

Buzz: RSF Association being proactive in the collection of past due accounts

By Jack Queen, RSF Association President
BY JACK QUEEN

Homeowners associations throughout the country are having to deal with the negative impacts from the state of the economy and the Rancho Santa Fe Association is no exception.

The good news is that although the current delinquency rate of about 4 percent is higher than we have seen in decades, due to very conservative financial management and healthy cash reserves, it currently does not have a significant impact on our operations. The Association is now taking a very proactive position in the col-

lection of past due accounts and is taking a stronger stance in the collection of late payments.

In past years, homeowners associations could merely place a lien on the property and wait for the property to sell to collect their money. That is no longer the case. In today's market with the number of foreclosures and bankruptcy filings some accounts are simply not collectable.

To this end, the Association is reviewing all of our past due accounts and taking a hard look at our ability to collect these funds. This year we will be charging off the past due assessments that we believe are not collectable and increasing our reserves for losses to provide funds for bad debts in the future. Our goal is to be fair to everyone and that includes protecting the 96 percent of the membership that pay their dues on time by making sure we make every effort to collect the past due accounts.



Jack Queen

Small signage changes for Flower Hill add-on

Some small changes have been made to the design of the new Whole Foods and Flower Hill Promenade renovation. David Reinker of SGPA Architecture visited the Carmel Valley Community Planning Board last week to let them know about the refinements to the design, which includes no change in elevation or square footage.

The changes were driven by Whole Foods' decision to move its entrance from the center of the store off to the left, changing the position of the Whole Foods signage.

Small tweaks in design were also made to accommodate signage for the second floor tenants above Whole Foods, Reinker said.

Reinker reported that the renovation is progressing on schedule at a "pretty good pace."

"We've almost attained the full height of the project on the west side," said Reinker of the addition, which includes the Whole Foods, new boutique office spaces

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RSF Firefighters Association and RSF Fire board negotiate new contract

Contract negotiations between the Rancho Santa Fe Professional Firefighters Association (Local 4349) and the Rancho Santa Fe Fire Protection District (RSFFPD) recently concluded and an agreement was reached regarding changes to retirement and benefits in a continuing effort to maintain the financial stability of the Fire District. These changes include a two-tier retirement benefit that will set new parameters for future firefighters, as well as adjustments to their health care plan and sick leave accumulation.

"It is just as important to the Firefighters Association as it is to the board of directors and administration that the Fire District remains financially healthy," said Captain David Livingstone. "There was a lot of discussion, but the solution we developed made a lot of sense based on the economic times. We felt it was a win for the firefighters as well as the district."

Under the new tiered retirement system, all new employees hired after April 1, 2012, will retain their retirement plan through Cal-PERS, however, at a lower formula of 3 percent at 55. In other words, a current employee is eligible for retirement at age 50 while a new employee will be eligible for retirement at age 55, both receiving a credit of 3 percent for each year of service. In addition, the new formula will also require new employees to pay 50 percent of the employee portion of Cal-PERS costs.

Director Randall Malin, who led negotiations on behalf of the district, stated "We

are very fortunate to have employees who fully understand the negative impact on property tax revenue resulting from the deterioration of the real estate market." Malin noted that almost 90 percent of the district's revenue comes from property taxes, which have fallen by 9.4 percent in the last three years. He commended the firefighters who, while not having a wage increase since July 2008, proposed a significant change to the health insurance program that will reduce the district's costs.

Malin also pointed to two areas where the district is in a more favorable financial position than other districts in the state. "First, in 2004 our pension program was underfunded by \$4.2 million, which cost the district over \$300,000 per year in interest. We paid off the entire amount and the district is now debt-free. Second, as we do not offer post-retirement health benefits, we do not face the same underfunding problem in this area as do many fire districts, cities, and the State of California itself."

Director Nancy Hillgren commented that "for more than a decade the board of the RSFFPD has been especially mindful of the escalating costs related to Cal-PERS mandated pension requirements and has been taking proactive measures to curb their fiscal impact on the district. In addition to reducing our costs associated with Cal-PERS, the board has not granted pay in-

See CONTRACT, page 18

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Rancho Santa Fe Review

3702 Via de la Valle Suite 202W
Del Mar, CA 92014

858-756-1403

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PHYLLIS PFEIFFER
Publisher

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Executive Editor
editor@rsreview.com

KAREN BILLING
Senior News Writer

CLAIRE HARLIN
Editor

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Contributors

OBITUARIES: 858.218.7237 or
inmemory@myclassifiedmarketplace.com

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Individualized math program a privilege that needs financial support

SUBMITTED BY THE RSF EDUCATION FOUNDATION

When you were a child, was math difficult for you? Or were you the child who needed more of a challenge? Students at the R. Roger Rowe School (Ranch School) have an increasingly rare privilege of a differentiated math program that allows teachers to teach to each child's needs. While many schools have cut back and students are being taught subjects like math with more than 30 students in their class, the Ranch School continues to raise the bar and offer students smaller classes, specialized teachers and individualized instruction. The school employs math specialists to further reduce math class sizes and more effectively support all students from those who need extra help understanding core concepts to high performing students who crave enrichment opportunities and everyone in between.

This program is supported by the Rancho Santa Fe Education Foundation (RSFEF) which this year has pledged \$1M to support this and other key programs at the school. Unfortunately the Foundation is still \$103,112 shy of our \$1M pledge and there are still 23 percent of the Ranch School's families who have not made a contribution. Without the Foundation's Funds programs like the Differentiated Math Program are at risk of being reduced or cut in the future. Budgets for next year are being decided now.

Math Instruction Based on Student Need Reinforces Core Concepts

In grades 1st-6th, students have the opportunity to work in differentiated groups for a 40 minute block twice a week outside of their daily math time. These sessions are referred to as Math RTI (Response to Intervention and Instruction). All the students across the grade level move into different groups during the RTI block. Students are regrouped across the grade level based on their MAP test score and homeroom teacher input as MAP scores are not totally reliable, particularly with the youngest students who are just learning to take the computerized tests. "By the fifth grade the test scores are more accurate," commented Math Specialist Carolyn Jensen who previously taught 5th grade at the Ranch School. MAPS tests are given twice a year in September and March and groups are adjusted based on student need. However, RTI groups change frequently based on what each student needs at the time. In each grade level two additional teachers are added to the RTI block to allow for more teacher/student interaction.

Some students are in very small (4-8) intervention groups. "We focus on the strand of number sense," noted Mrs. Jensen. "The higher concepts build on number sense and without this understanding the students cannot learn the more complex concepts." She added, "Some students are at a younger point of mental development. If they are not there, you can teach a concept five different ways and they are still not going to get it." Other students need support because they are "non-readers." "Since a good deal of the math problems are word problems, these students have to have language," said Mrs. Jensen. The Ranch School's program helps these students get the individualized instruction they need. These groups focus on building foundational skills to ensure future success in mathematics," commented Cindy Schaub, assistant superintendent of instructional services.

Other students are in "benchmark" groups which focus on extension activities and further practice with the concepts taught during math class. These groups often participate in hands on activities that further develop conceptual understanding and lead to mastery. Some students are also



Math teacher Lori Edwards with students.

in "enrichment" groups focused on taking students' understanding to advanced or accelerated levels. Enrichment groups participate in collaborative projects, more difficult concepts and critical thinking.

Differentiated Program includes Accelerated and Support Courses

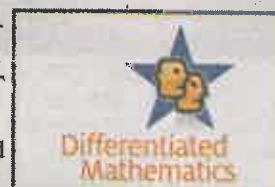
"Beginning in fifth grade, we have at least one accelerated course for high achieving students who meet the criteria for such a placement," noted Mrs. Schaub. Test scores and teacher input are used to place students in these courses. In addition to the grade level teachers, one additional teacher is added to keep class sizes small. "In fifth grade, Carolyn Jensen teaches an Accelerated Math 5/6 course and in sixth, Tanya Baumgardner teaches a Pre-Algebra class, a seventh grade course," she added. "This accelerated program continues in the middle school. We provide accelerated access to eligible seventh graders into the eighth grade Algebra 1 course and eligible eighth grade students are invited to participate in Geometry, a ninth grade course."

In the middle school, we offer both Pre-Algebra and Algebra Support courses. These courses allow students to choose extra math instruction as their elective. In the support courses, students receive extra reinforcement of critical concepts, prepare for upcoming tests, and receive feedback on homework giving them a solid foundation in these core courses. Math Teacher Lori Edwards teaches the pre-algebra support class this year. "In support class, I have the luxury of having extra time so I can present the material in different ways," noted Mrs. Edwards. "I can play games with the students; we can have project-based learning. I can help them with homework and spend time practicing concepts. This class is extremely beneficial for these students."

Foundation Funds Specialized Instruction and Smaller Class Sizes

"The financial support from the Foundation allows us to hire a teacher in the full time math intervention position," noted Mrs. Schaub. "She teaches each of the grade level intervention groups as well as the Accelerated 5/6 class." In addition, the financial support allows for smaller class sizes, access to accelerated courses and support courses in the middle school setting.

Please take this opportunity to make your contribution so that our children can benefit from programs like Differentiated Mathematics. Community and corporate contributions are also encouraged. For questions or more information, please go to www.rsfe.org or contact the RSFEF at 858-756-1141 x208. The difference is you!



CLASSIC

continued from page 1

few of these models of cars made, which makes them very unique. Owners must register their cars with the national office to maintain tradition and assure that the cars are truly from the 1925- 1948 era and restored to their original beginnings. Judges confirm that the car still runs, all the mechanical systems work and even that the paint is according to the original specifications — the only alteration allowed is the addition of seat belts.

The seat belts are important because the car club is not just about having shows, they also drive their classic cars. Zeiger said members often pick a spot and meet up for a "CARavan." Last summer, Zeiger and her husband put their car on a transporter to Nova Scotia and drove it around with a CARavan in Newfoundland.

"We enjoy getting together and driving around different parts of the country and showing the cars off and talking about what a classic car is," said Zeiger, who owns a 1941 Cadillac convertible with her husband Carl. "It's a really

wonderful and positive experience, it's great to preserve something so important to our history."

Zeiger had always been interested in cars and as she was getting ready to retire was looking for a hobby she could "sink her teeth into." As friends had previously joined the club, Zeiger and her husband joined, as well, to learn more as they looked for a classic car to purchase.

Now she's been the director for the last year.

"I'm not really mechanical but I've learned a lot more than I ever thought I would," Zeiger said. "And I have developed a sense of what I find really beautiful and the historical value of these cars...they're like beautiful pieces of jewelry."

The regional group hosts about eight meetings a year in San Diego or Palm Springs in addition to special events like the one at The Inn and caravan tours. The Sunday after their show in Rancho Santa Fe, the group will caravan to Temecula to Thornton Winery for brunch.

The April 21 event will begin at 10 a.m. To learn more about membership or the upcoming event, visit sandiegopalmspringsregion.classiccarclub.org.

CONTRACT

continued from page 2

creases to district employees in over four years. The board and the district's employees recognize that personnel costs comprise 83 percent of the district's budget, and have worked well together to contain and further reduce those costs in an environment of decreasing revenues. The implementation of a new hire scale was an astute move that, combined with other recently adopted measures, will provide needed savings for the district going forward."

In addition to adding the second tier for retirement benefits, the board and Firefighters Association also took steps to save on the employees' health care plan. By adjusting the

health insurance cap the district could save up to \$80,000 annually while continuing to provide health insurance for its employees. Also, the number of sick leave hours an employee can accrue was increased, leading to a potential annual savings of \$255,000.

Fire Chief Tony Michel stated that "It is good to know that we can take steps to maintain the financial stability of the organization without compromising our high level of customer service to our community. As always, it is our goal to meet the needs of our community and fulfill our mission to protect life, property, and environment through prevention, preparedness, education and emergency response."

— Submitted press release by the RSF Fire District.

FLOWER HILL

continued from page 2

and a four-story parking garage. "I think we were successful in hiding the parking and service areas as you're traveling north on the freeway."

Whole Foods is expected to be complete by the summer and Flower Hill remains "committed" to renovating the older part of the center to match the newer section.

Reinker said an example of the "face lift" that is planned for the rest of the center could be seen in the new store between the Sheets. The center completed renovations for that space as the tenant was moving in rather than waiting until later.

— Karen Billing

Rancho Santa Fe Review

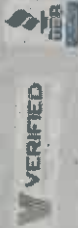
3702 Via de la Valle Suite 202W
Del Mar, CA 92014

858-756-1403

www.rsfreview.com



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Executive Editor
editor@sfchroniclenews.com

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Serious fire hazard in RSF must be addressed

There is a serious fire hazard and blighted area on Via de La Valle between Concha de Golf and Calzada Del Bosque. Huge, old oleander plants lining the Morgan Run Golf course were infested and died some months ago leaving dry and dead oleanders. I contacted the RSF Fire Department and was told "they couldn't do anything about it as we were told by the Community Services Department (CSD) that they have a plan for eventually replacing them." In perusing my recent property tax bill I noted that there is a special tax of \$50 for Fire District, along with other district fees.

I questioned the RSF Fire Department's lack of issuing a violation for the blighted and dead oleander trees and requested an inspection of the area be initiated immediately, pointing out that all fire prevention guidelines always emphasize clearing dead trees and removing brush from property. I learned that CSD took no action regarding removal of the dead oleanders at their recent board meeting due to a petition of several homeowners who do NOT want to give up their privacy while replacement plants mature. This could be a matter of years if the RSF Fire doesn't enforce fire abatement rules

in issuing a violation citation for the immediate removal of the diseased and dead oleander tree size plants on Via de La Valle.

The ongoing infestation in our community has already cost the loss of 13 mature Olive trees with the recent replacement of Pepper Trees near the Whispering Palms fountain: costs \$4,200 to pull and stump grind the 13 existing Olive trees, and purchase and planting 36" box Pepper trees was \$9,880. Our community should be safeguarded by the immediate removal of the infested oleanders as all of our landscaping can be infested causing untold costs of replacements.

It is time for immediate action for fire prevention and beautification of our neighborhood. We depend on the RSF Fire Department to enforce regulatory fire abatement rules and our CSD board members to take remediation action immediately in restoring our community. Our property district tax monies more than cover the expenses involved, it is time to take action before more infestation occurs or worse case a tragic fire rages through our community.

Joy Glenner

Paying through the nose for imported water

BY PAM SLATER-PRICE AND BILL HORN

San Diego County residents are paying too much for a valuable liquid, and it's not just gasoline.

It's imported water. Nearly 3.1 million local consumers – that's most of us – are paying too much for imported water. We pay a premium to purchase and transport it from Northern California and the Colorado River.

And we entrust the powerful water agencies that bring us imported water to charge us fairly. But at least one of them isn't.

The Metropolitan Water District of Southern California is grossly overcharging our regional wholesaler, the San Diego County Water Authority, exposing ratepayers to tens of millions of dollars annually in disproportionate costs. This is money right out of your pocket.

The dollar figures are alarming.

In a lawsuit, the Water Authority estimates that Met's overcharges will total \$40 million this year and could climb to \$2.1 billion by 2047.

As a result, the county Board of Supervisors this week adopted a resolution supporting the Water Authority in its court fight.

With our action, we joined the cities of San Diego, Escondido, Oceanside, Poway, and Del Mar and at least 10 local water districts that are siding with the Water Authority. Also supporting the Water Authority are the San Diego Regional Chamber of Commerce, Downtown San Diego Partnership and the San Diego County Taxpayers Association.

To understand our collective outrage, here is the background:

The sprawling Metropolitan Water District of Southern California serves 26 "member agencies" in Los Angeles, Orange, Ventura, Riverside, San Bernardino and San Diego counties.

Among those agencies, only the San Diego County Water Authority pays Met a separate fee to transport its independent water supply. The source of that supply is the Colorado River, and the Water Authority gains access to it through long-term agreements with the Imperial Irrigation District and the federal government. Water from those agreements comprises 25 percent of San Diego County's current supply portfolio.

But getting that water – millions of gallons of it — from Imperial Valley to San Diego County requires the use of Metropolitan's pipelines and pumps.

Metropolitan charges the Water Authority for its so-called "transportation costs." That's fair. What's not fair are the unrelated charges, including the cost of Met's own water supplies, that Met tacks onto the Water Authority's bill.

In other words, local consumers are paying Metropolitan for water that the Water Authority purchases independently. That means we pay an inflated transportation cost, which in turn subsidizes the costs paid by Metropolitan's 25 remaining member agencies.

If the court rules in favor of the Water Authority, San Diego County ratepayers will see the benefits.

Refunds would go to the 24 retail water agencies and cities within the county and, by extension, their ratepayers.

A case management hearing for the lawsuit is scheduled for April 11. In the meantime, the Water Authority will continue to build its case.

Our message for consumers: We have been a cash cow for Met for far too long and we are paying through the nose for no valid reason.

Pam Slater-Price represents District 3 and Bill Horn represents District 5 on the San Diego County Board of Supervisors.

Public input on polo fields lease seems to be missing

Editor's Note: This letter was addressed to Alex Roth at the City of San Diego, and submitted to this newspaper for publication.

Dear Mr. Roth,

On Jan 5, the RSF Review ran a front page story regarding the city's lease with the San Diego Polo Club that expires this month.

In this story you were quoted as saying "There is going to be lots and lots of opportunity for public input on this." To date we have seen nothing further on this subject in the press or elsewhere. Since the lease expires this month it appears to us that the "opportunity" you talked about has failed to materialize.

We would appreciate getting an update from you.

Rudy and Rosanna Biller

Lucie Arnaz to sing at Bow Tie & Pearls Gala benefiting North Coast Repertory Theatre

Broadway veteran and Emmy-award winning actress and singer Lucie Arnaz will sing at the gala celebrating the 30th Anniversary of North Coast Repertory Theatre. The Bow Tie & Pearls Gala will be held on Sunday evening, April 22, at the Rancho Santa Fe Garden Club. North Coast Repertory Theatre first opened in 1982 and has actively produced plays each season.

"Thirty years is an impressive milestone," said David Ellenstein, artistic director of North Coast Repertory Theatre. "It shows that this community has embraced

North Coast Rep as its own, and has been willing to grow with the theatre as it has progressed to become one of the region's leading professional theatre arts organizations. The stage is set for continued growth as we strive to create even greater theatre that makes a difference in the lives of our patrons."

"We are honored to be involved in this Thirtieth Anniversary Season Gala celebrating 30 wonderful years of the theatre at North Coast Repertory Theatre," said Justin Tipp, co-chair of the gala with his wife, Leslie. The couple live in Del Mar and Tipp is a member of the theatre's board of trustees.

The Tipples and their gala committee chose the theme of "Pearls," as the lustrous gems are the tribute gift for a 30th wedding anniversary. In addition to the performance by Lucie Arnaz, the evening will feature a sumptuous dinner catered by Jeffrey Strauss and Pamplemousse Grille, silent and live auctions and much more.

Honorary chairs for the event are Denise and Bertrand Hug (Rancho Santa Fe). They are well-known for their charitable involvement. Hug is the owner of top restaurants Mille Fleur in Rancho Santa Fe and Bertrand at Mister A's in San Diego. Honorary Committee members are Ken Baca (Carlsbad), Phyllis Cohn and Arthur Brody (Rancho Santa Fe), Jenny Craig (Rancho Santa Fe), Lee and Frank Goldberg (Rancho Santa Fe), Elaine and Leonard Hirsch (Coronado), Sheila and Jeffrey Lipinsky (La Jolla), Pat and Tom Nickols (Rancho Santa Fe), Joyce and Jere Oren (Rancho Santa Fe), Sarah B. and John Rebelo, Marjorie and Lee Sarokin (Rancho Santa Fe), and Judy and Chuck Wheatley (Del Mar).

The Bow Tie and Pearls Gala Committee members are Sandy Anglin (Del Mar); Judith Bradley (Solana Beach); Kathryn Byrd (development officer, North Coast Rep, San Diego), Shella Chue (Escondido), Connie Coe (Cardiff by the Sea), Bev Conner (Carlsbad), Hal and Jeanette Coons (Escondido), Marion Dodson (Rancho Santa Fe), Sarah Dodson (Encinitas), Amy Ramaker (Solana Beach), Dori Patterson (Encinitas), Judy Moffson (Solana Beach), Jeri Rovsek (Rancho Santa Fe), Julie Sarno (Carlsbad), Holly Smith Jones (Solana Beach), Tammy Tidmore (Solana Beach), Toni Tschann (development director, North Coast Rep, San Diego), and Leslie Zwall (Del Mar). For tickets call, Kathryn Byrd, development officer, 858-481-2155, ext. 211.



Lucie Arnaz

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Teen trapped in car in ravine calls 911 for help

Posted: Mar 27, 2012 6:38 AM PDT

Updated: Mar 27, 2012 6:38 AM PDT



DEL DIOS (CNS) - A 19-year-old woman was suffering from a broken ankle and other injuries Tuesday after she drove her compact off Del Dios Highway, landing upside down in a deep ravine, authorities said.

The rollover accident just west of the Lake Hodges Dam was reported at 9:23 p.m. Monday, according to San Diego County sheriff's Sgt. William Dreyer.

"Due to darkness, thick vegetation and the location, it was very difficult to locate the vehicle," he said.

A sheriff's helicopter crew eventually spotted the woman's Toyota Corolla with the woman trapped inside, Dreyer said, noting she was rescued and taken to Palomar Medical Center.

She is expected to survive, he said.

The California Highway Patrol was investigating what caused the accident.



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Woman, 19, Rescued From Vehicle In Ravine

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Woman Was Trapped In Vehicle Just West Of Lake Hodges Dam

POSTED: 5:01 am PDT March 27, 2012

SAN DIEGO -- A 19-year-old woman was suffering from a broken ankle and other injuries Tuesday after she drove her compact off Del Dios Highway, landing upside down in a deep ravine, authorities said.

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Do you have more information about this story? [Click here to contact us](#)

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Cell Phone Call Saves Trapped Driver

If it weren't for cell service, the woman may not have been found until morning firefighters said By R. Stickney | Tuesday, Mar 27, 2012 | Updated 8:28 AM PDT
NBCSanDiego

Crews from a number of agencies searched the area for almost an hour before the wreck was spotted from above.

A woman called 911 after her car crashed and flipped upside down into a ravine off the side of the road near Escondido.

The woman told CHP that her car had rolled over and she was being held in by her seat belt along Del Dios Highway around 9:30 p.m. Monday

Dispatchers kept the woman on the phone while firefighters tried to find the crash scene.

San Diego County sheriff's deputies, California Highway Patrol officers, San Diego police, two fire engines, an ambulance and the sheriff's helicopter searched the area using sirens, lights, thermal imaging cameras that detect heat.

The woman could hear lights, sirens and footsteps but it took about 40 minutes for firefighters to find the wreck about 20 feet over the side in a ravine.

The helicopter eventually spotted the car.

"We just couldn't find her until someone stumbled across her," said Fred Cox with the Rancho Santa Fe Fire Department

"We knew she was in the general area because they could hear us on her cell phone but we couldn't find her."

She was extremely lucky because if it weren't for the phone contact she probably wouldn't have been found until the next morning, Cox said.

The car had rolled on its side trapping the woman underneath. She told emergency crews she had blacked out once and was hanging on by one arm while waiting to be rescued.

"She was in a rough spot," firefighter Chris Danner said. "It was a little bit difficult but we're trained to do it and we got her out smoothly."

She thanked firefighters the entire way up the hill to the ambulance and cracked jokes, Danner said.

The woman was transported to a nearby hospital with non-life threatening injuries.

Find this article at:

<http://www.nbcsandiego.com/news/local/Rescue-Del-Dios-Highway-Trapped-Woman--144380655.html>

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Woman rescued off Del Dios Hwy

By Susan Shroder

Tuesday, March 27, 2012

NORTH COUNTY — Sheriff's deputies spent about 40 minutes trying to locate a woman who reported her car had gone off a hill along Del Dios Highway Monday night, trapping her upside down in the vehicle.

The California Highway Patrol got the initial call from the woman about 9:21 p.m., said sheriff's Lt. J.T. Faulkner. She said she was by herself in a black Toyota Corolla and was being held by her seat belt, and that her air bag had deployed.

By tracking her cellphone call, deputies determined she was near the 8900 block of Del Dios, Faulkner said.

A sheriff's helicopter was able to locate the car shortly after 10 p.m., and the woman was transported to a hospital, Faulkner said. The woman said she thought she had broken an ankle, and said that at one point she was unconscious.

She was coming home from work at the time, Faulkner said. The cause of the accident was not yet known.

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Maintenance of your Home Protection Systems

A photograph of a two-story house with a red-tiled roof and light-colored stucco walls. A large, leafy green tree stands on the left side of the front yard. The house features a two-car garage and several windows with dark frames. The front yard is landscaped with green grass, purple flowers, and a concrete driveway. The sky is clear and blue.

Maintenance of your Home Protection Systems

Protecting you family through the proper installation, use, and maintenance of:

- Carbon monoxide detectors
- Smoke alarms
- Fire sprinklers

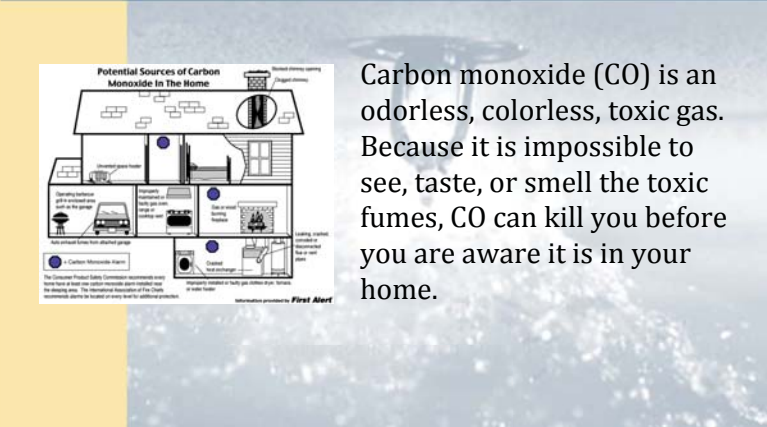


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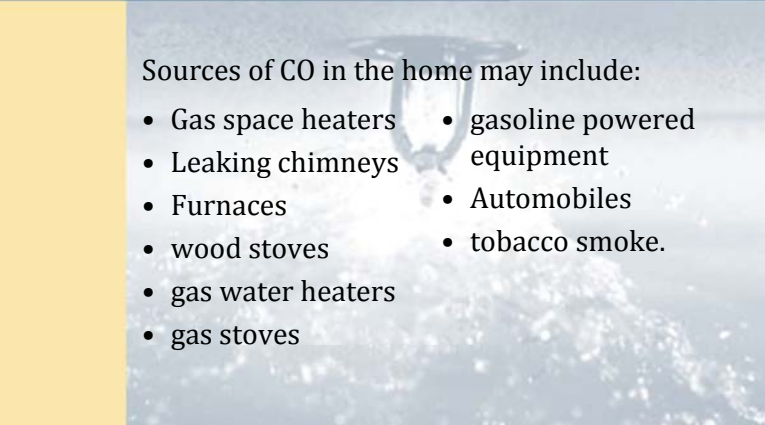
Carbon Monoxide

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Carbon Monoxide

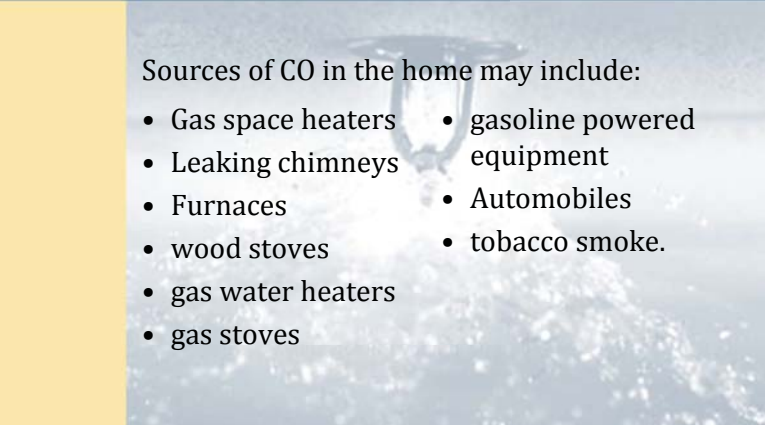
Sources of CO in the home may include:

- Gas space heaters
- Leaking chimneys
- Furnaces
- wood stoves
- gas water heaters
- gas stoves
- gasoline powered equipment
- Automobiles
- tobacco smoke.



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 - tobacco smoke.

Carbon Monoxide

Carbon monoxide symptoms are often mistaken for flu symptoms, including:

- Headaches
- Dizziness
- Disorientation
- Nausea
- Fatigue



Carbon Monoxide

Takes steps to protect your family from CO poisoning:

- Make sure all gas appliances are in good working condition.
- inspect your gas lines for leaks.
- Keep your chimneys clear of debris
- make sure your furnace is in good working order.
- Keep the door between the home and an attached garage closed.

Carbon Monoxide



California requires all "single-family homes with an attached garage or fossil fuel source to install carbon monoxide alarms..." Similar to smoke alarms, CO alarms detect the presence of CO in the air and make a noise to alert residents when the gas level approaches harmful levels. They can be purchased at Home Depot, Lowe's, Target, Wal-Mart, and other similar retailers.

Carbon Monoxide

If you suspect CO poisoning has occurred or if an alarm goes off:

- Call 9-1-1
- Ventilate area, turn off potentially problematic appliances, & leave the house.
- Do not re-enter the building until you are cleared to do so by emergency personnel.
- Make sure the paramedics and later, the physicians, know you suspect CO poisoning.

Smoke Alarms and Fire Sprinkler Protection



Smoke alarms are designed to detect smoke & alert homeowners of a fire.

Fire sprinklers are designed to save lives by controlling or even extinguishing a fire.

Smoke Alarms and Fire Sprinkler Protection



A recent study by the US Fire Administration found that only 72-76% of people wake up when a smoke alarm is sounded. In fact, one in four U.S. home fire fatalities occurred in homes with working smoke alarms, according to NFPA.

Smoke Alarms and Fire Sprinkler Protection



The combination of working smoke alarms and home fire sprinklers, however, reduced the likelihood of death from a fire by more than 80%.

Home Smoke Alarms



Proper Use
Testing
Maintenance

Home Smoke Alarms Proper Use

Smoke alarms should be placed on every level of your home in hallways and in each **bedroom**.



Home Smoke Alarms Testing



Test each smoke alarm in your home once a month to make sure they are functioning properly.

Home Smoke Alarms Testing



If your alarms are hardwired, testing one alarm should trigger all of the others to go off.

Home Smoke Alarms Testing



For alarms that are hard to reach, use a pencil or something similar. A ladder can also be used if the alarm is very high up.

Home Smoke Alarms Maintenance



Batteries should be changed once a year, even if the alarm is functioning properly. The battery should also be changed if the alarm is beeping, even if it is hardwired. Alarms should be cleaned annually to remove dust as well.

Home Fire Sprinkler System



- Installation
- System Components
- How Do They Work?
- Testing
- Maintenance

Home Fire Sprinkler System Installation



Typical attic installation. Chlorinated polyvinyl chloride (CPVC) Pipe is used in most installations. Be careful when putting nails or screws through walls so as to not pierce the pipe.

Home Fire Sprinkler System Installation



Finish product. Notice the flat plates.

Home Fire Sprinkler System Installation

Sprinkler Heads:



Pendant

Side wall



Dome



Flat Plate



Your system has special life-saving, rapid-response fire sprinkler heads. These heads are specifically and exclusively for residential use.

Home Fire Sprinkler System Components



Spare sprinkler heads are found in the red box, which is usually located in the garage. The box also contains the contractor's name and phone number and a wrench. When replacing a sprinkler head, be sure you are using the exact same type of sprinkler head.

Home Fire Sprinkler System Components

Water Supply

(Normally located in garage)



Home Fire Sprinkler System Components

Flow Switch

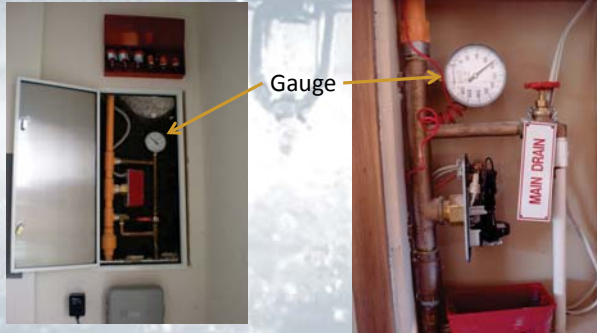
(Causes bell to ring if water is flowing. Notifies monitoring company for monitored homes.)



Home Fire Sprinkler System Components

Gauge

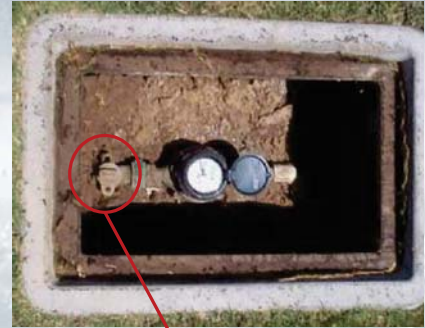
(Indicates proper water pressure. Exact pressure may vary from home to home but below 200 is considered normal.)



Home Fire Sprinkler System Components

Water Meter

(used to turn off water flow in case of an activation.)

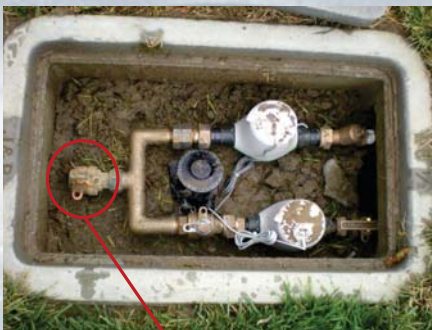


Main water supply valve on a single water meter

Home Fire Sprinkler System Components

Water Meter

(used to turn off water flow in case of an activation.)



Main water supply valve on a double water meter

Home Fire Sprinkler System Components

Fire Sprinkler Bell

(Alerts homeowner and neighbors of activation.)



Home Fire Sprinkler System

How do Residential Sprinklers Work?



A single residential sprinkler can protect a room area up to 20' X 20' – with an average house requiring only 20-30 sprinklers.

Sprinklers are activated individually by heat. Only a threatening fire can generate enough heat (about 155°F) to activate a sprinkler.

Home Fire Sprinkler System

How do Residential Sprinklers Work?



Only the sprinkler closest to the fire will activate, spraying water directly on the fire and the area that the sprinkler has been designed to protect.

Home Fire Sprinkler System

How do Residential Sprinklers Work?



When exposed to a high enough heat level, the sprinkler cap will fall off and the capsule in the sprinkler head will break, allowing water to flow.

Sprinklers can control or even extinguish the fire before heat and smoke turn deadly, allowing you and your family to escape safely and limiting damage to your home.

Home Fire Sprinkler System

How do Residential Sprinklers Work?



Your sprinkler system can be linked to the local fire company or home alarm system so that they are immediately notified when a sprinkler activates. Most sprinklers are NOT monitored. If you ever hear one ringing, call 9-1-1.

Home Fire Sprinkler System

How do Residential Sprinklers Work?

For your safety, and to be sure your automatic fire sprinkler is operating properly, remember the following “Dos and Don’ts”:

DO VISUALLY check your system, including the sprinkler head, for damage.

DO NOT HANG anything from the fire sprinkler heads or pipes.

DO NOT PAINT the fire sprinkler covers or heads.

DO NOT TAMPER with the fire sprinkler heads.

DO NOT HIDE sprinkler heads with furniture, decorations, etc.

Home Fire Sprinkler System

How do Residential Sprinklers Work?

Tampering with a fire sprinkler in any way may compromise the sprinkler head and cause it to not function properly in the case of a fire. This could lead to greater property damage and possibly even death.

Home Fire Sprinkler System

Testing



TEST YOUR SYSTEM QUARTERLY

NOTE: If your fire sprinkler system is monitored off site, notify monitoring company **before** testing.

Open the Inspector's Test Valve to be sure water flows and the alarm sounds.

Home Fire Sprinkler System

Testing



Water will flow out of the valve before the bell sounds. There may be a short delay from the time the water flows to the time the bell sounds. 30 to 45 seconds is normal.

Home Fire Sprinkler System Testing

This video shows what it will look and sound like when you test your system.



Home Fire Sprinkler System Maintenance

Make sure the bell remains clear of debris, including bird nests.



Alarm label signs should be visible at all times. If the lettering fades over time, replace signs can be purchased at Home Depot, Lowes, and similar stores as well as online.

Home Fire Sprinkler System Maintenance



Keep area around the main water valve clear so it remains easily accessible in case of an emergency. You may wish to keep a crescent wrench with the meter.

Home Fire Sprinkler System Maintenance

If you encounter an issue with your home fire sprinkler system, contact a fire sprinkler contractor. A plumber is not certified to work with home sprinkler systems.

Your sprinkler contractors name and number should be printed on the red box above the water supply in garage. A list of home sprinkler system contractors can be found at

<http://www.rsf-fire.org/assets/documents/ordinances/resources/141-Sprinkler%20Contacts.pdf>

Resources

California State Fire Marshal (<http://osfm.fire.ca.gov/index.php>)
Environmental Protection Agency (www.epa.gov)
United States Fire Administration (www.usfa.gov)

