



From the President:

This is the first of what will be The Movie Colony's® regular newsletter from your newly elected advisors.

The advisors have met many times and spent many hours defining the purpose and organizing our neighborhood organization. We believe that over the coming months you will be pleased to hear about our upcoming activities to make The Movie Colony® the "best" neighborhood in Palm Springs.

We are also planning next year's social events calendar, as well as the Member Meeting in November. Our first social event is scheduled for the fall and is guaranteed to be spectacular! We hope to see you.

We would appreciate your input for newsletters and other ideas you may have to make The Movie Colony® an even better and more beautiful place to live.

The advisors wish all of you a wonderful and relaxing summer.

*Diane Ahlstrom*

### *The Movie Colony®* SPRING MEETING

As those of you who attended are aware of the strong feeling was that the boundaries designated by the Palm Springs Board of Realtors should be used for the organization.

It was decided by the membership that only homeowners within these boundaries may become full vote owners within these boundaries may become full voting members and elected to advisor positions

The laws provide for associate memberships for business firms, renters, and those outside the boundaries. Associate members have all the privileges of regular members except for voting and holding advisor positions

**NEW MEMBERS.** This is the first newsletter of The Movie Colony<sup>©</sup> neighborhood group since our meeting on March 14, 2004 to approve new bylaws and have an election of advisors. We had quite a turnout and a lively discussion of issues and boundaries for the group.

Our enrollment is now about 52 households making their annual contribution of \$25 or more to The Movie Colony<sup>©</sup> neighborhood organization. With about 170 homes with residents we can locate, this is about a 30 percent membership rate. We know this will soon grow and a goal is a minimum of 51 percent of the residents.

**JOIN—**The Movie Colony<sup>©</sup> and get the full benefits. Just fill out the application form near the back of this newsletter. Your contribution will help greatly in ways that will aid everyone.

**THANKS.** During the four or five months preceding the meeting, an ad hoc committee of six people (Diane Ahlstrom, Bob Evans, Dick Mandell, Warren Weber, and Jim & Tammy Franklin), worked hard on reactivating the organization. Jim & Tammy helped much on this process, but live a few blocks north of the boundaries and were not eligible for voting membership or being advisors. Thanks to all six!

Thanks also go to The Movie Colony<sup>©</sup> residents Don and Lisa Cavanaugh's Blue Coyote Grill restaurant and for their hard work in catering the meeting with great Mexican food.

Thanks go also to Jane Smith who made much progress during her time at the helm of the group since 1999. A wealth of material was accumulated, which is still being reviewed for valuable information.

## ELECTION OF OFFICERS

At the meeting subsequent to the March 14 meeting at Katherine Finchy School, the elected advisors met and filled the offices with the following people. Feel free to communicate your questions and interests to any of the advisors. Or, e-mail [moviecolony@earthlink.net](mailto:moviecolony@earthlink.net)



President--Diane Ahlstrom  
760-320-8566 dkwa8@aol.com

Diane and Bjorn moved to TMC in July, 2003. They had lived in New York City, with a second home in LaQuinta. At Nabisco, Inc., (1975-2001) she was V-P of Human Resources for executive and compensation programs. She was a Director of Allegacy Federal Credit Union, Winston-Salem, NC, Treasurer of the Bay Pointe Harbour HOA, and is on the Board of Directors of the LaQuinta Arts Foundation.



Vice President--Bob Evans  
760-323-7717 pevans@dc.rr.com

Bob is from Bristol, England where he met his wife Pat, whose parents had come to England from Boston to work. He moved to Houston as an engineer with BMW in Houston for 22 years and was involved in neighborhood organizations there. Bob built his own home from the ground up in The Movie Colony in 1998.



Treasurer—Joy Barber  
760-416-0333 tenmistars@dc.rr.com

Joy came to The Movie Colony in 1998 after working for years in the community outreach and volunteerism fields. She worked in management for Riverside County and for nonprofit agencies including the Special Olympics and Crippled Children's Society before changing several years ago to her true love—teaching in the Desert Sands USD which she enjoys every minute.



Secretary & Newsletter Editor--Warren Weber  
760-327-1044 [wcweber@earthlink.net](mailto:wcweber@earthlink.net)

Warren has been a resident of TMC since 1999. He and Doris are originally from Chicago but lived in Upland from 1969 until moving here. He was a professor of Management and Human Resources at Cal Poly Pomona from 1969-2003; and president of an audi-visual production company and owner of a graphics and computers consulting company. He is also a licensed California Real Estate Broker.



Advisor--Lisa Cavanaugh  
(760) 902-0090 [cavlisa@dc.rr.com](mailto:cavlisa@dc.rr.com)

Lisa moved to the Coachella Valley from the San Francisco area in 1984. After meeting her husband in 1996 he convinced her to move to the Movie Colony in 1997. They own the Blue Coyote Grill in Palm Springs. She is a licensed Real Estate Associate with Windermere Realty in Palm Springs and has done modeling and local television appearances since 1977. Also, she was Human Resource Director for 6 years with the Lakes C.C.



Advisor--Dick Mandell  
760-327-8226 [dmand1961@aol.com](mailto:dmand1961@aol.com)

Dick came to California from New York City in 1971 on a job assignment in the shipping industry. Calling himself a retired investor, Dick splits his time between his Movie Colony residence (since 1985) and La Jolla Shores where he is currently the president of his homeowners' association. Dick is a graduate of Princeton University and the University of Pennsylvania Law School.



Advisor--Sandy Nathan  
760-327-8077 SNathan387@aol.com

Sandy and husband Ron Levanson moved to Palm Springs several years ago from Santa Monica. Sandy was the owner of two retail stores and did event planning. They've enjoy sailing their boat through the Pacific, Caribbean, Atlantic and the Mediterranean. Sandy is looking forward to meeting her neighbors and planning social activities that will energize The Movie Colony.

THE MISSION OF The Movie Colony© —

. . . a non-profit, neighborhood organization consisting of homeowners within the established boundaries for the purpose of considering and acting upon a broad range of issues that are important to maintain and improve the quality of life within the neighborhood and community, fostering open communication and partnership with the City and organizing neighborhood social events. This mission is accomplished by the efforts of all members and seven volunteer advisors in activities such as:

Neighborhood communication and involvement, newsletters, member meetings, social events, participation in the city coalition meetings and other city committees and/or ad hoc meetings, and such undertakings or actions as the advisors may judge to be in the best interest of The Movie Colony©.

There are two important factors in the success of neighborhood organization like The Movie Colony©—COMMUNICATION and INVOLVEMENT.

The newsletter and other mailings, as well as e-mail for those who have provided an e-mail address, are ways we COMMUNICATE with all the households in The Movie Colony. We COMMUNICATE with the city to get the latest information to send on to the residents of The Movie Colony©. Ways

you can communicate with the advisors are by e-mail (moviecolony@earthlink.net), regular mail (P. O. Box 347, Palm Springs, CA 92263) or telephone or e-mail to any of the advisors.

We encourage you to get in touch with us regarding questions, input, or anything that is relevant to The Movie Colony©.

INVOLVEMENT means helping to achieve the goals of The Movie Colony© by assisting in social activities, serving as an advisor when the present terms expire, making an annual contribution, and by communicating your interests, concerns, and questions. JOIN the organization and take an interest in the community and conditions will improve and property values will be maintained.

Be INVOLVED by sending your ideas for the newsletter to moviecolony@earthlink.net or by contacting Warren Weber, Newsletter Editor, at 760-327-1044 or any advisor. We need your ideas, news, information and questions for the next Newsletter. Those who have been here a while can write an article about our history to include in a coming newsletter. If any of you have an interesting story to tell, let us all know with information to the newsletter. We plan to publish the Newsletter in the Spring and Fall, prior to the membership meetings and social events or on special occasions, whenever needed to keep in touch with everyone.

#### CITY OF PALM SPRINGS—OFFICE OF NEIGHBORHOOD INVOLVEMENT

Several advisors attend monthly meetings of the Office of Neighborhood Involvement and Public Participation (ONIPP) at City Hall. These meetings are also attended by advisors from the other neighborhoods in Palm Springs. Six or seven groups are already functioning wotj more in development. The mayor, city council members, and staff are strongly in favor of these organizations and many great ideas are exchanged. The last meeting was April 16, from 2:00 to 3:30 p.m. and the plans for such neighborhoods in Portland, Vancouver, and Los Angeles serve as models for building a better network of neighborhoods.

At that meeting, the Palm Springs City Charter was discussed for possible amendment to give neighborhood organizations a clearer role in city operations not available through regular city council actions and ordinances.

#### NEW PROJECTS IN PALM SPRINGS

Also discussed at the meeting of neighborhood groups were new projects and the communication of those projects (see page 5 for ongoing projects nearby).

The City has a list of all the new projects in Palm Springs available to anyone (Look for the title—Development Projects Update from the Department of Planning & Zoning—which was on yellow paper the last time I looked), and development is moving along at a rapid pace. The list is available at City Hall and is updated regularly. Many people feel that new project information is not being communicated, but it is all out there. Sometimes it takes a bit of digging and it seems to arrive too late, so it takes the vigilance of residents to keep up with projects that seem to pop up from nowhere but have been in the works for quite a while.

#### The Palm Springs Information Line

760.322.8340 has recorded general information, city operations, airport, animals, arts, building and construction, business, and community and downtown development.

#### The Palm Springs Web Site

For the latest information about Palm Springs, visit the web site at—  
[http://www.ci.palm-springs.ca.us/index\\_alt.html](http://www.ci.palm-springs.ca.us/index_alt.html)

#### FALL GET TOGETHERS!

Sandy Nathan says, it is not too early to begin thinking about our fall social event for The Movie Colony© organization. Please set aside Saturday, October 30, 2004, with a big exclamation mark on your calendar. Tentative plans call for our party to be held in the home of Bjorn and Diane Ahlstrom. We plan to celebrate old-time Hollywood with lots food fun and frivolity. If you have house guests that weekend, it is no excuse to stay away, as they are cordially invited to participate and for a nominal contribution.

The regular membership meeting will be held at Katherine Finchy School on Sunday, November 7, 2004, at 1 p.m.

If you have an interest in helping with the party, please phone Sandy Nathan at 327-8077, or send an e-mail to [moviecolony@earthlink.net](mailto:moviecolony@earthlink.net).



### PALM SPRINGS CONFIDENTIAL

A recent book by Howard Johns, *Palm Springs Confidential—Playground of the Stars*, was published recently by Barricade Books, information at [www.barricadebooks.com](http://www.barricadebooks.com), (ISBN 1-56980-269-6) and is selling for \$35.00 at local bookstores. It has great background information about Palm Springs homes and the background of movie stars and personnel who lived there. The chapter Movie Colony Mayhem is especially interesting for residents of The Movie Colony©. I remember reading his article outlining movie star homes in Palm Springs Life a few years ago, but this is a good update that he says he thoroughly researched.

### A The Movie Colony© HOMES BEAUTIFUL TOUR???

Many homes have recently undergone wonderful REHABS AND ADDITIONS. If you wish, perhaps we can feature homes in future newsletters or plan a “Beautiful Home” Open House Tour. Give me or any of the other advisors a call if you would like to see either of these things happen. If you would like to include your home, it would be a great way to showcase what is being done in The Movie Colony© to enhance property values and livability.

Warren Weber, Newsletter Editor (760) 327-1044, or  
write an e-mail to [moviecolony@earthlink.net](mailto:moviecolony@earthlink.net)

## PEPPERTREE BOOKSTORE

The Peppertree Bookstore, on North Palm Canyon, is an exciting new place to gather and to here nationally known authors and book signings. Just to name a few, Efrem Zimbalist, Jr., Arianna Huffington, and Dr. Laura Schlesinger were there to please good crowds, and signed quite a few books in recent weeks. The owners hinted we may be able to arrange a joint The Movie Colony© and Bookstore event, if members are interested.

## NEIGHBORHOOD WATCH

The advisors are beginning to investigate installing a new Neighborhood Watch program in The Movie Colony©.

We'll keep you informed as we get more information from the city, and anyone interested in this should contact any of the advisors or write to [moviecolony@earthlink.net](mailto:moviecolony@earthlink.net)

## ADVERTISEMENTS

We have begun to accept advertisements to help defray the cost of the production and mailing of the newsletter—with Copies Plus being the first. If anyone is interested in future advertisements let us know. We accept advertising only from those we feel are fine merchants, but can not provide guarantees.

## CONSTRUCTION ON INDIAN CANYON

Most of you are aware of the long, ongoing construction of several properties along Indian Canyon including The Spanish Inn and Indian Manor.

Recently, TMC advisors had the opportunity to meet with Jerry Kohan, owner of The Spanish Inn, and project architect, Skip Goodell, who made a presentation on their progress in developing The Spanish Inn.



A. New Spanish Inn lobby entrance on northwest corner.

They indicated that the underlying purposes of the project are to achieve Historical Site status and economic viability. Mr. Goodell, the architect for seven months, has developed a comprehensive new plan with condominiums in addition to existing hotel rooms, underground parking, and a cohesive architectural theme with arches, columns,



B. View of added Spanish Inn condominium facilities

and trellises that provides a look consistent with the original Spanish Inn.

In their proposal, road closings and gates would be used to control traffic while providing access to the facilities.

Mr. Goodell showed CAD plans and computer-generated renderings of the project (see pictures).

The advisors felt the planned improvements would provide a positive impact on the community. The visitors requested a letter to that effect, and the advisors agreed to prepare one and send it to appropriate City officials.

If anyone has input on this project, please contact [moviecolony@earthlink.net](mailto:moviecolony@earthlink.net) or the owner, Jerry Kohan, at P. O. Box 2804, Palm Springs, CA 92263.

Indian Manor has been making slow progress on its renovation and TMC advisors will keep an eye on that project and its progress with the city and keep you informed

Peppertree Inn, between Indian Canyon and Palm Canyon, was wonderfully redone, maintaining an architectural theme consistent with the area.

### FELINE AIDS

Bob Evans reports that he is aware of feline AIDS in the area. If you have cats, be aware!

For more information call your vet or the City Animal Control Department at 760-323-8151.



### PROPERTY VALUES IN THE MOVIE COLONY

For your information, here is a Comparative Market Analysis (Lisa Cavanaugh) of local homes listed, pending, or sold. It is hoped that regularly providing this information can help everyone's understanding.

**RESIDENTIAL**

**ACTIVE Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	S/SqFt	CDOM	Orig Price	List Price
1465 N Rodeo Rd	Palm Springs	Page # 756	2	1.75	1840	10019sf	1956	GP	03/03/04	312.50	34	575,000	575,000
508 N Camino Real	Palm Springs	Page # 786	3	2.50	3040	13504sf	1961	P	01/31/04	236.51	65	839,000	719,000
505 N Camino Real	Palm Springs	Page # 786	3	3.75	3626	13503sf	1980	GPS	01/30/04	220.60	57	799,900	799,900
445 E Via Altamira	Palm Springs	Page # 756	4	4	3101	12196sf	1946	GPS	10/09/03	289.91	180	895,000	899,000
500 N Via Miraleste	Palm Springs	Page # 786	3	2.50	2772	13939sf	1989	GPS	11/19/03	324.31	139	899,000	899,000
1080 E Granvia Valmo	Palm Springs	Page # 786	3	3.50	2612	13504sf	1949	PS	03/01/04	412.16	34	1,159,000	1,159,000
650 N Via Miraleste	Palm Springs	Page # 786	5	6.50	6406	1.740ac	1939	GP	02/12/04	420.70	54	2,695,000	2,695,000
Listing Count 7					Averages	3371				316.67	80	1,123,129	1,106,557
					High	2,695,000				Low	575,000		Median 899,000

**PENDING Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	S/SqFt	CDOM	Orig Price	List Price
333 E Valmonte Norte	Palm Springs	Page # 786	3	3	1886	0.290ac	1956	GP	03/02/04	317.60	15	599,000	599,000
475 E Via Altamira	Palm Springs	Page # 756	4	3.50	2376		1955	GP	03/09/04	315.24	0	749,000	749,000
971 N Avenida Olivos	Palm Springs	Page # 756	3	3	2036	15681sf	1950	GPS	02/09/04	392.44	95	799,000	799,000
1025 N Avenida Olivo	Palm Springs	Page # 756	4	3.50	2551	13504sf	1947	GPS	02/09/04	319.48	7	815,000	815,000
824 N Avenida Palmas	Palm Springs	Page # 756	4	4.50	3958	16988sf	2000	GPS	04/03/04	327.19	6	1,295,000	1,295,000
Listing Count 5					Averages	2561				334.39	25	851,400	851,400
					High	1,295,000				Low	599,000		Median 799,000

**SOLD Properties**

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	WA*	Date	S/SqFt	CDOM	Orig Price	List Price	Sale Price	SPNLP
1057 E Marshall Way	Palm Springs	Page # 756	3	3	2097	0.250ac	1951	P	02/18/04	166.91	62	399,995	399,995	350,000	87.50
1080 E Alejo Rd	Palm Springs	Page # 786	3	1.75	1901	13503sf	1951	G	12/05/03	194.11	8	399,000	399,000	369,000	92.50
1073 E Buena Vista D	Palm Springs	Page # 756	3	3	2700	10018sf	1956	GPS	11/27/03	144.44	16	425,000	425,000	390,000	91.80
1180 May Dr	Palm Springs	Page # 756	2	2	1351		1952	GPS	01/02/04	299.78	4	399,900	399,900	405,000	101.30
375 E Via Colusa	Palm Springs	Page # 786	4	2.75	2614	14810sf	1947	GPS	02/03/04	189.37	91	550,000	550,000	495,000	90.00
477 E Via Colusa	Palm Springs	Page # 786	4	2.75	2800	14810sf	1935	GP	10/16/03	178.57	34	549,000	549,000	500,000	91.10
1121 N May	Palm Springs	Page # 756	2	3	2356	13504sf	1958	GPS	12/17/03	222.84	8	545,000	545,000	525,000	96.30
510 N Via Miraleste	Palm Springs	Page # 786	3	3	2160	13503sf	1959	PS	12/04/03	261.57	40	565,000	565,000	565,000	100.00
733 E Chia Rd	Palm Springs	Page # 756	3	3	2400	10018sf	1973	GPS	11/17/03	239.58	40	575,000	575,000	575,000	100.00
1021 E Via Altamira	Palm Springs	Page # 756	3	2	0	13939sf	1950	GPS	02/25/04	0.00	79	675,000	675,000	625,000	92.60
740 E Mel Ave	Palm Springs	Page # 756	4	4	3300	16552sf	1937	PS	12/17/03	193.94	91	680,000	680,000	640,000	94.10
384 E Valmonte Sur	Palm Springs	Page # 786	4	2.50	2700	12197sf	1951	P	03/02/04	238.89	27	699,000	699,000	645,000	92.30
775 E Paseo El Mirad	Palm Springs	Page # 756	2	3	2553	16552sf	1939	PS	01/23/04	258.52	11	565,000	675,000	680,000	97.80
856 paseo el mirador	Palm Springs	Page # 756	3	3	2500	14000sf	1946	GP	11/10/03	281.80	11	709,000	709,000	704,000	99.30
520 N Phillips Rd	Palm Springs	Page # 786	4	3	2317	13504sf	1975	GPS	03/01/04	312.90	39	729,000	729,000	725,000	99.50
640 N Phillips Rd	Palm Springs	Page # 756	4	3.50	2709	13503sf	1961	P	01/09/04	308.23	113	849,000	849,000	835,000	98.40
358 E Via Altamira	Palm Springs	Page # 756	5	4.50	3697	17589sf	1936	GP	10/31/03	227.21	72	899,000	899,000	840,000	93.40
1143 N May Dr	Palm Springs	Page # 756	4	3.50	3200	13939sf	1957	GPS	04/01/04	265.31	118	929,000	849,000	849,000	100.00
898 N Avenida Palmas	Palm Springs	Page # 756	3	3.50	3257	0.360ac	1999	GPS	03/26/04	274.10	51	949,000	910,000	892,750	98.10
877 Avenida Palos Ve	Palm Springs	Page # 756	5	4	2710	0.360ac	1952	P	03/26/04	367.16	13	999,995	999,995	995,000	99.50
888 N Avenida Palmas	Palm Springs	Page # 756	4	5	3360	15681sf	1951	PS	01/15/04	327.38	28	1,150,000	1,150,000	1,100,000	95.70
641 N Camino Real	Palm Springs	Page # 756	5	5	3572	13503sf	1960	P	02/27/04	324.75	111	1,195,000	1,195,000	1,160,000	97.10
Listing Count 22					Averages	2679				251.29	49	702,995	701,222	674,761	96.23
					High	1,160,000				Low	350,000		Median 642,500		

Report Count 34

Report Averages 2808 277.75 52 811,317 806,759 674,761

\*G=Garage \*P=Pool \*S=Spa

PROPERTY VALUES—A high correlation exists with the ability of the neighborhood to provide desirable living. In recent years property values in The Movie Colony© have increased quite a bit, as they have in most of Southern California. If everyone gets involved in the neighborhood and keeps up one's own property, the likelihood of continued increases in value is greater.

*The Movie Colony*  
**Membership Application\***

Our *annual* contribution is: (circle one): \$25 \$50 \$75 \$100 Other \_\_\_\_\_

Name/s \_\_\_\_\_

Address \_\_\_\_\_

Mailing Address (if Different) \_\_\_\_\_

Phones: Main: \_\_\_\_\_ Cell: \_\_\_\_\_

Fax: \_\_\_\_\_ Out of Town: \_\_\_\_\_

E-Mail Address \_\_\_\_\_

YES, I/we want to be involved in The Movie Colony neighborhood organization by:

● Attending social events such as \_\_\_\_\_

● Lending my expertise in: \_\_\_\_\_

● Serving on the advisory board \_\_\_\_\_

● Other \_\_\_\_\_

RETURN TO: *The Movie Colony*  
P. O. BOX 347  
PALM SPRINGS, CA 92263

If you have questions, wish to provide input, please contact us at this address or e-mail to [moviecolony@earthlink.net](mailto:moviecolony@earthlink.net) or call Warren Weber @ 760-327-1044

*Use another sheet of paper, if necessary*

\*Regular (voting) members must be owners of residences within the boundaries of *The Movie Colony* (Indian Canyon, Alejo, Avenida Caballeros, and Tachevah). The by-laws also allow for associate members (business firms, renters, or those outside boundaries) which have all the privileges of regular members, as indicated in the bylaws, except for voting and holding positions on the advisory board.



The Movie Colony©

Neighborhood Organization

*The Movie Colony©*  
*P. O. Box 347*  
*Palm Springs, CA 92263*