



HOOFBEATS



The Dapplegray Lane Property Owners Association Newsletter - Jeanette Jacobson, Editor

JJincali310@gmail.com

OCT 2025

www.dapplegraylanes.com

DLPOA Board Meeting

Wed, Oct 8th 7:30 pm

Location: Community Center

DLPOA Calendar:

DLPOA Annual Board Meeting

Nov 5th @ RHE City HALL

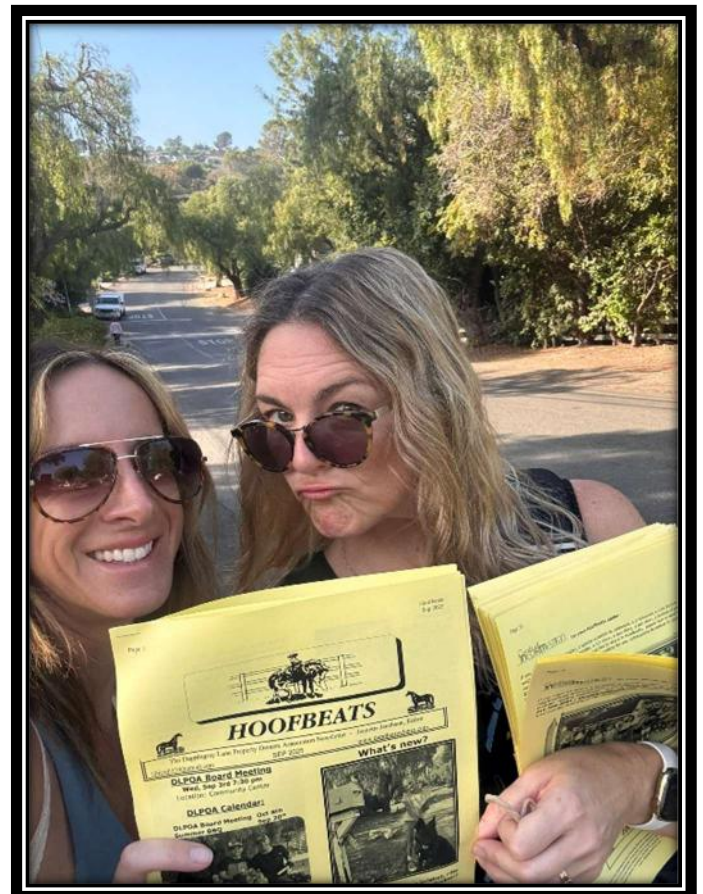
It's not sweata weatha yet!



DLPOA Board of Directors

Babak Farrokh-Siar
Jack McNamara
Adam Buckman
Kareena Dong
Connor Lynch
Jenny Litchfield
Julia Vander Ploeg

President
Vice President
Secretary
Treasurer
Board member
Board member
Board member



Read all about the BBQ, which was not sweater weather, the upcoming Halloween traditions, and the annual election for new board members, in this issue!



**An update
from our HOA
President:**

Howdy Neighbors!

I hope you're all doing well. As we approach the end of the year, I wanted to take a moment to share some updates from the DLPOA with you. We've just wrapped up a fantastic summer BBQ event, and we have a couple of exciting announcements to share this month.

First off, the summer BBQ was amazing! We had a great turnout, and everyone truly enjoyed the delicious barbecue and the lively music from the awesome band we booked. A huge thank you to the wonderful people who made it happen:



Jeff Meisterheim and the Smoke Show crew for their generous time spent cooking all that tasty meats and sides; Chrissy

Meisterheim for helping me coordinate the event; Kim Little for creating those beautiful centerpieces; Joe Litchfield for dragging the arena; and of course, April DiMeglio, Meagan Patterson, Brian Little, Adam Buckman and Jack McNamara for their hard work with setup and cleanup. It truly was a special evening, and I appreciate everyone who came out to support our signature DLPOA event and enjoy the festivities. We're lucky to be part of such a great community.



With Halloween just around the corner, we're working with the Sheriff's Department to monitor traffic at the front entrance for everyone's safety.

Halloween falls on a Friday this year, so it should be an exciting evening. Be on the lookout for more information in the coming weeks!



Lastly, we have only two months left in this year's board term, and we're excited for the neighbors who will be volunteering to join the board for next year. One of the reasons our neighborhood is such a wonderful place to live is due to the passion and time given by our volunteers. Serving on the board is a great way to help continue our traditions and influence positive changes in our neighborhood.

Please submit your ballots, attached here in Hoofbeats, before next month's meeting, scheduled for Wednesday, November 5th, at Rolling Hills City Hall.

See you all around the Lanes!

Best, Babak /DLPOA President



Chucks Corner:



Happy October birthday wishes to:

Delores Ault, Bahram Bakshi, Debbie Cherry, Connor Lynch, Susie Schultz, Sherri Waldstein and Michelle Zislis!



Matt and Cindy Bandy on Buckskin
are celebrating their 25th wedding anniversary
this October!



*Congratulations to you both.
May you have many, many, more happy years together!*



HALLOWEEN & BOO:ing



A fun tradition in the Lanes is the annual Boo:ing.

If you hear your doorbell ring and find a treat on the doorstep with no one in sight – you have been Boo:ed!

It's now your turn to brighten someone else's October night by putting together 2 treat bags. Add a

note that says "BOO".

Ding dong ditch the recipient and leave the gift on their doorstep *without being caught.*

Display the Boo sign you received in your window. This has provided hours of fun in the Lanes for adults & kids for many years!

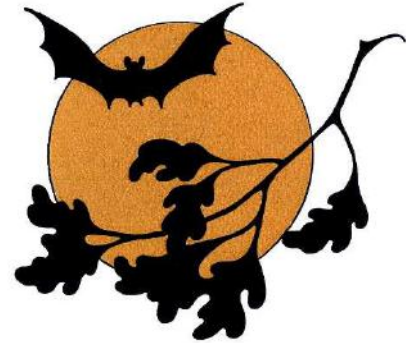


Halloween in the Lanes

Important Notice

With Halloween right around the corner we wanted to provide a quick update from the board. Every year we work to ensure the safety of our

little ghosts and goblins, providing a stress-free environment for trick-or-treating in the Lanes. A large part of creating a safe, fun environment is managing the street traffic; limiting the number of cars to clear the way for witches on their brooms. We have done this effectively in the past by partnering with the Los Angeles County Sheriff's Department (LASD) – they generously support our safety efforts by positioning two officers at the entrance to Dapplegray Lane to manage incoming traffic, thus deterring non-residents from entering. We would like to do the same this year.



*We want to have a few hobgoblins over Halloween night for some spooky spirits – is this ok? **ABSOLUTELY, ENCOURAGE YOUR GUESTS TO ARRIVE BEFORE 5PM.**

*We're going to every house where someone's willing to smell our feet. Go get it!

Quick reminder: if a house is dark, meaning no porch light is on; let's assume that handing out candy gives the resident mummy the heebie-jeebies and move on to the next house!



UPCOMING DLPOA ELECTION:



This year 1 Board member is terming out and 3 spots are open for re-election.

The ballot for our election is included on the last page of this issue and will be included again in our November Hoofbeats issue.

Read a little something about the neighbors that are running:

CINDY BANDY



Cindy Bandy has lived in the Lanes for approximately 20 years, and having lived in 4 homes over this time-period has a unique perspective and understanding of the trails and community.

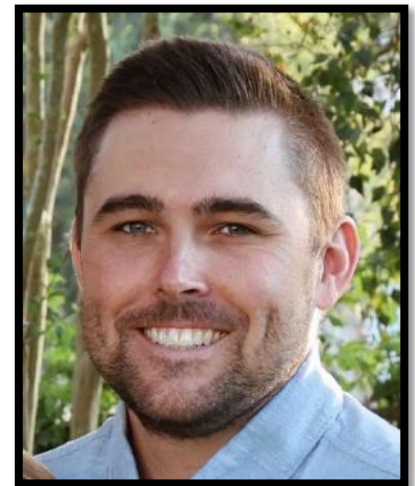
Raising her family here has provided precious memories and traditions that she values deeply. Cindy has served as a volunteer the DLPOA architectural committee since 2021 and regularly attends the monthly HOA meetings to stay informed. She has

volunteered over the years for various community events including trail clean up and event set up or clean up, so isn't scared to do the work needed.

Cindy's desire to serve on the board is rooted in her love for this special community which consists of honoring the history of neighborhood traditions, and preserving the trails for the equestrian community and homeowners. It's truly one of the most special places to live in her opinion.

Cindy's background includes a 10-year career in financial services/banking, serving on several boards for local organizations, interior design, and she is also an active realtor in the South Bay. Aside from this experience, listening and communication are two of her strengths that she feels would make her a strong fit to work with fellow board members and neighbors if elected.

ALEX GRABOW



Alex Grabow, his wife Taylor, their two-year-old son Colt, and their golden doodle moved to the Lanes at the end of 2023. From their very first days here, the

Grabows felt welcomed by the warmth of the neighborhood and quickly realized they had found the perfect place to put down roots.

Alex grew up in Garden Grove and later moved to the Torrance area after meeting Taylor. Together they are now excited to raise their family in such a beautiful community.

Alex works as a project manager at a family-owned HVAC and plumbing business. The job keeps him busy but gives him experience in coordinating tasks, solving problems, and

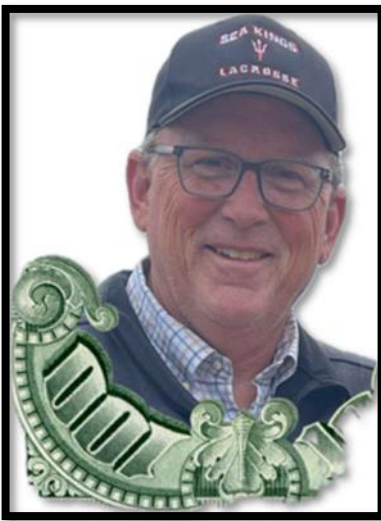
working with people – skills he believes are useful for contributing to our neighborhood.

Outside work Alex enjoys spending time with his family and working on projects around their new home.

Alex would be honored to serve on the DLPOA board, being more engaged in ensuring the Lanes stay a place people are proud to call home!



LAWRENCE HOYNE



Larry Hoyne has lived in the Lanes for 23 years. He helped restart the horse show after years of being dormant. He started movie night at the ring. He was instrumental in inventing the summer BBQ tug

of war contest, which means he loathes Dapplegray Lane...

He planted the new pepper trees around the ring. In his spare time, he enjoys bee keeping and is a devout lover of fresh honey. He also very much enjoys giving free marriage and life advice to anyone who will listen.

His youngest child, Charlotte, is off to Cal Poly SLO, so Larry thinks "it's time to get crazy my empty nesting peeps"! And if elected, yes, you have to address him as Captain!

RYAN MCCORMICK



Ryan McCormick, lives at 52 Buckskin Lane with his wife Gwen and twin daughters Abbie and Maddie. Having grown up on The Hill he moved back into the lanes

12 years ago to raise his family. The McComick's were attracted to The Lanes by the lovely trees, open spaces, animals, and community feeling. They have really enjoyed their time here, the community events and everything the neighborhood has to offer.

Ryan is an alumnus of Pepperdine University where he received his BA in Business, MBA, and Master's in Clinical Psychology degrees.

Professionally he is the Managing Partner of a Healthcare Revenue Cycle firm based out of Long Beach, CA but works throughout the country.

His prior board experience started in Hermosa Beach where he was the Chair of the 2008 class of Leadership Hermosa Beach and then spent two terms on LHB's board before moving back to the hill. Since then, he has been on the St. John Fisher Pastoral Council (advisory board) where he recently completed his second term. On the council a lot of his time was spent on creating and executing fun events to help bring parishioners together.

He's also been a Parks & Activities Commissioner for Rolling Hills Estates for the last six years helping advise on the execution of events for city residents as well as park

and trail maintenance. On these boards he has been recognized by his peers for his reliability, availability to pitch in when needed and his ability to bring in innovative/creative ideas.

His hobbies include playing tennis at the Jack Krammer Club and the occasional round of golf. If elected to the board his goal would be to preserve all the things we all enjoy about living in The Lanes while trying to develop new and innovative ways to bring people together.



CARLA RAMIREZ



Carla Ramirez is the founder and CEO of Carla Ramirez Insurance Agency, and a dedicated advocate for the security

and well-being of homeowners. Carla established CRI Agency in 2005, shortly after earning her Bachelor of Arts in Economics from Claremont McKenna College. As a proud Chadwick School alumna, she values the importance of community and education—principles that guide her both professionally and personally.

Originally from Peru and fluent in Spanish, Carla brings a global outlook and a highly personal touch to her work. With nearly 20 years of expertise in property and liability insurance, she is a trusted advisor to homeowners and associations seeking clear, actionable guidance on coverage, risk management, and compliance.

Carla's passion for teamwork and discipline stems from her athletic background as a childhood gymnast, tri-varsity high school athlete, and collegiate softball player. She remains active today, competing on the Division 3 Marine League and 4.0 USTA Tennis Teams for Jack Kramer Club.

Since 2016, Carla and her husband, Konstantin—a professional tennis coach at South Bay Tennis Center—have called the Lanes home, marking their arrival with Arya's home birth. Their lively household includes three daughters—Sofia (9), Arya (6), and Luna (4)—who attend Rolling Hills Country Day School; two cats, Bootsy and Maribel; two goats, Oreo and Heartsy; their playful 8-month-old puppy Zara; and five chickens.

Deeply rooted in the local community, Carla leverages her extensive insurance experience and personal understanding of homeownership to help fellow residents and association boards navigate the complexities of property liability and protection. Her commitment to service, combined with her lived experience as a neighbor and parent, makes her an invaluable resource to any homeowners' association.



Time for Kids Questions!



With Halloween quickly approaching, I asked kids "What monster would they want to be for Halloween and why"? What do they think mom & dad fear... Here is what they had to say:



Matty Little, 6 yrs old:

I would be a small, cute, hairy monster because they look so cute. Dad is scared when I hide and I don't answer him. Mom is scared of spiders.



Loukas Meisterheim, 12 years old:

I would be a Dragon so I could fly and get out of traffic faster. Mom gets scared when mosquitos get too close to her. Dad's not scared of

anything.

Jeffrey McConnell, 6 1/2 yrs old:

I would be a Zombie, cause I like how their arms move. Mom is scared of bats in Idaho and Dad is a scaredy cat about spiders.



Vincie DiMeglio, 5 years old:

I would be a huuuuge hairy monster and stand on my head! Dad is scared of NOTHING! Mom is only scared of slimy chickens.



Cailin Pollock, 12 yrs old:

I would be a ghost so I could spy on people! Dad thinks it's scary when mom uses a credit card and mom is scared that dad has access to a Costco Card.





Abby McCormick, 12 yrs old:
I would be a Zombie Miss California, cause my mom used to do beauty pageants. They both get scared whenever I drop a dish!

Clark Buckman, 4 1/2 yrs old:
I would be the Big Purple monster in "Monsters Inc." He brought me to his house and we ate tacos once. Dad is really scared of zombies and mom is scared of a wolf... I think.



Izzy Beck, 12 yrs old:
I would be Casper the Ghost because he's a friendly ghost. Mom is scared of yelling kids and dad is scared of people popping balloons.



Effie Meisterheim, 10 yrs old:
A ghost so I could fly to the supermarket and get what I want. Dad thinks snakes are scary and mom is scared of spiders.



Kate Hoyne, 23 yrs old:
I would be Oscar the Grouch. He knows how to take the trash out. Dad is scared of me getting married. Mom is scared of my sister not getting in to Gamma Phi.



Vivienne Gombert, 10 yrs old:
I would be an Oompa-Loompa cause I want to be orange! Mom is terrified of dead animals. Our chicken died and there was a dead squirrel in our house. Dad is scared of my sister – she's a teenager.



Emilee Little, 11 yrs old:
I would be Wonder Woman so I could fly and get to places faster. Dad is not scared of anything. Mom is afraid of jump scares.



DLPOA 2025 BARBEQUE

"Dapplegray always used to win the Tug-of-war when I lived on Dapplegray! Now I live on Buckskin... just saying."

Matt Bandy does have a point, as Buckskin/Sorrell are on a 2-year winning streak in the annual Tug-of-War!



His wife Cindy Bandy brought her big guns along with all the strappy, young Sorrell dads to secure the win!

Ryan McCormick noticed that most of the Dapplegray dads were busy at the bar during the tugging, but as he correctly stated "A win is a Win"! Better luck next year Dapplegray!



"My touches are too soft!" explained AJ Poulin - our former HOA President who was visiting from Nevada. Right after he exclaimed "I'm sooo ready"! Not sure if these somewhat odd comments were related to the Tug-of-War or something else... but that is neither here nor there. You can use your imagination and add the context.



He got very surprised when young miss Lulu Betz, 9 years old announced to him; "I'm in your house!" It took him a minute to remember that she is indeed living in his old house on Buckskin!

AJ managed to get one of Smoke Shows super delicious briskets and some local eggs through TSA on his way home the next day. Apparently, no one has attempted to hijack a plane with brisket yet.



Speaking of brisket, the food was fantastic as usual!

"Where's the aprons?" asked Tim as he was busy spilling the secret sauce all over his shirt.

Smoke Show members Jeff Meisterheim, Mike Traut, Tim

McCarthy, and Todd Jacobson - AKA Hot Meat Men, despite apron deficiencies worked more efficient this year.

Todd supervising via FaceTime only, as he was not about to jinx the hurricane Gods this year and stayed in Treasure Island.



Conrad, who flew in from Oregon to do emergency welding on the broken smoker from last year was disappointed in the lack of Smoke Show swag, as one would be.

Instead of the typical hours and hours of smoking the meat, they managed to get it all done in one day this year - all during daylight! 45 racks of ribs, 11 briskets and a farm of chickens...oh and don't forget the hot dogs. I guess those got cooked at the event... so, forget the hot dogs!

Jeff could not stop talking about his new upgraded refrigeration system which has substantially decreased the prep time. Jeff and Traut, lovingly referred to as "The Odd Couple" were cracking us up with



Josie Jacobsons took his spot instead. However, being a non-meat eater, she was less helpful with the cooking process but added some spice with her great sense of humor.



their banter in the kitchen. As Jeff was busy making a mess, Trout was equally busy cleaning, trying his fastest to stay ahead of Jeff.

Cindy Gelman was still talking about the beans from last year and could not wait for the food to be served...and they did not disappoint!!

On a side note, best wishes for a speedy recovery to Dr. Joel Gelman who could not have timed his knee surgery any worse... three days before the BBQ!! How will you dance without your knees back in shape?!



With the McConnell's at their table and lots of sports talk, Mike decided it was a "Hard NO" on his chances of ever coaching football.



There was a rare Brad Fine sighting this year! Dressed in his best-looking hat, he came to socialize and have some theological discussions with the Litchfield's where some biblical comparisons between water & wine were discussed.

Despite being fall, the 'sweata weatha" had not yet kicked in. I forgot to tell everyone I brought the Florida humidity with me for this visit.

A balmy evening was enjoyed by all during dinner. Keith Kelley who came prepared to enjoy a long, leisurely dinner brought a cooler so heavy, it took 3 people to lift it off the table. 3 women = 1 Keith Kelly lift.



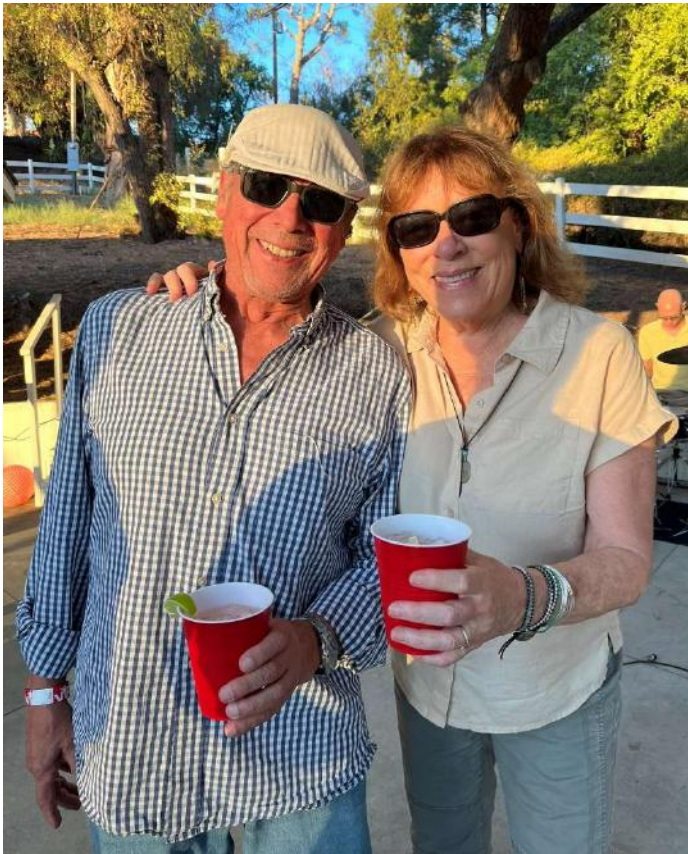
Trey and Torah from Dapplegray left all the big kids at home and came for an early dinner with only young miss Rose in tow. The Mac & Cheese was delicious! Trey is contemplating some new duties/hobbies in his life.



Jeff and Valerie Goodman on Sorrell, with perfect smiles were taking a break from the usual horse and dentistry activities.



Dana and Mark Weaver from Sorrell were having a date night enjoying some beers.



Melissa MacCracken brought her boyfriend for brisket and drinks.

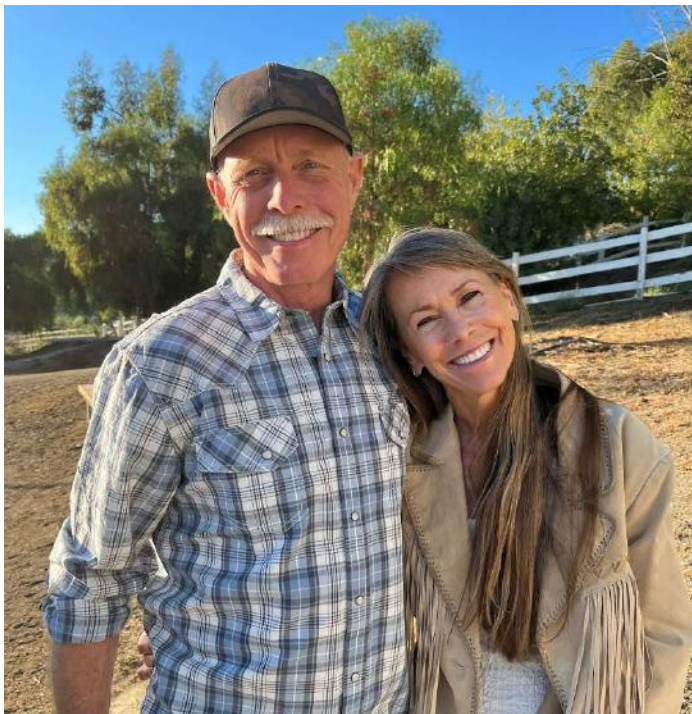


Jack and Trish McNamara arrived fashionable late and may have missed

most of the food but appreciated getting to chat with neighbors for a while.



Gerd Hoher and Lulu Bryant, just back from their European summer tour of exploring additional peculiar Austrian Holiday traditions (which they will share with all of you at this year's DLPOA Holiday party) came ready to partaay!



Fred and Julie Hatch, the hottest looking grandparents, were on a well-deserved grandchildren break and rocked it on the

dance floor 'til the age appropriate 9 PM wee hours.



The band "Brent George Live" showed up for their first BBQ appearance and were eager to kick off the dance party.

We chatted beforehand and they admitted they had never played at such a cool location before.



They quickly got all the kids showing off their best coordinated dance routine to "Shake, Rattle and Roll."



No one could keep up with them, not even the moms who quickly exhausted themselves trying and needed more drinks.



The band's repertoire was conducive to lots of sing-along. I can attest to being very hoarse the next day as everyone on the dance floor was belting out the lyrics on top of their lungs.



Yes, it was that kind of Party!!







**Thanks to everyone
who came out to make
this a fantastic time!
See you all at the next
BBQ!**







TRAIL ETIQUETTE

HORSES **HAVE RIGHT-OF-WAY**

Everyone else MUST YIELD

DOG WALKERS

Must **STOP** and control their dogs when approaching or being passed by a horse

RUNNERS

Must **STOP** and let the horse proceed or wait until the rider signals you to pass

Groups **MUST** pass in **single file**

**DO NOT RISK YOUR SAFETY
OR THE RIDERS SAFETY**



Dapplegray Lane Property Owners Association
85 BUCKSKIN LANE, ROLLING HILLS ESTATES, CALIFORNIA 90274

Each year at the DLPOA Annual Meeting we elect a new Board of Directors and discuss issues affecting our neighborhood. This year, the Annual Meeting will take place on Wednesday **November 5th, 2025 at 7:00 p.m. at City Hall** (at the intersection of Palos Verdes Drive North and Crenshaw Boulevard). **In order to conduct the meeting, we need 50% plus one of the members to attend, either in person or through a signed proxy authorizing another member who is current on their dues to vote for them.**

The Board of Directors is elected by DLPOA members who are current on their dues. If you have not paid your dues, this would be a good time. If you want to have a voice about what happens in our neighborhood, you can vote as long as your dues are paid by or at the Annual Meeting.

The "Official Ballot" on the next page gives you the opportunity to vote for a **maximum of 4** people to serve on the Board of Directors. Check the box before the name of each person you select. You may also write-in candidate(s) as long as the candidate(s) has paid their dues and agreed to serve on the Board. **Once you complete your ballot, please sign it and print your name, address, and the date at the bottom of the ballot. Be sure to deliver your official ballot to the DLPOA mailbox at 85 Buckskin Lane or any current Board Member before the Annual Meeting.**

If you will not be able to attend the Annual Meeting, we encourage you to give your proxy to another member of the Association who is current on his or her dues by printing your name on the first line of the "Proxy" section and the name of the person you authorize to vote in your place on the second line. Then sign and print your name, address, and the date. **Make sure to deliver your proxy to the new DLPOA mailbox at 85 Buckskin Lane or to the person you are naming as your representative before the Annual Meeting.** If you are able to attend the meeting, you can rescind your proxy as long as you inform the Board that night.

If you cast your vote on the new Board of Directors in the "Official Ballot" section below and you give your proxy to someone else, your votes for the new Board will be counted and the proxy will apply only to issues discussed at the Annual Meeting other than the election of the new Board. If you do not cast your vote on the Board of Directors on the Official Ballot, your proxy will give the person you name the power to cast votes on your behalf on all issues (including the election of the new Board).

Dapplegray Lane Property Owners Association
85 BUCKSKIN LANE, ROLLING HILLS ESTATES, CALIFORNIA 90274

OFFICIAL BALLOT

Please vote for no more than three (4) neighbors to serve on the 2026 DLPOA Board of Directors: (presented alphabetically)

- ☐ Cindy Bandy (48 Buckskin)
- ☐ Alex Grabow (24 Sorrell)
- ☐ Lawrence Hoyne (13 Buckskin)
- ☐ Ryan McCormick (52 Buckskin)
- ☐ Carla Ramirez (37 Dapplegray)
- ☐ _____
- ☐ _____

PROXY

(I), We, (please print) _____
being paid member(s) of the Dapplegray Lane Property Owners
Association, (DLPOA) shall allow (please print):

_____ to vote in my/our absence at the DLPOA Annual Meeting on
November 5th, 2025, at 7:00 P.M.

NAME: (please sign) _____

ADDRESS: _____

DATE: _____

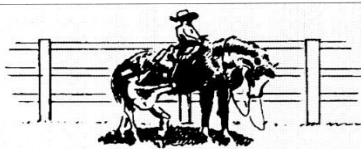


for your Hoofbeats editor:

If you have an event, a birthday, a special occasion to celebrate, a graduation, a cute picture, a neighborhood announcement / reminder, a fun story, a sad story, a pet story, a picture of your dog or family member reading Hoofbeats... that you would like to share in Hoofbeats, please text or send me an email: **310-508-5564 / jjincali310@gmail.com** Deadline for any submissions to appear in upcoming editions is third Sunday morning of the month!



The pictures from the BBQ will be posted on the DLPOA Facebook page.



HOOFBEATS



The Hoofbeats is a publication of the Dapplegray Lanes Property Owners Association and is distributed free to members of the DLPOA. If you have any questions or would like to contribute to the publication in any way, we are always looking for article contributions and volunteers to help. Please call or email any Board member or send an email to dlpoamembers@gmail.com.

Dapplegray Lanes Property Owners Association (DLPOA) 85 Buckskin Lane Rolling Hills Estates, California 90274
[www. Dapplegraylanes.com](http://www.Dapplegraylanes.com)