained
- Fostered a safe and unified neighborhood

In part due to these efforts, home values increased from approximately \$26,000 to well over \$1 million on average. Would the next 60 years bring the same success without an HOA facilitating any growth, oversight, and maintenance?

The Current Outlook Is Bleak

We have 874 homes in our community, yet fewer than 230 households are currently active, dues-paying members. That's right—only about 25 percent of our neighborhood is participating.

I would truly like to understand why. If you are not currently a member, please share your reasons with us. *Your feedback matters.*

Cont'd. on page 2

Social Media Update

by Leo Jireh Abelita — 2nd Vice President



The Palo Del Amo Woods HOA is pleased to provide you with important updates regarding our community communication channels and upcoming administrative matters. Our goal is to strengthen connectivity and ensure every resident remains informed, engaged, and empowered.

Cont'd. on page 3

A Major Problem: The Changing Role of the HOA, Cont'd.

Why the HOA Matters Now More Than Ever

We are facing significant challenges:

- **Oil well sites are now dry**, making the land on those lots available for development for the first time since the PDAW community was established in 1965.
- **Senate Bill 9 (passed in 2022)** allows additional housing units to be built on single-family lots (increasing density and traffic, and resulting in other undesired consequences).
- A contractor has purchased several properties and has engaged in questionable building activities, attempting to add rental units in our neighborhood. *The PDAW HOA is actively working with the LA County Planning Department and elected officials to address these concerns. Development has been temporarily postponed due to these efforts.*



- Oil property lots are not being maintained—weeds and overgrowth are spreading.
- On Vermont Avenue (south of 245th Street), a company has purchased the former landscaping and nursery property and plans to convert it into a major multi-purpose commercial facility.
- An additional traffic signal has been proposed between 245th Street and Lomita Avenue—which would make three signals in that area.
- The neighboring mobile home community may be undertaking various development activities. *The PDAW HOA is working with the mobile home community to stay abreast of these developments.*

Graffiti removal and exterior maintenance remain ongoing concerns. In the past, several residents quietly donated their own funds and labor to paint over graffiti, and preferred to remain unrecognized for their efforts. *The PDAW HOA now covers the cost of paint and supplies for increasingly frequent graffiti removal*, yet we want to sincerely thank those residents for their initiative, dedication, and hands-on efforts. But imagine how (or if) the above concerns would be addressed if the PDAW HOA were not here to monitor, respond, and advocate. *What would our neighborhood look like?*

We Really Need You

Communities without active HOAs struggle alone. It is much easier and more effective to address problems as a united group. We need both your participation and your membership support.

By working together, we can restore strong involvement and protect the future of Palo Del Amo Woods. **Thank you** for caring about our community and helping to keep Palo Del Amo Woods one of the best locations in the South Bay to live.

Sincerely,

Jerrie Shepherd, Your PDAW HOA President

Fourth-Quarter 2025 PDAW Treasury Update

Checking Account	Sep	Oct	Nov	Dec	YTD/2025	YTD/2025	YTD/2025	Year/ 2024	Allocation
Beginning Balance	\$18,869.77	\$17,806.35	\$16,720.19	\$16,342.60					
INCOME									
					Entries Aug to Dec	Manual Entry Total from Jan to Jul	Entries Total Jan to Dec		
Memberships			\$1,440.00	\$1,445.00	\$3,055.00	\$9,250.00	\$12,305.00	\$19,096.00	
PayHOA.com	\$85.00		\$85.00	\$246.53	\$501.53	\$3,142.27	\$3,643.80	\$0.00	
Directory Ads					\$0.00	\$779.00	\$779.00	\$0.00	
Newsletter Ads					\$0.00	\$145.00	\$145.00	\$0.00	
Sold Picnic Meals					\$0.00	\$0.00	\$0.00	\$0.00	
Dues Returned					\$0.00	\$0.00	\$0.00	\$0.00	
Picnic/Block Party/Vendors/ Tee-Shirts					\$0.00	\$0.00	\$0.00	\$325.23	
Wall Donations					\$0.00	\$0.00	\$0.00	\$0.00	
Godaddy Checkcard					\$0.00	\$13.79	\$13.79	\$0.00	
CERT Donations/Sell of Equipment, Etc.					\$0.00	\$252.00	\$252.00	\$0.00	
Unidentified/Unreceipted Deposits					\$0.00	\$0.00	\$0.00	\$0.00	
Miscellaneous		\$353.00			\$353.00	\$292.00	\$645.00	\$715.70	
Bank Adjustments					\$0.00	\$0.00	\$0.00	\$0.00	
Total Income	\$85.00	\$353.00	\$1,526.00	\$1,691.53	\$3,909.53	\$13,874.06	\$17,783.59	\$20,136.93	
EXPENSES									
Perimeter Wall /Gardner /Beautification	\$ 300.00	\$300.00		\$600.00	\$1,500.00	\$2,400.00	\$3,900.00	\$3,300.00	\$4,900.00
Bereavement/Welcoming					\$0.00	\$0.00	\$0.00	\$366.47	\$1,000.00
Newsletter/Po Box/ USPS					\$210.00	\$172.57	\$382.57	\$5,223.51	\$2,000.00
Public Storage	\$198.00	\$209.00	\$209.00	\$209.00	\$1,023.00	\$1,414.00	\$2,437.00	\$2,032.00	\$1,562.00
Bank Fees					\$0.00	\$0.00	\$0.00	\$0.00	\$104.43
Office Supplies		\$102.48			\$102.48	\$0.00	\$102.48	\$0.00	\$403.00
Signs					\$0.00	\$927.68	\$927.68	\$197.10	\$0.00
Microsoft Office					\$0.00	\$27.96	\$27.96	\$0.00	\$0.00
AT&T/Mailchimp/Zoom/Google/Godaddy	\$103.02	\$48.52	\$103.37	\$48.52	\$360.03	\$755.30	\$1,115.33	\$2,485.90	\$1,345.26
Google Suite (New)	\$8.40	\$8.40	\$8.40	\$8.40	\$33.60	\$0.00	\$33.60	\$0.00	\$0.00
PayHOA.com	\$199.00	\$199.00	\$199.00	\$199.00	\$995.00	\$1,232.85	\$2,227.85	\$0.00	\$0.00
Election Committee					\$0.00	\$17.44	\$17.44	\$219.00	\$832.29
Christmas Events/Programs					\$0.00	\$0.00	\$0.00	\$272.49	\$1,009.84
Picnic/Block Party/60th Anniversary					\$0.00	\$115.25	\$115.25	\$5,938.23	\$8,649.32
Car Show					\$0.00	\$0.00	\$0.00	\$740.14	\$0.00
Gen Mtg/Blk Cptns					\$0.00	\$363.58	\$363.58	\$488.48	\$2,000.00
Annual Financial Audit					\$0.00	\$0.00	\$0.00	\$111.45	\$0.00
Miscellaneous-Paint/Consutation Fees	\$330.00	\$571.76		\$190.61	\$1,092.37	\$400.00	\$1,492.37	\$1,196.32	\$1,000.00
Website					\$0.00	\$0.00	\$0.00	\$0.00	\$500.00
Directory					\$0.00	\$2,427.92	\$2,427.92	\$208.05	\$0.00
Camera					\$0.00	\$0.00	\$0.00	\$164.24	\$0.00
Community/60th Anniversary			\$1,382.82		\$1,382.82	\$0.00	\$1,382.82	\$0.00	\$0.00
CERT					\$0.00	\$0.00	\$0.00	\$0.00	\$800.00
Total Expenses	\$1,138.42	\$1,439.16	\$1,902.59	\$1,255.53	\$6,699.30	\$10,254.55	\$16,953.85	\$22,943.38	\$26,106.14
Ending Book Balance	\$17,806.35	\$16,720.19	\$16,342.60	\$16,778.60					
Ending Bank Balance	\$17,806.35	\$16,720.19	\$16,342.60	\$16,778.60					

Social Media, Cont'd.

To foster a more vibrant and interactive community, we invite all homeowners to connect with us through our official platforms:



Join us on Instagram. Follow our official page [@palodelamowoodsho](#) for visual updates, community highlights, and engaging content showcasing life within PDAW.



Check out our private Facebook group. Join our exclusive residents-only [Facebook group](#) at Palo Del Amo Woods Homeowners Association to interact directly with neighbors and HOA board members. This platform allows you to participate in discussions, share ideas, and receive timely announcements.

These channels provide real-time updates, event notifications, and a collaborative space to strengthen the sense of community we all value.

2026 Membership Fee Reminder

Now that 2026 is well underway, we kindly remind homeowners of the importance of timely membership fee payment. Keep in mind, your annual dues directly support: *Cont'd. on page 4*

Social Media, Cont'd. from Page 3

- Maintenance and beautification efforts
- Advocacy and monitoring of surrounding developments
- Community improvement initiatives
- Administrative and communication services
- Ongoing protection of neighborhood standards

Your participation ensures that PDAW remains a well-resourced, well-maintained, and highly desirable community.

Visit Our Official Website

Please check out our website, pdaw.org for detailed information regarding:

- Community guidelines
- Upcoming events
- Financial transparency
- Board updates
- Payment options for 2026 membership fees

This site serves as your central hub for official documents, updates, and important resources. We sincerely appreciate your continued support, involvement, and commitment to keeping Palo Del Amo Woods an exceptional place to call home.

Take action now to ensure your property is up to the standard that's widespread in Palo Del Amo Woods. Not only will you be doing your part in keeping our property values high and our community beautiful and safe, you'll also be adhering to government standards.



Welcome to Our New Faces in the Community!



Palo Del Amo Woods is pleased to announce our newest residents in the community. We invite you to stop and say hello, wave, and otherwise welcome these new neighbors:

Wendy Vu
949 Fernrest Drive

Renaldi Beno and Laibahas Novilia
1118 Fernrest Drive

Lawrence Atanario and Donna Penalba
1217 Woodbury Drive

Alejandro Esquivias
24220 Spicewood Lane

Neighbors We've Lost: In Memoriam

Our sincere thoughts and prayers go out to our neighbors who have recently lost a family member. We offer our condolences to the families of:

Mr. Maurice Lacky

Father of Alva and Maurice
Formerly of 1217 Oakhorne Drive
Passed: 11/10/25

Mrs. Vivian Warren

Mother of Kathy and Pam
Formerly of 908 Stonebryn Drive
Passed: 11/15/25

Ms. Carolyn Kenimer

Daughter of Michael and Joy Short
23902 Fernmead Lane
Passed: 11/29/25

Mrs. Novella Bland Terrell

Wife of Shawn Terrell
Formerly of 24007 Sandhurst Lane
Passed: 11/30/25

Mr. Peter Hoffman

23903 Fernlake Drive
Passed: 12/9/25

Ms. Lillian Cobb

23909 Fernlake Drive
Passed: 12/18/25

Mrs. Ethel Jean Davis

1115 Ashpark Lane
Mother of James (Lydia)
Passed: 12/18/25

Mr. Jose Robledo

Husband of Tanya
Formerly of 23812 Livewood Lane
Passed: 12/19/25

Mrs. Clemerstine Jones

Wife of Pastor Jewell Jones
23903 Fernmead Lane
Passed: 1/3/26

Beware Sleight-of-Hand Jewelry Scam Targeting the Elderly

The PDAW HOA is issuing a warning about jewelry thieves targeting elderly people in the PDAW neighborhood. They're accused of ripping off one of our senior residents on Oakhorne Drive.

According to the LAPD, the suspects described as a man and woman, middle aged, approach their victims and start a seemingly friendly conversation. Then, while their target is distracted, they use quick sleight-of-hand to slip off the victim's jewelry.

The thieves target the elderly during the day. According to police, the suspects will spot a target who's wearing jewelry and immediately approach them. They will ask for directions and engage them in friendly conversation.

While talking to the victim, they use a scarf, wrap it around the arm and quickly remove the victim's jewelry. The suspects then speed away in their vehicle.

We are asking residents to have a conversation with their elderly family and friends about this scheme and remind everyone to:

- Pay attention to your surroundings.
- Look out for individuals or vehicles that may be following you.
- Avoid engaging with strangers who approach you, whether in a vehicle or on foot.
- If you engage strangers in friendly conversations, keep your distance.
- Call the police right away if you are a victim of this crime.



Update on Nonconforming Vehicles Ordinance

By Vande Garner — Past President/Beautification Coordinator



The PDAW HOA would like to provide our residents with the following update regarding the proposed LA County ordinance addressing nonconforming vehicles (defined as vehicles, trailers, RVs, vehicles towing boats, food trucks, or any other vehicle that measures more than **8 feet in width; 7 ½ feet in height, or 20 feet in length**. The vehicle does not have to meet all three measurements to be considered nonconforming; if the vehicle meets *any one* of the above measurements, it is considered a nonconforming vehicle):

Legislative Timeline

- **First reading by the LA County Supervisor:** February 24, 2026
- **30-day waiting period:** Occurs after the first reading
- **Second reading:** To follow after the initial waiting period
- **Additional 30-day waiting period:** Occurs after the second reading
- **Projected effective date:** April or May 2026

Where the Ordinance Will Apply

- Enforcement will apply to **all county streets**
- Applies within our community and surrounding areas
- Approximately **30 additional unincorporated communities** will be added to the ordinance

Note: Signage will not be posted on every street; however, the ordinance will still apply throughout county-maintained streets.

Enforcement Details

- **Ticket for nonconforming vehicles:** \$63
- Number of citations required before towing—*to be determined*
- If a person is living in a nonconforming vehicle:
 - The vehicle **cannot be towed immediately**
 - The individual must first be offered housing services
 - Citations may still be issued

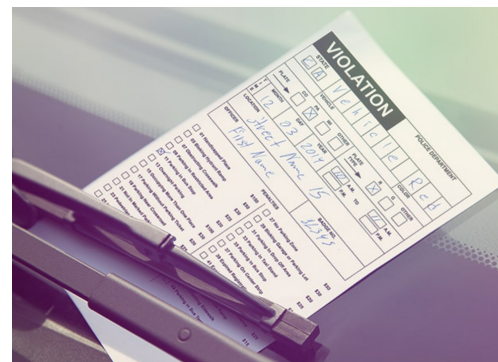
Permits

- **Free permits** available through the Sheriff's Department
- Maximum of **30 permits per year**
- Each permit is valid for up to **48 hours**

Food Trucks

- Food trucks are **exempt** from the ordinance
- However, they must comply with all applicable food truck regulations

We will continue to monitor developments and provide updates as additional details become available. Thank you for staying informed and engaged in matters affecting our community.



The Work You *Don't* See—and Why We Need You Now

By Vande Garner — Past President/Beautification *Coordinator*



I've had the honor of serving this community as president and now as your beautification coordinator. Over the years, I've walked our streets, looked behind our homes along the railroad tracks, and re-

sponded to calls most residents never hear about. And I've learned something important: the true work of keeping a community safe and beautiful often happens quietly, long before most people ever notice a problem. Our neighborhood has 874 homes; it's a place filled with families, retirees, new homeowners, and long-time residents who care deeply about where they live. Yet only a little over 200 households choose to be members of our voluntary HOA. The annual \$85 fee is quite modest, especially compared to other HOAs and considering this amount must stretch to cover a variety of rising expenses we face as a community. But the value of what we do is far greater than the cost of membership.

Every week, my team and I respond to issues that many never see. Graffiti and even gang-related tagging appears on walls, signs, electrical boxes, and structures in and around our community. We move fast to remove it because we know what happens when it's left to fester and spread. We address concerns in the railroad area behind our homes, monitor unpermitted food trucks and cook stands that don't follow safety guidelines, and work with Los Angeles County to address homelessness and other safety issues; we also work with the State of California to address graffiti on our freeways. These things affect our daily lives. This is not easy work. It's not glamorous. And it's not always appreciated or understood.

Some neighbors say, "The HOA doesn't do anything." I hear that, and I understand why it may seem that way. When a team is effective, the problems disappear before most people ever know they existed. But behind the scenes, there is a small group of volunteers who show up, rain or shine, because they care about this community and the people who live in it. I am one of them. And I take my commitment seriously.

I stay in contact with our county representatives. I advocate for our needs. I walk the areas that need attention. I listen to concerns. And I do it because I believe in protecting the place we all call home. But the truth is simple: **we cannot keep doing this alone.**

Our Beautification Team needs more helping hands, especially with graffiti removal. The faster we act, the safer and more welcoming our neighborhood remains. But we need more neighbors willing to step forward even if it's just once a month, even if it's just for an hour.

A community isn't maintained by a handful of volunteers. It is strengthened by the people who live in it. So, I'm asking sincerely, personally, and from the heart for you to get involved. Join the HOA. Volunteer with the Beautification Team. Help protect the investment you've made in your home and the pride we share in our neighborhood.

If you've ever wondered how *you* can make a difference, this is your moment. **Stand with us. Support the work. Be part of the solution.** Together we can keep our community safe, beautiful, and strong not just for today, but for the years ahead.

Please note: Vande Garner has resigned from the PDAW Board of Directors. We sincerely thank her for her years of service, commitment, and leadership to the association and to the Palo Del Amo Woods community.

Meet Your PDAW HOA Adopt-A-Family Recipients

By Tammy Brown — 1st Vice-President



For the fourth consecutive year, the Palo Del Amo Woods Homeowners Association, together with its residents, proudly participated in the Adopt-A-Family Program. We had the privilege of being matched with the Lopez-Perez/Bautista family, consisting of a single mother, her 8-year-old son, and her 1-year-old daughter. The family thoughtfully centered most of their requests on essential needs rather than simply “wants.”

An Organized Approach to Giving

To ensure an organized and inclusive effort, we created a detailed flyer outlining the family’s needs/wants and divided the list into three sections—North, Central, and South—allowing residents throughout the community to participate and ensuring that each member of the household was fully supported. Donations were collected over two consecutive Saturdays, resulting in an overwhelming response from our community.

The Community Really Came Through



The generous gifts amassed by the PDAW community included toiletries, clothing, shoes, socks, bedding, cleaning supplies, school supplies, toys, books, a dresser drawer, baby products, as well as a total of \$1,015 in cash and gift cards. Our residents truly gave from the heart, enabling the family to experience a meaningful and joyful holiday season.

The Family Expressed Heartfelt Appreciation

The Lopez-Perez/Bautista family was deeply humbled and grateful for the collective efforts and compassion shown. Programs like Adopt-A-Family underscore the importance of giving with intention and empathy, reminding us that when

communities come together to support those in need, everyone is enriched. This program continues to strengthen the sense of unity, generosity, and shared purpose within Palo Del Amo Woods, reinforcing the powerful impact of community-driven service.

Where It All Began

The Adopt-A-Family Program began in 1990 at St. Vibiana Cathedral as an outgrowth of a Christmas basket giving program, when church members and priests donated dinner and toys to families in need. The program has grown each year with more donors committing to “adopting” families, and to date has helped provide a more joyful holiday celebration to more than 13,000 local families.





New HOA Email Address

As of February 1, 2026, the palo@delamowoods.org email address was deactivated and is no longer receiving messages. Please use our **new** email address to submit all community-related questions or concerns:

hoa@pdaw.org

We apologize for any inconvenience this may have caused and appreciate your understanding.

Upcoming Events

General PDAW Community HOA Virtual Zoom Meeting

Tuesday, March 17

7 p.m. – 9 p.m.

Meeting ID: 436 686 2610

Passcode: 523368

First Fridays and Friendly Connections Get-together 1st Friday Every Month Spires Restaurant

**1750 Sepulveda Blvd. at Western Avenue
March 6, April 3, May 1, June 5**

11:30 a.m. – 1 p.m.

Join your neighbors for a no-host gathering—because community happens one visit at a time. Got any fun, interesting suggestions? Contact Barbara Blankenship, Senior Social Activities Coordinator, at 213.267.1775.

Palo Del Amo Woods Homeowners Association Membership Application

\$85.00 membership: January 1 to December 31, 2026

Please indicate year you are paying for: _____

Communication Preference: email cell landline (please provide) _____

First Name: _____ Last Name: _____

CERT Trained CPR Trained

First Name: _____ Last Name: _____

CERT Trained CPR Trained

My household will require special assistance should a disaster strike.

Address: _____ Harbor City, CA 90710

Telephone: _____ e-mail: _____

Check activities for which you would like to volunteer time or support:

- Membership/Database Community/Government Affairs Beautification/Graffiti removal
- Bereavement Social/Senior Activities Holiday-A-Rama
- Block Captain Web Site/Newsletter CERT Activities
- Welcoming Board member/Election Activities

Mail payment to: PDAW HOA
PO Box 661
Harbor City, CA 90710

PDAW.org

Scan the QR code to pay your membership fee electronically!

Check #: _____
Amount: _____
Date: _____

