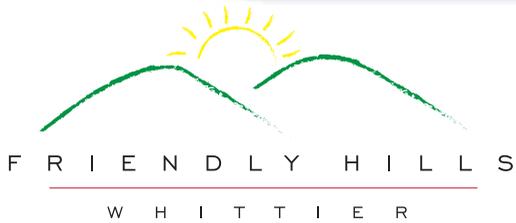


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THE FRIENDLY HILLER

FALL 2018

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LIVING THE AMERICAN DREAM CARRION TAKES ALLIANCE REINS

By Tim Traeger *Editor, The Friendly Hiller*



Luis Carrion is a textbook example of the American dream. Born in Mexico City, he emigrated to the U.S. in 1992 and since that time has built a real estate empire anchored at Coldwell Banker Alliance Realty on Whittier Boulevard at Colima Road.

Carrion took over for Jim Emery when he retired and moved to Palm Desert. His passion is commercial real estate, a field that has seen him help broker \$200- and \$300-million-dollar deals.

Carrion, 43, began his career working for In-N-Out Burger before starting a commercial division at Coldwell Banker. While selling international investments, Carrion became a Certified Commercial Investment Member, a designation he is most proud of and an exclusive club. There are only about 9,500 CCIM members globally.

A strong work ethic, dedication to education and integrity are personal benchmarks for Carrion and the about 118 licensed agents working under his watchful eye. He is a married father of four who lives in a 6,000-square-foot, six-bedroom, seven bathroom mansion on La Alba Drive with his wife, "Minnie" and sons Damian, Liam, Evan and daughter Isabella.

"I always believe in balance, so to me my family is the priority," Carrion said.

The family moved to Whittier from San Jose in 2011 and fell in love with the town.

"Managing people and, understanding people and being able to communicate on all levels," adds to Carrion's successful formula. "It's very

Continued on page 23

How to Contact FHPOA

Letters to the Editor or suggestions for articles may be sent to the address or Website below:

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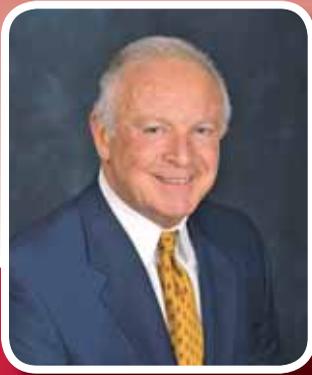
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Friendly Hills Property Owners Association



W. Allan Nakken

President, Friendly Hills Property Owners Association

PRESIDENT'S MESSAGE

Let's 'green up' Friendly Hills

As I write this message to all my friends and neighbors I do so with caution. The last thing I want to do is personally offend any of you. Over the course of the last year I've noticed a deterioration in so many properties due to poor landscaping. This is a huge contributor to decreasing prices of what might be people's largest investment - their home.

Many would say yes, we've had a drought but the drought restrictions have been lifted and even the city is planning to re-landscape our city medians with drought-tolerant landscaping.

A nicely landscaped property can increase the value of your home from 15 to 20 percent and the costs are not that great as it relates to re-landscaping and beautifying your own front yard.

I would like to start an initiative in Friendly Hills called "Green Up Friendly Hills" and will potentially bring speakers to our annual meeting to lend assistance with this initiative.

I'm pleased to announce City Hall has supported our initiative and will be helping us to correct severe landscape problems. Let's all work together to green up Friendly Hills, improve property values and upgrade our aesthetics.

On another note many of you have been asking for a new homeowner phone directory. The last one was put out in 2012. It is a massive undertaking. Many people do not wish to have their phone

numbers listed and we understand their desire for privacy. With this in mind we hope to create a new directory within the next six months with the help of a new board member who has volunteered to undertake this project.

On a closing note this room marks our seventh edition of our newsletter. Each has gotten bigger and better than the last and we hope our residents enjoy the newsletter and their advertisers get results from the ads they run. Our membership is up over previous years and we believe our increase has been fostered by this newsletter. Many thanks to all of you for encouraging your neighbors to join our association.

I have been asked by several board members to write a short note regarding trash can protocol.

No. 1: Store your trash cans where they're not visible from the street.

No. 2: Put your trash cans curbside prior to trash pickup. Do not place them out days in advance.

No. 3: Bring them in as soon as possible after trash pickup. They should never be left out overnight.

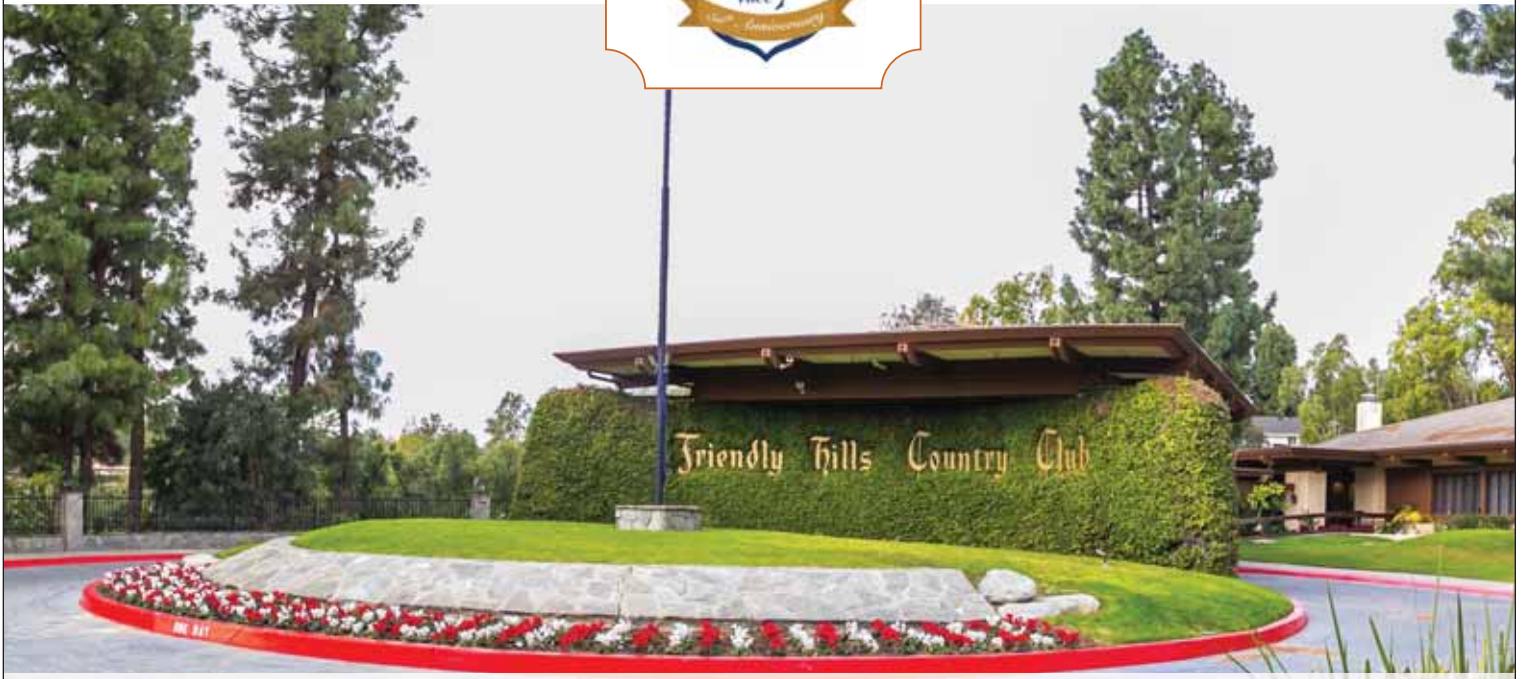
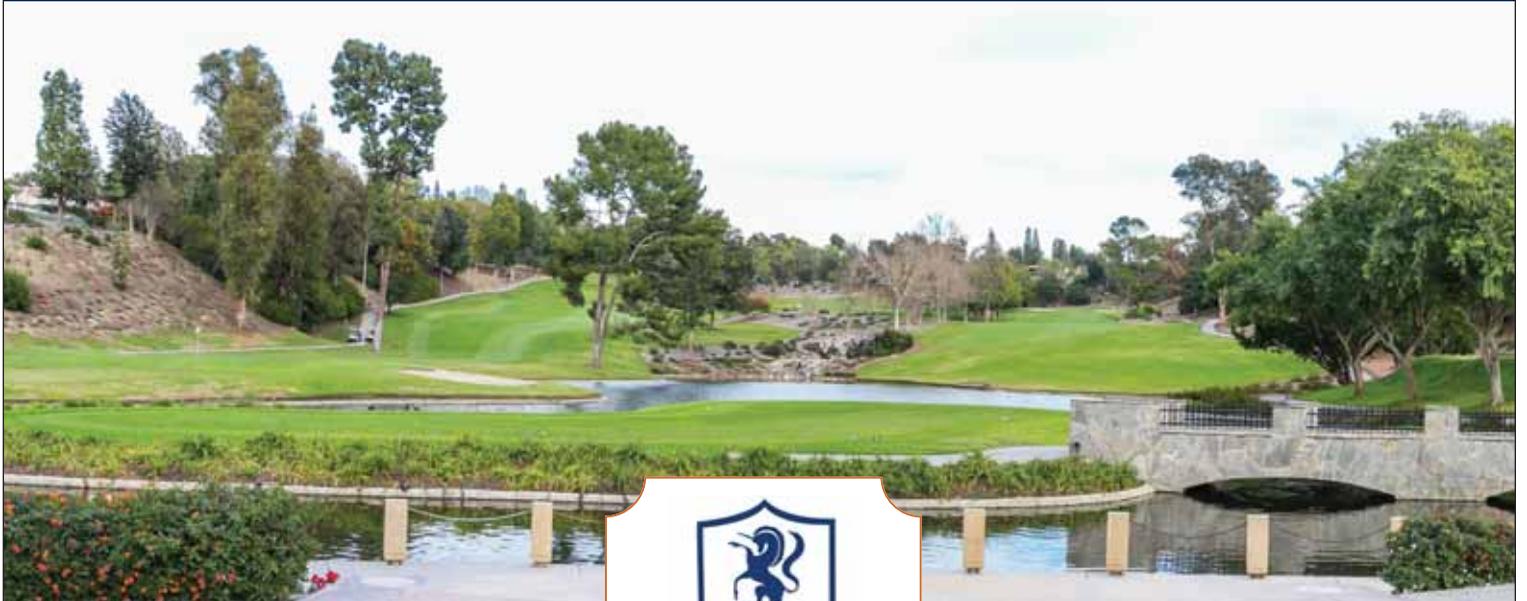
This continues to be an ongoing problem. I hope everyone will try to comply.

Allan Nakken

President

Friendly Hills Property Owners Association

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JOHN WILLIAM ORTH & ERIKA OWENS

By Tim Traeger *Editor, The Friendly Hiller*



John William Orth was a prolific painter. Over the course of his life he created thousands of works of art.

Now some of his masterpieces are on display at the Whittier Museum in the form of 20- by 24-inch paintings of the first 35 American presidents – from George Washington to Richard Nixon. Similar to the miniature oil paintings displayed in the Museum's Wardman Hall, the larger paintings represent the third set of presidential portraits create by Orth, the father of Museum key patron Erika Owens. She is the wife of late Whittier Daily News Publisher Lee Owens, a founding member in creating the Whittier Museum and the Boys & Girls Club of Whittier.

"He started painting as a small boy," Erika Owens said about her father from the kitchen of her longtime Friendly Hills home. "He was talented in art and painting and his family sent him to the famous art

school in Munich, Germany."

Ironically, Erika said her father had no special love for the presidency, nor any particular commander in chief.

Erika said her husband was instrumental to getting the paintings donated to the Wardman Library at Whittier College on Oct. 19, 1977. The Museum acquired them in February with the help of former Wardman Library Interim Director Mike Garabedian.

"The Museum is the perfect place to display them," Garabedian said. "They belong there."

Erika said her husband was well-versed in all types of painting, including a true-life drawing of Erika's mother's dog, Nellie.

"He was in the middle of painting lots of things. Flower bouquets and reproductions of all kinds of things that people wanted," Erika said. "Coming to the U.S., he thought 'well, the presidents were kind of important.' And there weren't any big collections of the presidents around at the time. So it was open season on going out and doing research."

After moving to California from Houston, Erika said her father painted many bouquets of flowers.

"Being an artist was a full-time job. Just to make a living you had to keep putting out and putting out

all the time," Erika said. "An artist's life was very difficult. He did a lot of painting just to get by, just to earn a living. One of the things he was most famous for was painting bouquets of flowers. Flowers and vases. People would buy those to decorate their houses. He painted hundreds of those in Southern California, and they all sold. He could paint anything."

"He could do oil or watercolor or etchings. He did a lot of etchings," Erika said.

Grandson Tim Owens spoke about his grandfather's penchant for art.

"He was prolific. When I was a kid we'd go to his house in Santa Ana, a three-bedroom ranch. And one or two rooms were empty, except rows of pictures stacked against the walls," Tim Owens said.

Erika and Lee Owens were married in 1952 and the union lasted close to 50 years.

"It was a wonderful marriage," Erika said. "Lee was a great man. He worked hard for Whittier. He's the one that got the Museum. He got that building. Then he worked so hard building the boys and girls club."

Upon his death in 2001, a park on Greenleaf Avenue was named after Owens.

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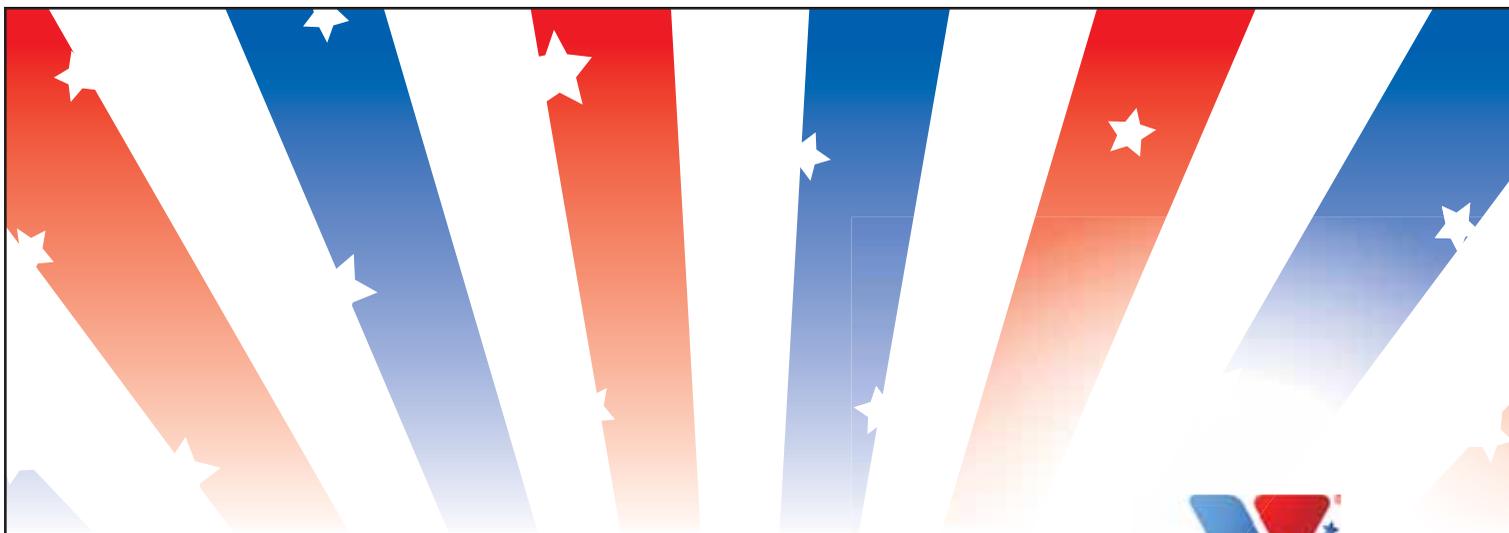
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The 39th Annual YMCA Christmas Prayer Breakfast

Friday, December 7 at 7am • DoubleTree by Hilton Whittier, 7320 Greenleaf Avenue

This year's event will be held on **December 7, 2018**; the 77th anniversary of the bombing at Pearl Harbor, a **pivotal event** in the histories of both our nation and our armed forces. To **honor** the significance of that day and recognize the many ways **we can serve our country**, we will be highlighting the **interconnection** between the Y and our armed forces—a **relationship** that has **supported** men and women who serve, including their **families**, since WW1.



Featuring Keynote Speaker **William French**, President and CEO of the Armed Services YMCA

Bill French is the President and CEO of the Armed Services YMCA, which serves hundreds of thousands of military service members and their families each year through a variety of programs and services designed specifically to overcome the unique challenges faced by our military members. French retired in October 2014 as a Vice Admiral in the United States Navy after 35 years of service. French currently serves as a member of the National Advisory Committee for the Military Child Education Coalition (MCEC) and as a Board Member of the Navy-Marine Corps Relief Society.

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Friendly Hills Property Owners Association



Cathy Warner

Whittier City Councilwoman District 3



MINERAL EXTRACTION UPDATE

There have been questions asked by many Whittier residents about the recent State Court of Appeal decision regarding the proposed Mineral Extraction project. Consequently, it seemed appropriate to provide an update as to what the decision means to the city of Whittier and to citizens in our community.

The court decision resulted in several conclusions that said the Conditional Use Permit and final EIR (Environmental Impact Report) are valid. Also, the decision reversed the Superior Court's ruling that invalidated the settlement agreement between the city of Whittier and the Mountains Recreation and Conservation Authority (MRCA) which was the basis for PAPA (an organization that sued the city of Whittier) receiving a settlement, thus the judgment in favor of PAPA has been eliminated.

Additionally, the decision stipulated the lease with Matrix Oil remains invalid which means a new lease would need to be approved IF the city of Whittier were to move forward in the future with a Mineral Extraction project. The Court of Appeal decision also would allow Whittier to use potential oil proceeds "for the acquisition, development, improvement, rehabilitation or restoration of real property for parks and park safety, senior recreation facilities, beaches, recreation, wildlife habitat or natural lands."

The big question for the community is what does all this mean to the residents of Whittier? If and when will the Mineral Extraction project begin? There is no timetable for beginning an oil drilling project. As of mid October, the California Supreme Court denied a petition to review the case brought forward by PAPA.

In 2008 the Whittier City Council began

investigating the potential for leasing the rights to oil as crude oil prices had risen to about \$100 per barrel. Subterranean mapping of the hills showed there were still significant untapped oil reserves in the Whittier Main Field.

The city entered into a lease agreement with Matrix Oil Company in 2008 as part of a bid process. In response to their selection, Matrix filed a request for a conditional-use permit to allow for oil production. An environmental impact report was prepared to assess the potential impact of the project and numerous hearings were held before the city's Planning Commission and City Council. The City Council ultimately certified the final Environmental Impact Report and approved the Conditional-Use Permit on Nov. 28, 2011.

The City Council has pursued the oil project in order to achieve two primary goals which would benefit Whittier residents. These include providing for the community's long-term fiscal stability which would allow the city to provide needed public services to residents and secondly to facilitate the long-term preservation and enhancement of the Preserve's ecological resources and native habitat.

Significant changes have occurred in oil production technology since the 1990s. New methods of drilling and pumping are far less invasive to the surface and environment. Rather than individual oil pumps scattered across the hills, oil can now be produced through a single small site (1%-2% of the entire site) where directionally-drilled wells can be clustered within an underground vault, thereby leaving the vast bulk of the habitat preserve untouched.

The project proposes a seven-acre production site that has the potential to cumulatively impact 22.1 acres at one corner of the Preserve. Only 2% of the former oil lands and .6% of the total Preserve will be affected - the remaining 3,837 acres of Habitat Preserve are left untouched - not impacting access or enjoyment to recreational users. Please see the city of Whittier website for details and to review the Final EIR.

The city's approval of the Mineral Extraction project specifically prohibits high volume, high-pressure fracking. Water that is pumped as part of the normal byproduct of oil production will be reinserted back underground.

The project will have a limited visual impact on the hills. Wells will be clustered in a small portion of the site and the pumps will be located in a vault below ground surface. From most vantage points in the community the facility will not be visible.

If the City Council considers a new lease agreement in the future, it will occur in open session before the council. The council may occasionally meet in closed session pursuant to state law to receive updates from their legal counsel regarding current or potential litigation and real property negotiations. Regardless, any consideration of potential revisions to the Conditional Use Permit or consideration of a new mineral lease are required to occur in open session and members of the public will have the opportunity to address the council.

For more information on the status of the Mineral Extraction project, please see the city of Whittier website at cityofwhittier.org.

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COUNTRY CLUB GETS \$4 MILLION MAKEOVER

By Tim Traeger
Editor, The Friendly Hiller

Russ Onizuka is like a kid in a candy shop. The golf pro and PGA Class-A member gets to go to work each day at one of the premier golf courses in Southern California. As general manager and COO of Friendly Hills Country Club, Onizuka gets to oversee a pristine 18-hole golf course on 145 acres of prime Friendly Hills real estate. But he offers far more than golf. Members of his country club have the luxury of culinary excellence, a swim club, a 38,000-square-foot clubhouse, a fitness center and four tennis courts.

He sees his about 600 members as family.

"We have 18 holes of championship golf. We have three practice putting greens, a practice chipping green, a full-length driving range, four tennis courts, a swimming pool with two diving boards, a fitness center and formal dining," said the Tustin resident with an easy smile.

Over the past three years the club underwent a \$4 million renovation with new bunkers, fairways and greens. Established in 1968, the club is celebrating its 50th anniversary.

What's not to smile about?

In the past the bunkers looked more like kidney beans.

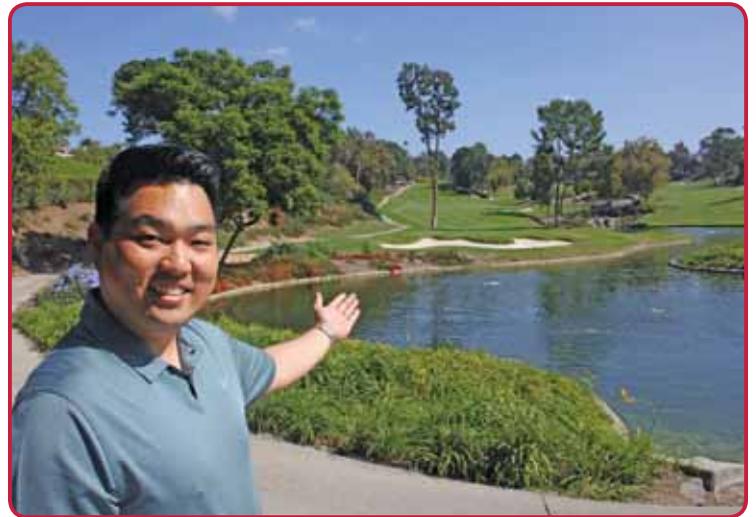
"Now they have a more 3-D effect to them," Onizuka said. "It's also modernized the course from a playability standpoint."

The club is mostly member-owned. He said it costs \$5,000 to get in and about \$1,000 a month for a full-equity membership.

"We have social memberships as well - \$500 to get in and about \$250 a month. We try and make it an exclusive feel for them, but somewhere that's still comfortable. We're not a stuffy club. We're very family oriented. Our members treat this as their second home. It's a great social environment. To interact with one another. To get to know one another. It's a great networking opportunity for each other. They make a lot of new friends. It's a big family. A special place. We probably have the best members in the club business."

Other nearby clubs are Candlewood and the California Country Club, but few can match the class of Friendly Hills.

"We take a lot of pride in this place. You take good care of the grounds, we have a 38,000-square-foot clubhouse. So it's a pretty significant piece of property. And you can't beat that view" Onizuka said.



Twenty-eight-year member Bob Souders retired from the produce industry and now enjoys the club experience. On a recent Monday he was working out on state-of-the-art equipment in the newly refurbished gym.

"I've lost 20 pounds since I retired," said Souders, 64. "The gym is really nice to have. That practice facility for golfers is amazing. It's one of the best facilities in Southern California."

He said Onizuka puts an emphasis on drawing commercial filming on the grounds.

"Russ does a great job attracting the movie industry. We've had several commercials filmed here," Souders said. "There's always something going on here. There's always an activity. He's constantly coming up with creative new ideas for our members."

Marketing and Events Manager Taylor Stewart echoed these sentiments.

"We are the center of the Friendly Hills community," Stewart said. "We host over 200 events throughout the year for members and non-members. Events include but are certainly not limited to weddings, quinceaneras, birthday parties, anniversaries, golf tournaments, corporate meetings, conventions and more."

"The family dynamic at FHCC is unparalleled," Stewart said. "Between our monthly family nights, kids' club and award-winning swim and dive team, we are like their home away from home."

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LUIS CARRION

Continued from front page

important. The most important thing is to be able to treat everybody equally. It's not who you are or what you have, that always keeps you pretty humble," he said.

Carrion was an exchange student serving in the Mexican Military Academy during Operation Desert Storm. When he came to America he took a job at In-N-Out, where they offered to put him through their highly regarded management training program.

Education is paramount to personal growth. And Carrion is a lifelong learner.

"Self-development is crucial," he said from his modern office. "I read every day. All the time I'm reading books."

Realtor Jonathan Kruse said Emery had a connection with the older generation, but Carrion brings a new, youthful perspective.

"A lot of the older agents here, they never had social media. So I hired someone who works specifically with them to make sure that is taken care of," Carrion said. "To me, education is power. Education and understanding what we do.

"You have to know the law, that's one part. Another part is knowing how to find clients," Carrion said. "Then

you have to know how to put a transaction together. Then you have to know how to sell it. Then you have to know how to close it. Every aspect is totally different. None of them are the same. But all those components make you a powerhouse in the end. My goal is to provide as many tools as possible for them to understand the concepts from beginning to end."

He has a mug on his desk that reads, "Coffee is for Closers."

All the trappings of success can be found in his office, like the picture of his convertible Rolls-Royce (he has two of them), his 1965 DB5 Austin Martin, the "James Bond car" from the movie "Goldfinger" and his VMT 21168, used in the Bond film "Skyfall."

He said his agency has a compliance department, an escrow company, a lending company, a title company, even a graphics department.

"We're a full-service location," Carrion said. "I want to be able to control the quality of service we offer to the client. To me the customer is the most important asset. Plain and simple."



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FRIENDLY MEMORIES

By John K. Sudick, DDS

As Whittier was becoming an established Quaker township in the last decades of the 1800s, an entrepreneur lumberman and millionaire from Detroit, Simon J. Murphy, began wintering in Whittier and got caught up in the land boom of the 1880's.

He purchased the Ramirez Rancho in the area of East Whittier. With the bust of the land boom and not able to sell parcels, Murphy and Arthur Reed devised a way to get water from the San Gabriel River to Murphy Ranch in East Whittier.

With redwood water plumes and conduits and a pumping station and reservoir, irrigation became possible for his new citrus groves. Along with the Leffingwell Ranch to the south, Murphy Ranch contributed with other citrus growers in the area to supply most of the citrus being shipped from the Los Angeles area in the late 1800's.

Packing houses for citrus, avocados and walnuts sprung up in Whittier near the new Southern Pacific Railroad line near Penn Street and Whittier Boulevard. The Whittier Citrus Association packing house is at the current site of King Richards Antique Center. The irrigation pump station building for Murphy's irrigation project still stands at the corner of 2nd Street and California Avenue and is the current site of the East Whittier Womens' Club.

With water available, Simon Murphy formed the East Whittier Land and Water Company. With oil being discovered in the area, he also formed the Murphy Oil Company which led to more than 50 successful oil wells in the Whittier Hills.

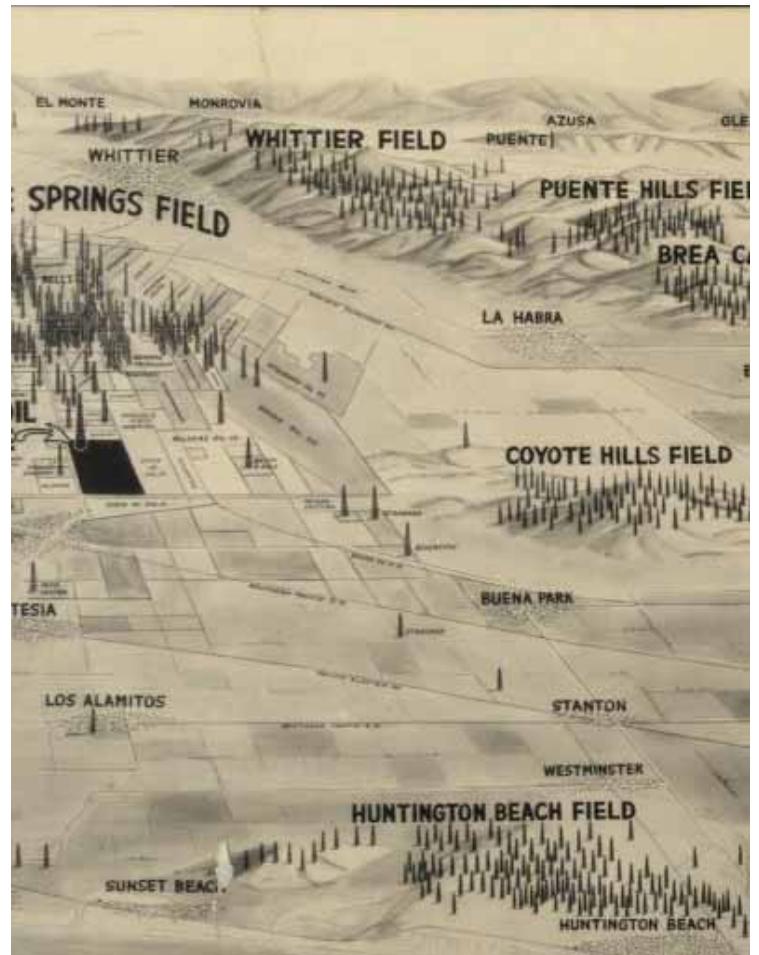
Whittier became an agricultural hub and oil producer, The citrus groves and oil business brought jobs and prosperity to the area. The Pacific Red Car brought a transportation rail into Uptown Whittier. People began to move to the quaint little Quaker town, and Whittier grew.

Simon became a major benefactor of the new Whittier Academy, later to become Whittier College. His historic Victorian home still stands today hidden behind cyprus trees on College Avenue.

With Simon J. Murphy's death in 1905, Simon J. Murphy Jr. continued the family lumber, oil, real estate and agricultural business along with his brother, William, in Detroit, Wisconsin, Northern California and Whittier. Five generations of Murphys



Murphy Memorial Hospital



Oil map from early 1900's

continued to run one of the largest Coast Redwood lumber and milling operations to ever exist until 1985.

Simon Senior's son, William, went on to make luxury car bodies in Detroit and helped financially back both Cadillac and Henry Ford's Automobile Company.

The Murphy Family contributed not only to the communities of Detroit and Green Bay, Wis., but were the major benefactors of Murphy Memorial Hospital built in 1930 in memory of his parents. It once was located at the current site of the Murphy Hill condominiums near Hadley and Painter avenues. Three of my siblings were born at Murphy Memorial in the early to mid 1950's before my birth at the new Whittier Presbyterian Hospital in 1959 on donated land from the Fred C. Nelles property.



Simon J. Murphy's historic Victorian home



Murphy Ranch workers just prior to the bombing of Pearl Harbor

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White Emerson Mortuary Phil & Paul White

By Tim Traeger *Editor, The Friendly Hiller*



They'll take you from Friendly Hills to Rose Hills, but chances are you'll enjoy the ride.

Phil and Paul White run White Emerson Mortuary, a full-service company that deals with what all of us humans face. Mortality.

For six generations the Whites have comforted us when the Lord says it's time to go.

There's a spiritual underpinning that can't be overlooked. The Whites are devout Christians and it shows in their work.

"We enjoy the wonderful families we've been blessed to serve," said Paul, 32. "We comfort grieving people. That's what our aim is. We feel that's what the Lord has carved out for us to do. Faith is a big part of who we are."

Adversity hasn't escaped the Whites. The magnitude-5.9 Whittier Narrows Earthquake on Oct. 1, 1987 destroyed their building on Philadelphia Street.

But with a strong faith in God, the family rebuilt.

"It's pretty evident through two world wars and an earthquake that destroys a business and a community and all those types of things, that we're still here," Phil, 55, said. "Obviously it means God intends to have us do what we do. Since 1894, all that stuff has happened."

With the exception of Whittier College, White Emerson Mortuary, 13304 Philadelphia St., is the oldest business in Whittier.

"And they're a nonprofit," Paul said.

The father and son said the mortuary serves between 30 and 40 families a month. It doesn't happen without compassion.

When a family experiences a loss, the Whites are there to give solace in a time of great need.

"First, we express our condolences. This is the first day of your life you've known without your mother. That's a tough thing to have to sift through, but we're going to take you by the hand and offer the best care for your mother. We'll give you the peace of mind to know that she's well cared for. Then we're going to make sure that all the tasks that go along with saying goodbye are handled appropriately and patiently. We're

going to take that burden off your shoulders. So you can focus on the most important thing. To grieve."

Together with their daughter and sister Annie, the Whites have undertaken a huge responsibility.

How do they stay upbeat?

"I don't know you can ever leave it at work," Paul said. "We use a tremendous amount of energy taking care of those families. Unfortunately sometimes I feel like my family doesn't get the best of me. That's the case for any job."

Phil finds much strength in his wife, Becca.

"After 34 years of marriage, honestly she doesn't ask anymore. You try not to talk about how your day went because there's nothing your wife can do about it. We have supportive wives who realize that what we do is hard, so they're in the battle trenches as well trying to take care of our homes and our kids," Phil said.

For receptionist and systems clerk Esther Snell, it's all about comforting grieving families.

"I'm not dealing with death. I'm dealing with families," Snell said. "You can't decide when somebody's going to pass. So we take care of families when they need us."

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● Minerva Gutierrez, Realtor

As a Friendly Hills Resident, I understand the value of keeping our neighborhood safe. As a Friendly Hills Neighborhood Watch Chair, I'm volunteering to keep my neighborhood crime free. As a Realtor for over 25 years I have been helping people like you with all their Real Estate related needs such as buying and selling homes, commercial properties, business opportunities and more. Whether you're thinking of buying, selling or simply want to look, I'm here to help you. Call us today to help you GET STARTED.

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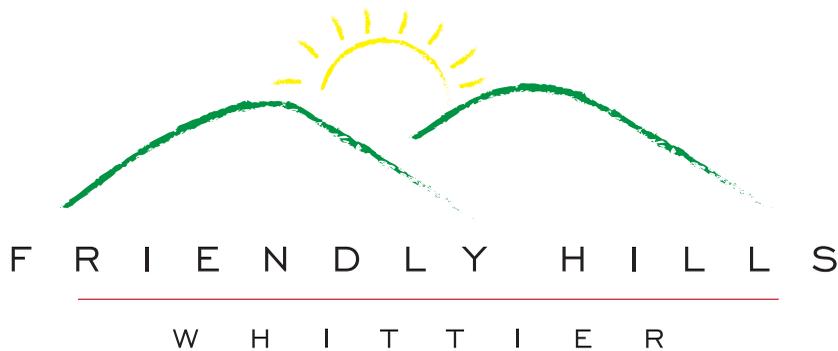
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HOLIDAY SEASON CRIME PREVENTION TIPS

By Captain Aviv Bar, Whittier Police Department



The holiday shopping season is a peak time for crimes such as home and vehicle burglaries, and thefts. Residents need to be alert, aware, and prepared in order to reduce the risk of becoming a crime victim at home, on the road, and while shopping.

Crooks know that homes become mini-goldmines as families begin to store holiday gifts. The items most desired by burglars and thieves are also those most desired by intended gift recipients. Small electronics such as phones, tablets, laptops, digital music players, game consoles and various jewelry items will be stored in most homes around the holidays.

Residents can better protect their homes by locking doors and windows at all times, and by not displaying gifts and other valuables where they can be seen from a window or a doorway.

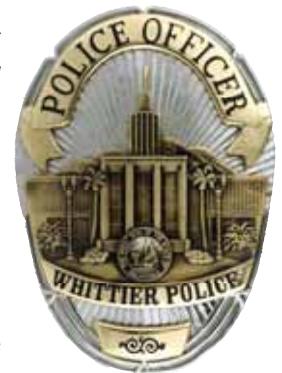
Store small electronics and jewelry in a safe or in a place that is not conspicuous. When not at home, always activate your alarm and turn on a radio or television so the house looks occupied. If you go out of town for the holiday, use an automatic timer for your lights and ask a neighbor or trusted friend to watch your house, pick up the mail and newspapers and park their car in your driveway from time to time. Place an alarm sign to the front of your home and alarm stickers on all access points.

While shopping, stay alert to your surroundings and the people around you. Make sure you have your checkbook, wallet, identification card and credit cards secured after every transaction. Sometimes people get so excited about a purchase, they forget to collect these items from the register counter. If you notice any item missing, contact your bank or credit card company immediately to stop any account activity, then contact the police department. Coordinate

shopping trips with a friend if you plan to be out late. Never park your car in an unlit area, no matter how convenient it is. While shopping, never leave your purse unattended in a shopping cart, not even for a few seconds.

Crooks know that cars parked in shopping centers are likely to contain valuables. Lock your car doors and windows even if you are only gone for a few minutes and NEVER leave shopping bags, purses, backpacks, or any items of value visible through your car windows. Crooks usually walk from car to car in parking lots, looking for any visible valuables. When they see something they want, they will break the window (they use tools to make that quick and quiet) and take the valuables. Keep the items with you as you go from store to store.

Follow the above tips and help us reduce crime in our community. Have a safe and joyful holiday season – from the men and women of the Whittier Police Department.



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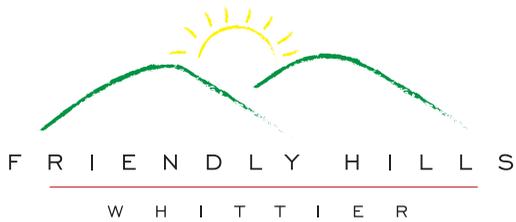
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