Palo Del Amo Woods
NEWSLETTER
FALL 2026 ISSUE

A Message from Your New President

By Tammy Brown — President



As I begin my term as president of the Palo Del Amo Woods Home-owners Association (HOA), I want to start by saying *thank you.* Thank you for giving me the opportunity to serve and thank you to the members of our new Board who have stepped forward to volunteer their time and talents. We are looking forward to working with you and for you during our term.

For me, serving Palo Del Amo Woods is personal. This is more than a neighborhood made up of houses and streets. It is our community. It is where we live, raise our families, build friendships, celebrate milestones, and look out for one another. And I believe our community is at its best when we are connected.

Your Voice Matters

One of the easiest ways to become involved is simply to participate. I want to personally invite you to our next General Meeting on November 17th. Come out, listen, ask questions, share your thoughts, and meet our community officials and neighbors. You don't have to be an expert or know everything about the HOA. Just showing up is a great place to start.

We Need You!

Right now, we have approximately 210 HOA members out of more than 874 homes in Palo Del Amo Woods. I see 874-plus opportunities to connect with a neighbor, build a relationship, share information, and make our community stronger.

If you are already a member, thank you. But I am asking you to do one more thing—talk to your neighbors. Tell them about your experience. Tell them why you became a member. Invite them to a meeting or community event. Sometimes people simply need someone they know to say, "Come on, get involved. We need you."

To help us do this, we have formed a Membership Committee. You will begin seeing committee members throughout the neighborhood, talking with residents, answering questions, sharing information about the HOA, and letting people know about upcoming events and opportunities to participate.

We aren't looking to simply increase a number—we want to build *relationships*.

Please Read, Review, and Vote

You will also be receiving our proposed bylaws changes in the mail. I encourage everyone to take the time to read them and understand the proposed changes.

A two-thirds approval is required for final adoption, which means every vote is important. Please complete your ballot and return it by November 17th. Whatever your position, please vote.

This Newsletter Is About You

One of the things I would like to see during this Board's term is a newsletter that feels more like our community members genuinely talking to one another.

We want to share your stories, recognize our neighbors, celebrate accomplishments, talk

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President's Message, Cont'd.

honestly about the challenges facing Palo Del Amo Woods, and keep you informed about what is happening in and around our neighborhood.

There are people in our community who are doing wonderful things that their neighbors may not even know about. There are long-time residents with incredible stories about the early days of Palo Del Amo Woods that should be shared. There are new neighbors who have talents, ideas, and experiences that can add something special to our community. Let's get to *know* one another.

Let's talk to the neighbor we have waved to for years but never really met and engaged with. Let's welcome the new family moving onto our block. Let's check on one another. Let's celebrate each other's accomplishments. And when we face challenges, let's work together to find solutions. That's the way it was when Palo Del Amo Woods first opened its doors back in 1965, and I believe it can be that way again if we wish and work to make it so.

Our Community. Our Voice. Our Future.

I don't believe the Board can build the community we want by ourselves. We need *you*.

Your *ideas*.

Your *participation*.

Your *voice*.

Your *willingness to get involved.*

Palo Del Amo Woods has a long history, and we have an opportunity to build on that history while creating an even stronger sense of community for the future. I am excited about what we can accomplish together, and I am grateful for the opportunity to serve you.



Security Awareness: Protect Yourself at Home and Online

By Vince Ramos — First Vice President



October is Cybersecurity Awareness Month and with the holiday season approaching, scammers often take advantage of the increased volume of online shopping, porch deliveries, charitable giving, and holiday spending, making it especially important to stay alert and protect your personal and financial information.

Criminals don't always need to break into your home to steal from you. Today, many criminals target homeowners and seniors through text messages, email, phone calls, social media, and fraudulent websites. A few simple habits can greatly reduce your risk.

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Security Awareness, Cont'd. from Page 2

🔐 Protect Your Online Accounts

Use strong, unique passwords for your email, banking, social media, and other important accounts. Avoid using the same password everywhere. Hackers will take one known password and enter it across multiple websites until they can (and too often do!) break through.

Whenever possible, enable two-factor authentication (2FA). This adds another layer of protection even if someone obtains your password. Never give someone a security or verification code that was sent to your phone. Scammers may already have your password and only need that code to take control of your account.

📱 Think Before You Click

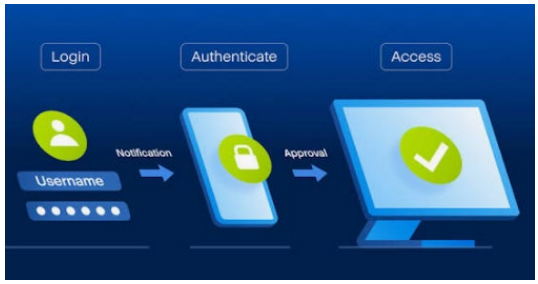
Be cautious in responding to unexpected emails and text messages containing links—even when the message appears to come from your bank, a delivery company, Amazon, PayPal, or other familiar organization. Instead of clicking on the link, open the company's official application in a new window or type the website address yourself.

Be especially suspicious of messages that create urgency: Scammers often use phrases such as "your account will be suspended," "your payment was declined," "you have an unpaid toll," or "your package cannot be delivered." The intention is to make you react before you have time to think or verify the information.

🤖 Don't Automatically Trust a Seemingly Familiar Voice

Artificial intelligence can make scams more convincing. Criminals may imitate the voice of a family member or create realistic-looking messages and images. If someone claiming to be a relative suddenly needs money, stop and verify the situation independently. Call that person using a telephone number you already know. Never send money simply because someone tells you the situation is an emergency.

💳 Protect Your Personal Information



Be cautious about giving out your:

- Social Security number
- Bank or credit card information
- Passwords
- Verification codes
- Date of birth
- Medicare information

Legitimate organizations should not unexpectedly contact you and pressure you into providing sensitive information.

⚠️ Don't Fall for the "Wrong Number" Text Scam

You receive a friendly text such as:

"Hi Susan, are we still having lunch tomorrow?"

You reply, *"Sorry, wrong number."*

Cont'd. on Page 4

Security Awareness, Cont'd. from Page 3

Instead of ending the conversation, the person responds: *"I'm so embarrassed! Thanks for being so nice about it. My name is Lisa. What's your name?"*

That oh-so-innocent reply in reality may be the calculated beginning of a scam. The scammer may spend days or even weeks building a friendly relationship with you. Eventually, the conversation may turn to queries about investing, cryptocurrency, business opportunities, another way to make money, or perhaps a query about exploring a personal relationship.

The safest response to an unexpected wrong-number text is simple: Don't continue the conversation. Block the number and delete the message.

🏠 **Don't Forget Basic Home Security**

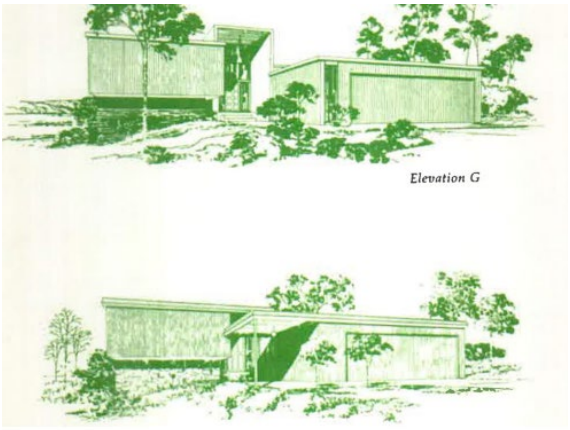
- Keep doors, windows, garages, gates, and vehicles locked.
- Pick up porch deliveries promptly to thwart "porch pirates"; consider having high-value packages delivered securely inside your garage or to a neighbor who'll be home.
- Avoid leaving valuables visible inside your car.
- Use exterior lighting, cameras, or video doorbells where appropriate, and ask a trusted neighbor to watch your property when you're away.

Remember: Stop, Verify, Then Act

Scammers want you to act quickly. If a message, call, email, or online request involves money, passwords, personal information, or urgency—**stop!** Verify the sender's identity. Then act. Taking just a few extra minutes of caution can prevent identity theft, financial loss, and a lot of frustration.

Time Machine: "Elevation G"

This is an architect's rendering of one of several different floor plans available in Palo Del Amo Woods that prospective buyers were shown back in 1965, when the first phase of PDAW houses was built and sold. The picturesque neighborhood was planned and designed by builder Boise Cascade, intent on creating an immersive, forest-like environment where residents would be surrounded and shielded by pine trees and other elements of nature.



With bold designs and floor plan names like *Diamond Head, Fairbrook, Coachman,* and *Sandhurst* representing each example of the distinctive mid-century modern architecture, Palo Del Amo offered a new take on modern living—one design concept was even featured at the Los Angeles Home Show in the 1960s.

While the pictured rendering refers to this home only as "Elevation G," we're sure it, too, carries an official name that's as hip and groovy as the other models. *Yeah, baby!*

My Journey to Unwavering Faith— A Testimony of God's Grace, Mercy, Favor, and Miracles

By Monica Buckingham — PDAW Resident



When I look back over my life, I can see that God was with me long before I recognized Him. My journey to faith began unexpectedly—through my 12-year-old daughter. One Sunday morning, I discovered she had gone to the church on the corner because her friends at school talked about going to church. A few days later, I walked into her room and she said, "Mom, I'm praying."

My response? "I don't care what you're doing. It's time to wash the dishes!" I was a heathen! Growing up, church and Bible study were not a regular part of my life. But God began placing people in my path who would introduce me to Him. Looking back, I realize He was patiently pursuing me.

When God Turns a Setback Into an Upgrade

Years later, my husband was diagnosed with lung cancer. I took family leave to care for him, but he passed away before my leave ended. When I returned to work, I was told I would no longer be a branch vice president and was moved to an hourly banker position. I was devastated. I had a teenage daughter, a mortgage based on two incomes, and no life insurance. At the time, it made absolutely no sense.

Five months later, I was offered a business relationship manager position five times. I kept saying no because I didn't believe I was qualified. Finally, with encouragement from my daughter, my church Elder, and my managers, I said *yes!*

What had looked like a demotion became an upgrade. My income increased, I had weekends off, and I went on to become one of the top performers in my position. I realized that the Lord was not punishing me—He was repositioning me. That wasn't luck. That was Grace and Favor.

My Greatest Miracle

My medical journey became the deepest part of my journey of faith. For years, I experienced serious heart problems, hospitalizations, extreme fatigue, shortness of breath, and moments when I passed out. In 2022, I underwent procedures for a leaky heart valve and later received an implanted defibrillator. But God wasn't finished with me.

In September 2024, I was admitted to Cedars-Sinai for evaluation for a heart transplant. My condition became critical, and I was transferred to the intensive care unit. Then, on September 28, 2024, my phone rang. "We have a heart for you. The surgery is tonight. Do you want it?" **YES!**

Early the next morning, my daughter received the news: "The surgery was successful." **PRAISE GOD!** I had been on the heart donor list *for only one day* before receiving my new heart. After four weeks in the hospital, I went home—not to rehabilitation. My daughter became my caregiver, and my family and church family surrounded me with love and prayer.

Tell me that wasn't God!

Cont'd. on Page 6

My Journey to Faith, Cont'd.

I know who did it; God has continued to show me His faithfulness—in my health, my finances, my home, and even through what appeared to be setbacks. Today, when I look back over my life, I don't see luck. I see God's mercy, grace, favor, protection, and provision. The world might say I was lucky. NO! I *know* who did it.

It was God who carried me through the uncertainty, the hospital stays, the procedures, and the waiting. It was Jesus, my Lord, my Savior, and my Great Physician, who steadied the hands of the surgeons and gave me strength when I had none left.

He didn't just bring me through it—He brought me through it looking like I hadn't been through anything at all. I am convinced that He loves me, and I am convinced that what He has done for me, He can do for you. I am a witness to what God can do. This great God allowed little ole me to see a miracle—to be a miracle.

Lord, I thank You. I THANK YOU! I LOVE HIM SO! Hallelujah! The Lord Be Magnified! "Bless the LORD, O my soul, and forget not all his benefits…"

— Psalm 103:2–4 (KJV)

Next Door…Around the Corner…What's Being Built on Our Block?

By Ella Johnson — Second Vice President



Does anybody else remember the famous sentence that was used as a classic typewriter practice drill back when you were learning to type? I never forgot it.

"Now is the time for all good men to come to the aid of their country."

Feels like an appropriate sentiment for the situation we, as a community, find ourselves in right now. That's because, thanks to California Senate Bill 9 (SB 9) and the state's accessory dwelling unit (ADU) rules, major changes are happening in single-family home neighborhoods across Los Angeles County. SB 9/ADU rules have made it much easier to split lots and add second homes on lots zoned for single-family residences. As a result, many contractors are seizing upon this opportunity to build multi-unit dwellings on single-family residence lots.

We are experiencing this in our Palo Del Amo Woods community *right now on the many lots in our neighborhood that previously housed oil wells!* There are approximately 14 inactive oil well sites within the three sections of PDAW, and many of the sites extend across multiple lots/land parcels—

Cont'd. on Page 7

What's Being Built, Cont'd.

which are viewed as especially lucrative multi-unit building opportunities by construction companies that are more concerned with profits rather than preservation of PDAW's *original* neighborhood character. The optimist in me hopes that all of the upcoming construction is done safely, in accordance with all applicable laws, rules, and ordinances. But the realist in me knows that many issues can come up during construction projects—use of unlicensed contractors, work performed without the proper permits, noise and dust issues, trash and construction waste problems, etc. When these things occur, it is often the neighbors who notice first.

We support any efforts undertaken to keep our neighborhood as it is and was designed to be—comprised solely of single-family residences. But, generally speaking, a project that meets the law cannot be stopped. While it *is* possible to fight this construction by legal means, legal intervention is a very expensive option. We should discuss what's happening, and what options we may have, among the community/membership. What *you* can do right now is exercise your right to confirm that the construction companies *and* contractors have obtained the proper approvals, permits, and license(s) and all required inspections are being completed. Paying attention and reporting suspected illegal or unpermitted work protects your property, your neighbors, and the future residents of the new homes.

Multi-unit lots are actively under construction on the north side of Koleeta Drive in the south section. There is a six-parcel lot just west of Ashpark Lane in the central section where construction activities have begun, although I believe these lots *will* be filled with single family homes.

Last year, an ad hoc committee stood up to address this issue and was successful in stopping construction on four lots on the south side of Koleeta. Over the last 18 months, the committee diligently conducted extensive research (using the sites below), then contacted the Contractors State License Board and various elected officials to highlight and address many contractor violations. The committee, along with other vigilant residents and homeowners, brought these to the attention of various governmental agencies, resulting in a cessation of construction on those lots. ***BRAVO!***

The committee's action is a shining example of the kind of grassroots effort that we need to embrace and revive within our community. I remember when many residents/HOA members banded together to travel downtown to protest the 99 Cent Store's intent to obtain a liquor license. I also remember the time a busload of PDAW homeowners traveled downtown to protest the number of homes a construction company was attempting to build on a vacant lot in our neighborhood. That action protected the property value of all of our homes, resulting in a drastic reduction in the number of new homes to be developed on the site from approximately 30 to about 15. It's going to take similar,

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What's Being Built, Cont'd.

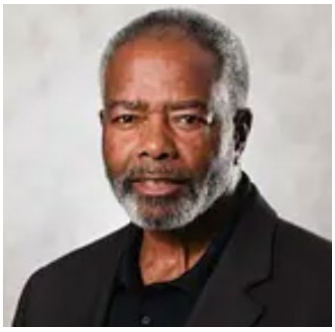
continuous effort on all of our parts to do what we can to preserve the neighborhood we love so much! The chair of the ad hoc committee does not currently reside in the Woods, but he grew up here and still has family that lives here. If someone can go to this length to help his family members and his old neighborhood, we have to ask ourselves…*what are we willing to do?*

Hopefully, this article provides useful information on how we can ALL fight back! To that end, following is a list of contact information that will be helpful in our efforts.

Resource	What It Tells You	Where/How/Who to Contact	How to Navigate
LA County Public Works Building Permit Viewer	Provides some permitting information and Assessor Parcel Number (APN) based on address	https://apps.gis.lacounty.gov/dpw/m/?viewer=bpv_wf5	**Tap "Report" to begin.** Enter location using the map or by typing the address, choose type of issue, add description and a photo, and submit. **What to include if you have it:** Address, APN, permit number, and a short, factual description of what you saw and when.
EPIC-LA	Find project information such as permits on file, SB 9 applications, approved scope, contractor's name, and inspection history.	https://epicla.lacounty.gov/energov_prod/selfservice/Selfservice#/search (search by APN)	
Contractors State License Board (CSLB)	Find out whether a contractor's license is active, suspended, or revoked; file a complaint about suspected unlicensed/unpermitted work	cslb.ca.gov	
Lomita Building and Safety Office	Code enforcement (report suspected work without permits, unsafe site conditions. Obtain site info: Contractor of record, inspection details (assigned inspector, who called in to schedule the inspection, who spoke to the inspectors during visits).	310.534.3760	
The Works App (LA County Public Works)	Report suspected property violations (e.g., work without proper permits, construction noise not within allowed hours (Mon-Sat 6:30 am – 8pm). The app allows you to attach photos and track the status of your report. If you provide the report # and violation to the HOA Board, we will check status periodically as well.	Download free on the App Store and Google Play; dpw.lacounty.gov/theworks	Tap "Report," set the location by typing your address or moving the map, select the type of issue, add a description and a photo of the suspected violation, and click submit. Including your contact information is optional.
Air Quality Management District	Handles complaints about air quality, e.g., excessive dust or smoke, noxious fumes, etc.	https://www.aqmd.gov/	
Office of Assemblymember Mike Gipson	Help with state- and multi-agency concerns, e.g., traffic and/or parking issues in or around our neighborhood.	Contact: Maya Douglas maya.douglas@asm.ca.gov	

Get Involved in Your PDAW Neighborhood

By Jimmie Mitchell — Treasurer



How well do you know the neighbors on your block? We often wave hello, smile, or exchange a quick “good morning,” but how often do we take the time to get to know the people who live around us?

Our neighbors are more than just the people who happen to live next door. They’re parents, grandparents, business owners, retirees, professionals, caregivers, volunteers, and community members—each with a unique story and experiences that have helped shape who they are today.

Who Knows What May Come from a New Connection?

Sometimes, we naturally connect with people who share our same interests, experiences, or perspectives. But when we step outside of our usual circles and take the time to meet others, we may discover that we have much more in common than we realized. At the heart of our community are many of the same things we all value: a safe neighborhood, well-maintained homes, strong property values, and a community where our families can thrive.

That is why I encourage you to step outside your comfort zone and get to know your neighbors. Start with a simple conversation. Introduce yourself to someone you may have never met. Attend a neighborhood event. Check on an elderly neighbor. Share information about something happening in the community. You never know what you may discover—or what friendship, connection, or opportunity may come from simply saying hello.

Let's Bring Back Our Block Captains!

The Woods once had an active Block Captain program that helped keep neighbors connected and ensured important HOA information reached residents throughout the neighborhood. Block Captains also helped reduce the cost of mailing information by sharing updates directly with their neighbors.

Being a Block Captain doesn’t have to be a big commitment. It’s about neighbors helping neighbors—sharing information, encouraging participation, welcoming new residents, and helping keep everyone connected. When each of us does a small part, together we can accomplish something much bigger. If you are interested in becoming a Block Captain, contact us at hoa@pdaw.org, or 213.267.1775. Your block needs you. Your neighborhood needs you. Our community needs you!



Early Voting: A Great Option for Busy People!

by Shermayne Shepherd — Secretary



Election Day is November 3, 2026 and your ballot is one of the most powerful tools we have to shape our daily lives and communities. Don't let circumstances get in the way of exercising this right. Life gets busy. Between work shifts, family commitments, and the endless list of daily errands, our schedules fill up quickly. On top of that, unexpected surprises like having to work late, a sick child or traffic gridlock always seem to happen when we least expect them. When Election Day arrives, these last-minute disruptions can derail our best intentions to get to the polls. *That's where early voting comes in.*

Casting your ballot early is one of the simplest, most effective ways to make sure your voice is heard on your own terms. It turns a potentially stressful deadline into a flexible, convenient experience—and it brings real benefits to our entire community.

Our community is strongest when everyone participates. By choosing to vote early, you avoid the rush, protect your vote from last-minute conflicts, and help make election season run more smoothly for everyone. Take a moment today to check your registration status, look up your local polling hours, and set a date on your calendar. If you have a neighbor who might need a ride or help with navigating the process, offer to swing by the polls together—and let's make sure The Woods shows up strong!

Check your voter registration status:
https://www.sos.ca.gov/elections/registration-status/

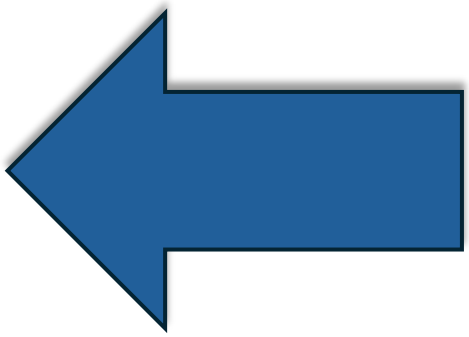
Get information on state offices, legislatures, and propositions, voter information: https://calmatters.org/california-voter-guide-2026/



January—August 2026 PDAW Financials

Checking Account	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	YTD/2026
Beginning Balance	**$16,778.60**	**$18,001.60**	**$20,447.78**	**$22,394.74**	**$23,250.30**	**$23,948.42**	**$23,432.50**	**$22,912.70**	
INCOME									**Entries Jan-Dec**
Memberships-Pay HOA	$1,711.92	$1,142.31	$326.59	$0.00		$81.52	$81.52	$81.52	$3,425.38
Membership-Zelle	$850.00	$255.00	$940.00	$426.00		$255.00	$85.00		$2,811.00
Membership Checks	$1,615.00	$1,540.00	$1,815.00	$1,225.00	$1,190.00	$425.00	$255.00		$8,065.00
Membership Cash							$85.00		$85.00
Directory Ads									$0.00
Newsletter Ads									$0.00
Sold Picnic Meals									$0.00
Dues Returned									$0.00
Picnic/Block Party/Vendors/ Tee									$0.00
Wall Donations									$0.00
Godaddy Checkcard									$0.00
CERT Donations/Sell of									$0.00
Unidentified/Unreceipted									$0.00
Miscellaneous								$300.00	$300.00
Bank Adjustments									$0.00
Total Income	**$4,176.92**	**$2,937.31**	**$3,081.59**	**$1,651.00**	**$1,190.00**	**$761.52**	**$506.52**	**$381.52**	$14,686.38
EXPENSES									
Perimeter Wall /Gardner	$300.00		$600.00	$300.00		$600.00	$600.00	$300.00	$2,700.00
Bereavement/Welcoming									$0.00
Newsletter/Po Box/ USPS			$202.80						$202.80
Public Storage	$209.00	$209.00	$209.00	$209.00	$209.00	$209.00	$209.00	$209.00	$1,672.00
Bank Fees									$0.00
Office Supplies									$0.00
Signs									$0.00
Microsoft Office									$0.00
AT&T/Mailchimp/Zoom/Google/ Godaddy	$48.52	$65.71	$67.04	$67.04	$67.04	$67.04	$67.04	$67.04	$516.47
Google Suite **(New)**	$8.40	$8.40	$8.40	$8.40	$8.40	$8.40	$8.40	$8.40	$67.20
PayHOA.com	$2,388.00	$1.75		$126.00					$2,515.75
GoDaddy		$107.88							$107.88
Gen Mtg/Blk Cptns						$200.00			$200.00
Annual Financial Audit									$0.00
Miscellaneous-		$98.39	$47.39	$85.00	$207.44	$193.00	$141.88	$475.97	$1,249.07
Total Expenses	**$2,953.92**	**$491.13**	**$1,134.63**	**$795.44**	**$491.88**	**$1,277.44**	**$1,026.32**	**$1,060.41**	**$9,231.17**
Net Gain	**$1,223.00**	**$2,446.18**	**$1,946.96**	**$855.56**	**$698.12**	**-$515.92**	**-$519.80**	**-$678.89**	**$5,455.21**
Ending Book Balance	**$18,001.60**	**$20,447.78**	**$22,394.74**	**$23,250.30**	**$23,948.42**	**$23,432.50**	**$22,912.70**	**$22,233.81**	
Ending Bank Balance	**$18,001.60**	**$20,447.78**	**$22,394.74**	**$23,250.30**	**$23,948.42**	**$23,432.50**	**$22,912.70**	**$22,233.81**	





A bird's-eye view of the inactive oil well sites within PDAW. For more, please see article on page 6.

Purchase, planning, or build phase unknown.

Single-family residences already built.

Legislative Summary

Below are the bills Assemblymember Mike Gipson introduced during the 2025-2026 legislative session that were signed into law. Please note that Assemblymember Gipson's term of office will conclude on November 30, 2026. However, constituents may still reach out to his office staff for assistance with any state-related matters (Department of Motor Vehicles, Employment Development Department, Caltrans, etc.) and they will be happy to assist.

AB 1519: Taxation: Tax Liability: Collections – This bill updates the 20-year statute of limitations for Franchise Tax Board collections to provide certainty and relief to taxpayers.

AB 1795: Smoke Damage Recovery Act – This bill requires the California Environmental Protection Agency to create statewide testing standards for smoke damage and sets up a smoke claim filing process under the California Department of Insurance.

AB 1904: Teachers: Credentialed Educator Apprenticeship Programs – This bill establishes the Credentialed Educator Apprenticeship Act at the Commission on Teacher Credentialing in partnership with the Division of Apprenticeship Standards.

AB 1943: Pupil Safety: Notifications: Firearms – This bill requires the California Department of Education (CDE) to develop a secure firearm storage notification protocol within the CDE.

AB 2054: Family Temporary Disability Insurance Program: Covered Active Duty – This bill expands the definition of "covered active duty" for the purpose of eligibility for paid family leave benefits, to include duty during training and domestic deployments for reservists and members of the National Guard.

AB 2172: Property Taxation: Assessment Appeals Commissioner – This bill allows counties, on a temporary basis, to use a single assessment appeals commissioner to hear and decide property tax appeals instead of a three-or five-member assessment appeals board.

AB 2339: Firearms: Prohibited Persons – This bill requires facilities to capture and submit specified identifying information to the Department of Justice in a report when intaking patients who are brought to the facility involuntarily for the purpose of adding the person to the Firearms Prohibition List.

AB 2405: Mental Health – This bill requires a law enforcement agency, when transporting a person to an emergency department, to transport the person to the *nearest appropriate* emergency department.

AB 2499: Health Care Coverage: Claims Payments – This bill modernizes the health insurance claim process by requiring health plans to accept electronic medical records and other supporting documentation necessary to process a claim through a standard electronic submission method.

Legislative Summary, Cont'd.

AB 2524: Pupils: Work Permits: Juvenile Court – This bill authorizes county probation departments and county child welfare agencies to issue work permits to certain youth under the jurisdiction of the juvenile court.

AB 2596: Mobile Home Parks: Federally Approved Housing Programs – This bill reaffirms that a mobile home park operator or owner that fails to comply with federal law or other federal requirements imposed in connection with a federally approved housing program is still required to ensure ongoing compliance with applicable state laws and local ordinances.

AB 2633: Secondhand Dealers – This bill requires every entity acting as a secondhand dealer to have a valid California secondhand dealer's license and to report earnings to the California Pawn and Secondhand Dealers System.

Your Resources

Report Coyote Sightings and Other Pesky Problems



Have you seen a coyote lurking about during a recent walk or drive around the Palo Del Amo Woods community and wondered what to do about it? The Los Angeles County Agricultural Commissioner/Weights and Measures Department website has recently been updated and now includes best practices and tips for when you see a coyote in the area. To learn more, visit the website here: https://acwm.lacounty.gov/coyotes/

And for any coyote sightings, residents can use the Coyote Sighting Report, and the department will respond to each submission.



Residents may submit **Customer Service Requests (CSRs)** via **Caltrans'** website to report any illegal dumping, debris, weeds, graffiti, etc. on any state thoroughfares (freeways and highways, on-ramps and off-ramps) here: Submit Customer Service Request.

If your service request goes unresolved, you can also reach out to the Office of Assemblymember Mike A. Gipson 65th Assembly District for assistance.

Upcoming Palo Del Amo Events



"First Fridays" Meet & Greet Gatherings
Spires Restaurant
1750 Sepulveda Blvd
Torrance, CA 90501
11:30 am – 1 pm
Friday, November 6 and
Friday, December 4



General PDAW Community HOA Meeting:
A Season of Thanks and Community
Join us for an early Thanksgiving celebration with food, fun, and games
Tuesday, November 17
6 pm – 9 pm
In-Person Meeting
Cornerstone Church
24428 S. Vermont Avenue
Harbor City, CA 90710



Adopt-A-Family Donation Drive
Saturday, December 5 and
Saturday, December 12
10 am – 4 pm
Ashbridge Drive between Pasatiempo Lane
and Stonebryn Drive



PDAW Community Holiday-A-Rama
Sunday, December 13
Judging begins at dusk

Stay Connected with PDAW

To stay up on the latest happenings in the neighborhood, please find us on Facebook and Instagram!

https://www.facebook.com/groups/pdawhoa

https://instagram.com/palodelamowoodshoa/

Back By Popular Demand: Holiday-A-Rama!



Residents, start unpacking your holiday decorations—we're happy to announce that the PDAW Community Holiday-A-Rama event is back this year! Event judging begins at dusk on Sunday, December 13.

Our community's popular holiday home and yard decoration competition has been streamlined a bit this year, with categories and prize amounts via gift cards as follows—but **remember, besides creating an unforgettable yard scene, your HOA membership must be current to be eligible to win!**

Category	Prize
Best Religious Scene	$50
Most Creative Lights	$50
2nd Runner-Up	$50
1st Runner-Up	$75
Grand Prize	$100

We need **adult non-PDAW residents** to volunteer to serve as judges and drivers for the event! If you know anyone who's interested, please have them call 213.267.1775 by ***November 24, 2026***.



PDAW.ORG
PALO DEL AMO WOODS
HOMEOWNERS ASSOCIATION
HARBOR CITY, CA

PALO DEL AMO WOODS HOMEOWNERS ASSOCIATION
MEMBERSHIP APPLICATION

Join your neighbors • Strengthen our community • Make a difference

$85 ANNUAL MEMBERSHIP	**$100 QUARTERLY RAFFLE**
January 1 – December 31, 2026	All current members are eligible!

WHY JOIN?

✓ Stay informed about neighborhood news, meetings, projects and resources.
✓ Help advocate for Palo Del Amo Woods and work with local government representatives.
✓ Support beautification, graffiti removal and community improvement.
✓ Take part in social, welcoming and holiday activities.
✓ Support community safety and emergency preparedness efforts.
✓ Help shape the future of our neighborhood - your voice matters!

MEMBER INFORMATION

First Name: _____ Last Name: _____

Spouse / Other: _____ Email: _____

Address: _____ City, State, ZIP: Harbor City, CA ZIP: 90710

Cell Phone: _____ Phone 2: _____

YOUR MEMBERSHIP SUPPORTS:

- Community and government affairs
- Neighborhood beautification and graffiti removal
- Social and senior activities
- Welcoming new neighbors
- Website and neighborhood communications
- Holiday-A-Rama and community events
- Board and election activities
- Community safety and CERT activities

PAYMENT

☐ VIA CASH	☐ VIA ZELLE Zelle recipient: **palodelamowoods0@gmail.com**	☐ VIA CHECK Payable to: **Palo Del Amo Woods HOA**

Questions? 213.267.1775 • hoa@pdaw.org • pdaw.org
NEIGHBORS • COMMUNITY • CONNECTION