

HOT HOUSING market



Former Claremonter
learned some hard
lessons while growing
up in town

PAGE 9

It's been a seller's market in Claremont for several
years, as housing prices continue to climb.
Understanding this unusual housing market is
the first step in purchasing a home

PAGE 6



Queen of Pickleball
loves and lives
for the game

PAGE 20

Wheeler Steffen

Sotheby's

INTERNATIONAL REALTY

OPEN SEVEN DAYS TO SERVE YOU

WSSIR.COM

EXTRAORDINARY MARKETING

THANKS FOR MAKING 2021 OUR BEST YEAR YET **\$204 BILLION** GLOBAL SALES VOLUME IN 2021 **↑** A **36%** INCREASE YEAR-OVER-YEAR

WE HAVE **1,000** OFFICES IN **79** COUNTRIES & TERRITORIES

46M VISITS TO **SOTHEBYSREALTY.COM** **↑** **25%** INCREASE YEAR-OVER-YEAR THE MOST VISITS IN ITS HISTORY

TOP LUXURY BROKERAGE **2021 WEBBY AWARD PEOPLE'S VOICE WINNER - REAL ESTATE**

WE HAVE OVER **25,000 AGENTS**

↑ **79%** INCREASE IN GLOBAL REFERRALS
21% INCREASE YOY IN REFERRALS AVERAGE SALES PRICE

#1 MOST PROFILED LUXURY REAL ESTATE BRAND IN THE NEWS

47,600 PRESS PLACEMENTS

Source: WebAdvisor, January 1, 2021 - December 31, 2021

50 OF THE **TOP 250** TOP AGENTS IN AMERICA

1M SOCIAL MEDIA FOLLOWERS

90M VIDEOS PLAYED IN 2021

Exclusive Partnerships, Superior Exposure



matterport **3-D Virtual Tours**



EXTRAORDINARY



Victoria Alvarez 909.445.8650 | Hilda Bizzell 909.447.7702 | Gloria Calderon 909.447.7711 | Patrick Downtain 909.240.0308 | Tiffany Felts 909.560.6563 | Diane Fox 909.447.7709 | Geoff Hamill 909.621.0500 | Rose Ishman 909.624.1617 | Barbara Jimenez 909.816.4506 | Luisa Lucia Johal 909.626.5298 | Bernadette Kendall 909.670.1717 | Cheryl Knight 909.447.7715 | Ben Nance 909.447.7714



Claremont
 500 W. Foothill Blvd.
 909.624.1617



Big Bear Lake
 596 Pine Knot Ave.
 909.878.5500

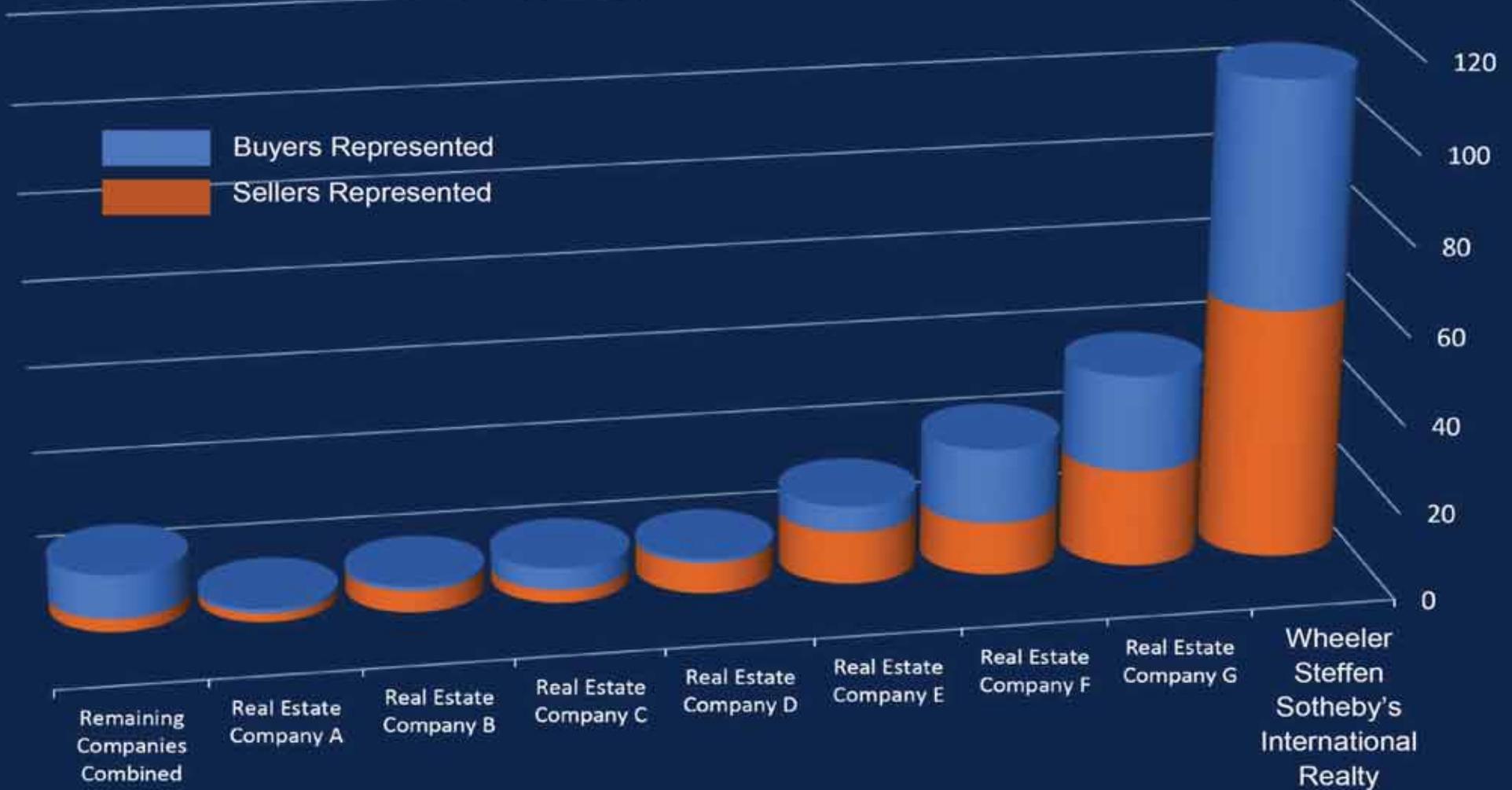


Blue Jay Village
 27201 Hwy 189
 909.366.6940

EXTRAORDINARY RESULTS

2021 Claremont Real Estate Activity

Claremont Homes Sold by Claremont Real Estate Brokerages



REALTORS®

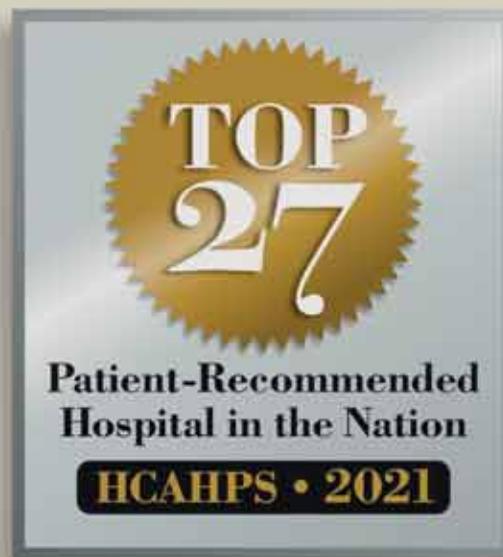


Heather Petty 909.447.7716 | Joseph Porreca 909.784.8889 | Mason Prophet 909.447.7708 | Ramy Salama 626.290.0270 | Madhu Sengupta 909.260.5560 | Robert Serrano 909.964.1478 | Lisa Sheasby 909.447.8158 | Bernadette Subia 626.926.3898 | Sally Tornero 909.447.7718 | Rafael Tornero 909.447.7718 | Carol Wiese 909.376.8972 | Ryan Zimmerman 909.447.7707 | Paul Steffen Broker Owner

Opportunity Act. Each office is independently owned and operated. Any services or products provided by independently owned and operated franchisees are not provided by, affiliated with or related to Sotheby's International Realty Affiliates LLC nor any of its affiliated companies.



Celebrating Excellence



According to consumer surveys, Casa Colina Hospital ranked among the nation's Top 27 Patient-Recommended Hospitals in 2021, with 93% of patients saying they would "definitely recommend" the facility to family and friends. We've earned top recognition for many of our specialized medical, surgical, and rehabilitative services, including Five-Star distinction in Overall Hospital Quality from CMS in 2020. At the end of the day, our goal is simple: provide safe, high-quality care that gets you back to the things you love. Discover *Where Better Begins*.



255 East Bonita Avenue, Pomona, CA • 909/596-7733 • www.casacolina.org
For employment opportunities, visit www.casacolina.org/jobs •    

Claremont *Living*

April 29, 2022

Inside this edition...

Low inventory plus all-cash buyers keep real estate market hot // **6**

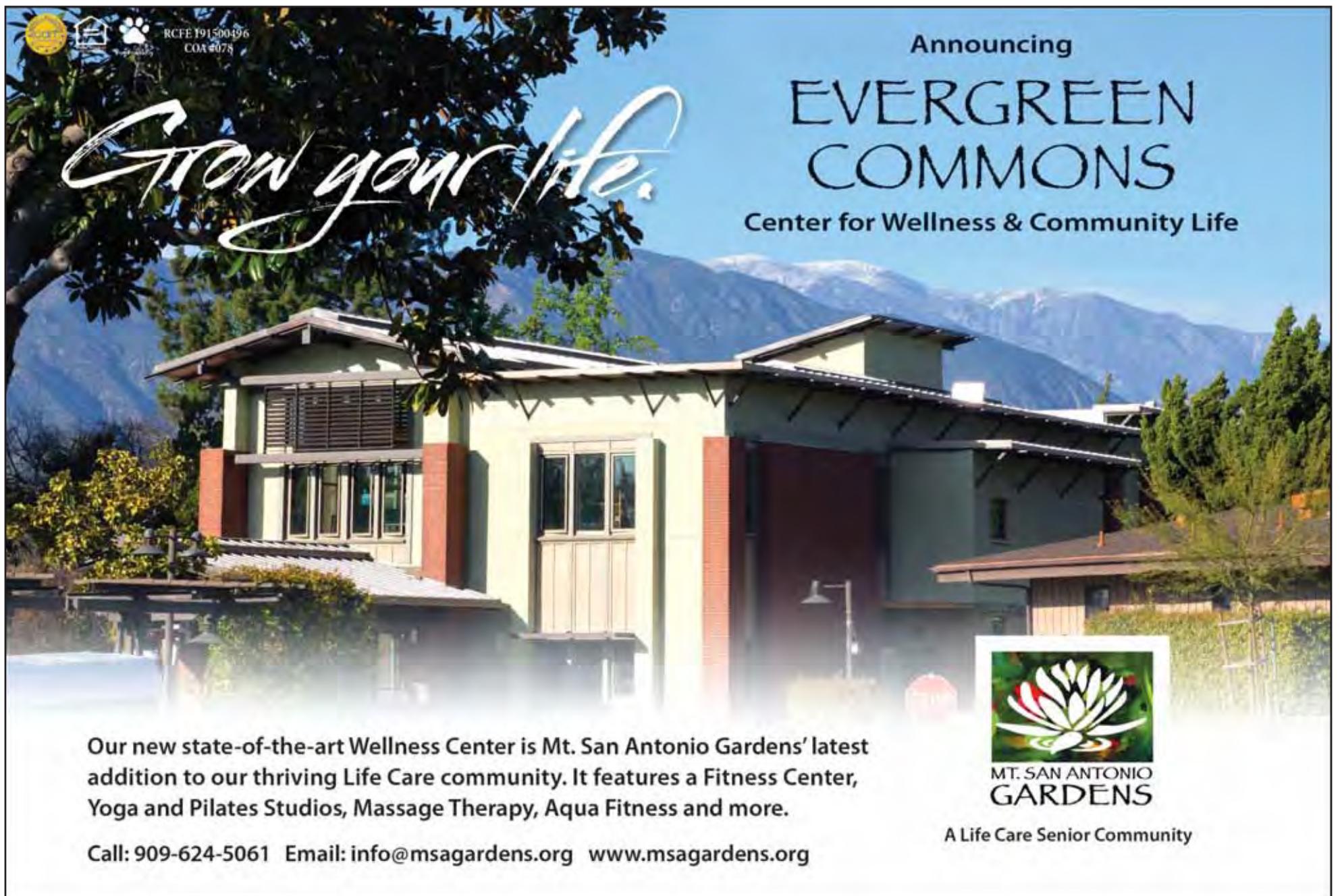
BAFTA-winning son of Claremont hasn't forgotten hard lessons learned here // **9**

Looking ahead, can I give up my town? // **11**

Time to talk about the Village // **14**

Taste of Claremont is back in a big way // **18**

Queen of Pickleball loves and lives the game // **20**



RCFE 191500496
COA #078

Announcing
**EVERGREEN
COMMONS**
Center for Wellness & Community Life

Grow your life.

Our new state-of-the-art Wellness Center is Mt. San Antonio Gardens' latest addition to our thriving Life Care community. It features a Fitness Center, Yoga and Pilates Studios, Massage Therapy, Aqua Fitness and more.

Call: 909-624-5061 Email: info@msagardens.org www.msagardens.org



**MT. SAN ANTONIO
GARDENS**
A Life Care Senior Community

Low inventory plus all-cash buyers keep real estate market hot

by Steven Felschundneff
steven@claremont-courier.com

The red hot Claremont housing market that has resulted in double digit price increases, year over year, may have slowed a bit, but well-priced homes are still receiving multiple offers and selling well above the asking price. Low inventory and plentiful qualified buyers pushed the median priced home to \$900,000 in the first quarter of 2022, with homes staying on the market an average of 18 days. COURIER photo/Peter Weinberger

The local housing market may not be as crazy as it was 18 months ago, but that news might surprise anyone actually looking for a place to live in the City of Trees.

According to Paul Steffen of Wheeler Steffen Sotheby's International Realty, last year his office might have seen 30 offers on a well-priced home — now it's more like six to eight, but of those offers, are all solid.

Make no mistake, it is still very much a seller's market with historically low inventory and plentiful qualified buyers, resulting in homes selling in a matter of days, boosting already inflated prices for both the purchase and rental markets.

A year ago, mortgage interest rates were at all-time lows, which just further juiced the feeding frenzy. At the time the conventional reasoning held that when interest rates rise, the market should cool, but that simply has yet to materialize.

"The idea that interest rates coming up to 5% would slow the market didn't happen. Demand is still there and quite honestly, people are still coming in with all-cash deals, so the interest rate isn't slowing them down," Steffen said. "There is still pent-up demand for housing, and there is a lack of housing, in particular in Claremont."

The result? The median home price in Claremont is \$900,000 — up 15% year-over-year for the first quarter of 2022.

If one casually looks at the current stock of homes for sale, it appears that \$1 million is what it realistically costs to buy in Claremont, particularly for single family homes.

According to a popular online platform that provides public access to the Multiple Listing Service, on April 23 there were 25 homes for sale in Claremont, 12 of which were over than \$1 million. Of the 13 under \$1 million, two were condominiums, and two were single family homes with the added expense of a homeowner's association. Just three single family houses were listed under \$900,000, all in the \$750,000 price range, one of which was a short sale.

Nationally, prices increased 20% from a year ago, but the rapid price gains of the last few years are expected to slow to just 5% over the next 12 months, according to real estate data clearinghouse CoreLogic.

The median priced home in the Southern California region set records in 12 of the past 14 months, rising nearly 17% since March of 2021 to \$735,000, according to CoreLogic data released last week. Los Angeles County's median price rose 12.0% to \$840,000, but the county recorded fewer sales, just 7,531, representing a 5.5% drop.

"New listings have not kept up with the large number of families looking to buy, leading to homes selling quickly and often above list price," said Frank Nothaft, chief economist at CoreLogic. "This imbalance between an insufficient number of owners looking to sell relative to buyers searching for a home has led to the record appreciation of the past 12 months. Higher prices and mortgage rates erode buyer affordability and should dampen demand in coming months, leading to the moderation in price growth in our forecast."

Those forecasts seem like a distant dream here in Claremont, where on average, homes stayed on the market just

18 days and typically sold for \$50,000 to \$150,000 over asking price.

At the beginning of the pandemic, many people left congested urban areas in favor of the suburbs where they could have a yard and room to stretch out. That trend continues and with the astronomical real estate prices in many Southern California ZIP codes, plenty of potential buyers are bringing a bundle of cash. Moving to Claremont from the west side of Los Angeles makes our city still look like a bargain.

"I keep sitting in my sales meetings thinking I know pricing, but I am left with my mouth open as we sell stuff," Steffen said of the ever increasing prices of homes.

The super competitive market is pushing out some would-be home buyers who qualify for a convention-

continued on next page



Paul Steffen of Wheeler Steffen Sotheby's International Realty

al loan with a 20% down payment, but have to compete with others who offer all cash or can make substantial down payments of 50% or more.

“You still see them [borrowers with 20% down] but they aren’t prevalent like they used to be, which is kind of a hindrance to first-time home buyers because that is all they can qualify for,” Steffen said.

In conjunction with home prices, rents in Southern California have skyrocketed recently with CoreLogic reporting February’s median rent on a single family home at \$3,342 per month in the Los Angeles, Long Beach and Glendale region, up 10% from last year.

Renters may be fleeing urban areas as well. According to data collected by the Washington Post, rent has increased just 6.7% since 2019 in Los Angeles County, but over the same period of time, rents jumped 23.4% in San Bernardino County and 21.9% in Riverside County.

“Single-family rents rose at more than three times the rate from a year earlier and more than four times the pre-pandemic rate,” said Molly Boesel, principal economist at CoreLogic. “Strong employment and low supply have pushed single-family rental vacancy rates to low levels and have contributed to the high growth in rents.”

In Claremont there are simply too few places to rent due to a lack of apartment construction over the past few decades and a dearth of mom-and-pop landlords, which has really put a squeeze on the rental market.

Steffen said years ago many Claremont residents owned a couple of rentals in addition to their primary residence. But as those people have died, their children have chosen not to be landlords, and have sold the houses to people who have for the most part chosen to live in the homes.



South Claremont lies closest to the 10 Freeway. COURIER photo/Peter Weinberger

So what is the solution? Steffen hopes to see more high-density housing, including multi-story buildings with many single story flats that residents could access by an elevator. He pointed out that many younger homebuyers are not fixated on mansion-like single family homes, and many would

prefer the flexibility of a smaller unit that is walkable to restaurants, transportation and the Colleges. These units would also be popular with older residents seeking to downsize.

Which brings up South Village, which is currently going through the commission process, but initial de-

continued on next page

KEEPING CLAREMONT'S HISTORY ALIVE CLAREMONT HERITAGE

Annual Awards Gala
WELCOME HOME

You are Cordially Invited to the
Claremont Heritage
Annual Awards GALA ~ Welcome Home
Saturday, June 4, 2022
5:30 in the evening
DoubleTree by Hilton Claremont
Reservations Requested by May 13th

Award Honorees

WHEELER & WHEELER ARCHITECTS - Bess Garner Preservation Award
CLAREMONT CHAMBER - Cultural Heritage Award

SPONSOR OPPORTUNITIES AVAILABLE

ONLINE AUCTION
Supports CLAREMONT HERITAGE

Featuring local artists
Karl Benjamin
Rupert Deese
Phil Dike
John Fassbinder
Harrison McIntosh
Millard Sheets
Milford Zornes
and more

Also exciting Experiences and Gift Baskets

BIDDING OPENS
12:00 noon Saturday May 28th
BIDDING CLOSSES
12:00 noon Sunday June 12th

Visit **ClaremontHeritage.org**
for link to Auction website



909.621.0848

info@ClaremontHeritage.org
840 N. Indian Hill Blvd, Claremont

Visit
ClaremontHeritage.org/gala.html
for tickets and information

Right: An aerial view of the Claremont Colleges located within the Village. COURIER photo/Peter Weinberger



signs include many units like Steffen describes. His only complaint so far is the lack of units offered for sale.

“Much of [South Village] will be on the rental market, which I think is unfortunate. I actually think there is a demand for people to get some equity in their home and this is a chance to build that equity. And at least be in the housing market where they can enjoy appreciation and leverage up from there.”

One thing he is not a fan of is all the laws coming from Sacramento regulating what gets built and where.

“I think they are trying to legislate a solution to the lack of housing and they have almost made it so no one wants to build the type of housing they are trying to legislate in,” Steffen said, citing AB 1482 which limits rent increases, among other regulations.

“Would you want to own an apartment building where your costs of repairs could go through the roof and you still have to maintain [the

building], but you can’t adjust the rent? People might say the [Consumer Price Index] protects you, but the truth is

construction costs aren’t tied to CPI very well,” he said. “It’s a much more difficult world for landlords and it’s not

an attractive investment for a lot of people anymore.”

JOIN US MONTHLY FOR OUR

In-person Dementia Support Group

3rd Tuesday from 10:00 AM – 12:00 PM

Proof of vaccine OR negative PCR Covid test within the last 72 hour required.



We provide our memory care residents with a positive and intentional experience at our community.

Our secure, specialized memory care neighborhood offers spacious private suites, with supervised access to amenities, and care by our highly trained and compassionate staff.

COME SEE WHY WE ARE ONE OF THE AREA'S MOST RECOMMENDED SENIOR LIVING COMMUNITIES

50% OFF

FIRST 3 MONTHS RENT!

Level of care not included.

CALL TO SCHEDULE AN IN-PERSON TOUR AND RECEIVE A FREE GIFT!

(909) 316-0993

120 W. San Jose Avenue
Claremont, CA 91711
www.claremontplace.com

Claremont Place
Assisted Living & Memory Care

A MERIDIAN SENIOR LIVING COMMUNITY LIC# 198603307



IE STRONG

THIS IS WHAT ULTIMATE COMFORT LOOKS LIKE.

Another way we make you feel better.



Our New Location
5623 Arrow Hwy, Montclair, CA

We are currently open and complying with all COVID-19 Regulations

FREE ESTIMATES ON NEW SYSTEMS

909-982-5698

www.klausandsons.com
Family Owned & Operated Since 1973



KLAUS & SONS
PLUMBING • HEATING • AIR • REMODEL

Lic# 320990
*Financing available to well qualified buyers on approved credit at 1 year same as cash with monthly payments. No down payment required. You may prepay your account at any time without penalty.
Financing is subject to credit requirements and satisfactory completion of finance documents. Any finance terms advertised are estimates only. Normal late charges apply. See your Truth in Lending Disclosures for more information.
© 2018 Lennox Industries Inc. Lennox Dealers are independently owned and operated businesses.

BAFTA-winning son of Claremont hasn't forgotten hard lessons learned here

by Mick Rhodes
mickrhodes@claremont-courier.com

When Elliot Graham strode to the podium at the British Academy of Film and Television Arts awards show in London last month to accept his best editing trophy for his work on the latest James Bond film, "No Time to Die," he carried with him both the scars and the strength he acquired while growing up in Claremont.

Graham, 45, the son of Claremont residents Susan Seymour and Laurence Graham and 1994 Claremont High School graduate, won the British equivalent to an Oscar at the glitzy awards ceremony on March 16.

It was a proud moment for him and his family; but it was a hard won victory, one that may not have happened but for some key figures in Graham's development while navigating his way through the decidedly less tolerant early-1990s as a gay teenager in Claremont.

Graham now lives in Lisbon, Portugal and Los Angeles, and travels the world working on movie sets and in film editing bays. Still though, he's Claremont through-and-through. He went to Vista and Sycamore elementary schools, El Roble



Elliot Graham accepting the award for best editing at the 75th British Academy Film Awards in London on March 13.

Intermediate, Webb for his first year of high school then CHS for the final three. And make no mistake: he loves Claremont, despite the bullying he experienced.

His first two years of high school were awful. Always a bright student, the torment he encountered affected everything in his life. His grades suffered, with his GPA falling to 2.3.

Increasingly isolated, he spent weeks on end after school in the Claremont Colleges' Honnold Mudd Library, trying to make sense of what was happening around him. His parents were supportive, but school was another story.

He read Kinsey's groundbreaking 824-page 1948 "Sexual Behavior in the Human Male." Books on adolescent psychology followed. Soon, he said, he got past his depression.

"I was never sad about being gay, I was sad about being lonely," Graham told the COURIER.

His bullies all through his public education in Claremont wielded the pejorative version of the word "gay," but without any real understanding of what was going on with the young boy or his sexuality. It was a common bludgeon of the era. Graham, like so many adolescents who don't fit the mainstream mold, didn't yet have the skills or confidence to stand up for himself.

"I don't entirely know why it is," he said. "I think in part because I was such a victim of bullying, the one thing that sort of got me through, instead of slitting my wrists at Claremont High, was I did have one very good friend who is still one of my best friends in the world since I was

continued on next page

2022

SUMMER SESSION

One Six-week Session:

May 23 – July 1

Make your summer count!
Catch up or jump start your year.

Open to all students enrolled in any accredited institution
Taught by Pitzer College & Claremont Colleges Faculty
Full-Credit Courses • Housing Available
Financial aid available for those who are eligible

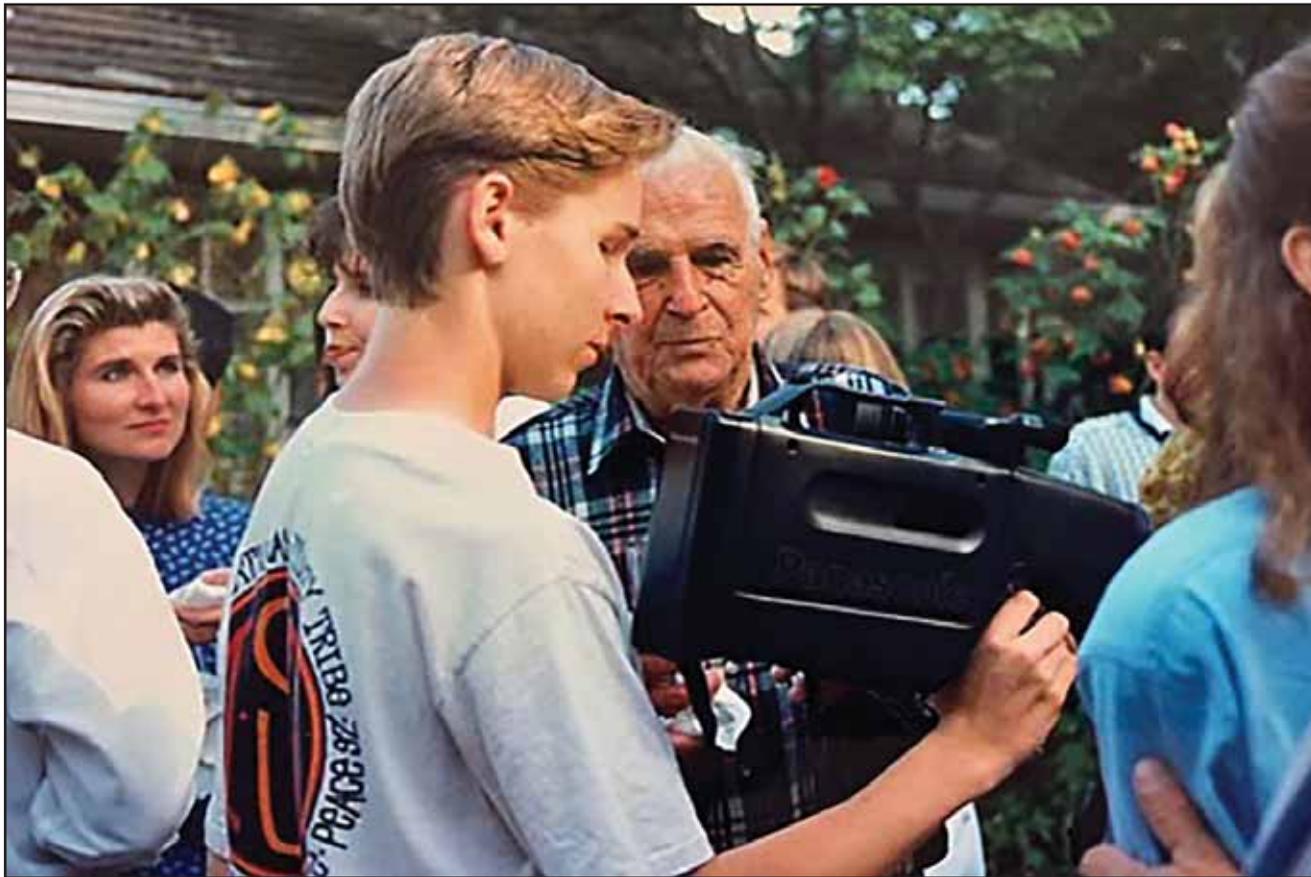
Online or In-person Full Credit Courses

- The Art World Since 1989
- Basic Acting Tools & Fundamentals
- Beginning Ballet
- Brain and Behavior
- Consumer Society and Culture
- Contemporary Exhibition and Curatorial Practice
- Deviant Sex Cults?
- Drawing Workshop
- Environmental Justice
- Fiction Workshop
- Finance
- Gender, Crime & Punishment
- Globalizing Participation: Citizens Engaging the State Around the World
- Intermediate Spanish
- Introduction to Film
- Introduction to International Politics

- Introduction to Postcolonial Studies
- Introduction to Statistics
- Love and Desire in Modern and Contemporary World Literature
- Microbiology
- Pragmatics in Chinese Culture
- Principles of Macroeconomics
- Principles of Microeconomics
- Psychological Disorders
- Psychology of Mindfulness
- Race and Ethnic Relations
- Resistance to Monoculture
- Screenwriting
- Sociology of Education
- Statistics
- Surfing and the Politics of Race, Class, Gender and Culture
- Sustainable Labor: The Future of Work

Save 25% on Tuition!

Registration Begins: March 21 • www.pitzer.edu/summer



Above: Elliot Graham during his teenager years in Claremont
Right: A recent press photo



one-year-old, Jeff McKenna,” who is now a lawyer in San Francisco.

He loved storytelling from an early age. History was of particular interest. From the time he was five years old, he wanted to be a film director.

“The thing that got me through the hard time instead of slitting your wrists, was going, ‘But I have this dream, and I should give it a shot.’”

But even with that determination and drive, the constant harassment naturally wore on him.

Graham credits two Claremont High teachers with playing a major role in his life: one was the late, much-admired Rosemary Adam, who taught American literature and creative writing for 22 years, and was also a widely published poet.

“She was not PC, and she broke rules that you could have been fired for, but she did it anyway,” Graham said of his influential teacher. “So, I learned a lot from watching her. And she saw something in me when I didn’t see something in me. That made a difference.”

The other early ray of encouragement came from recently retired chemistry teacher Pat Smolenski.

“He taught chemistry,” Graham said. “I don’t know anything about chemistry, but teachers aren’t always about what they teach when you’re that age; they’re about help-

ing you understand life.”

He also had some bad experiences with teachers at CHS.

“This teacher, Ms. _____, told me that I would not succeed, that I had no hope, that I was the worst thing in the class. And for a guy who was gay and being belittled by all the kids around him, for a teacher to do that? Not okay.

“But then you have the Pat Smolenskis in chemistry, who goes, ‘I see something in you.’ And you have Mrs. Adam, who goes, ‘I see something in you.’ And they make all the difference in your life.”

Finally feeling seen and valued, his grades soared to a near 4.0 average over his final two years at CHS.

After graduation he flew off to NYU, intent on becoming a director. Soon he was making and editing his own student films, and found himself editing colleagues’ work as well. He had a knack for it and, more importantly, enjoyed the solitary work of “cutting” films.

He found the film business was all but closed off to young editors. He kept at it, gobbling up books by successful entrepreneurs from Richard Branson to Albert Einstein to Michael Jordan.

“And what you certainly gather was that nobody took the path that was laid out for them, right?” he said. It was, “That’s the stairway. Good luck. What I discovered in

all the stories was you look for the invisible elevator, whatever that is.”

His work ethic was unassailable, as was his thirst for knowledge. Soon he was picking up internships. Things began happening for him.

“I got those breaks early, and you get those breaks and you just sort of let the ball keep rolling,” Graham said.

His first big film credit was on “Last Minute,” in 2001. Mentors stepped up, each offering vital encouragement and advice. That guidance, along with Graham’s work ethic and determination helped create opportunities.

For a year he worked nights editing music videos. That music video work led to what would be his big break, editing 2003’s “X2: X-Men United.”

He was 25, running a \$200 million movie.

He’s since had more than 13 credits, including co-editing Aaron Sorkin’s “Molly’s Game,” in 2017, Marvel’s 2019 blockbuster “Captain Marvel,” and of course last year’s BAFTA-winning, “No Time to Die.”

Lisbon, where the COURIER reached Graham, is obviously a long way from Claremont, both geographically and for him, emotionally. He’s spent half his professional life working in Europe, and the Portuguese city was always a favorite destination, so much so he recently bought and is restoring an apartment there.

At 45, he’s now in a position to slow down, work a little less, and enjoy the view of the River Tagus from his old town Lisbon balcony.

“And you just want to drink some wine at the end of the day and watch the sunset, and just stay there for the rest of your life,” he said. “My cup runneth over in the sense that somehow I’ve ended up, later in life, with more good friends, real friends, who’d fly around the world for me and I would for them. We tell each other we love each other. It’s the reverse or where it started.

Though Graham’s hard work and will to succeed have led him to a place of peace, the lessons he learned at Claremont High nearly 30 years ago are still with him.

“I still meet people like the teachers who inspired me and told me there was something worth going after in me, and the teachers who didn’t.

“My thing is, you want to be an actor? Go for it! Why should I not believe in you? You might have something special. So, I always tell people to go for it when I meet them in anything they do, and give them whatever advice I can give, and say ‘Believe in yourself.’”

COMPLETE EYE CARE SERVICES

SERVICES

- Computer assisted Eye Exams, Diagnosis and Treatment of Ocular Disease & Injury
- Complete Contact Lens Services including all Specialty Lens Products
- Co-management for Laser and Cataract Surgeries
- Frame Styling to Complement your Lifestyle
- Outside Prescriptions Welcome
- Specialized Computer Vision Testing
- In Office Lens Fabrication
- Lens Tinting Service Available
- LASIK Consultations

LAB ON PREMISES

\$35 OFF

COMPLETE EYE EXAM

Includes Glaucoma Test

• With Coupon Only • New Patients Only • Dilatation Additional • Not Valid with Other Offers • Expires 06-30-22 CC

DR. ANNA M. TORRES, OPTOMETRIST
Comprehensive Vision Care with the Personal Touch

STOP WEARING GLASSES
Ask About “CRT” Corneal Refractive Therapy

OPTOMETRIC VISION CENTER OF CLAREMONT
1420 N. Claremont Blvd., Suite 209-B
(909) 621-0057
(2 Blocks North of Foothill Blvd. on the East Side of Claremont Blvd.)
Monday 8:00 a.m. – 7:00 p.m. • Tuesday-Thursday 7:30 a.m. – 6:00 p.m.
Friday 9:00 a.m. – 1 p.m. • Saturday by Appointment Only • Closed Sunday

FRAME AND LENS SPECIAL!

Single Vision ... Only \$ 75
Bi-Focal Only \$ 95
Tri-Focal Only \$115
No Line (Progressive) Only \$199

With Coupon Only • <- 2.00 Cylinder, <+ -6.00 Diopters, CR-39 Only, Prism Extra, Selected Frames • Not Valid with Other Offers • Expires 06-30-22 CC

EYE EXAM AND ONE YEAR OF DISPOSABLE CONTACTS

Only \$249

Includes Eye Exam and Glaucoma Test, Fitting and Follow-Up Care (One Year - 4 Boxes) Aquaclear Spear Contacts

• With Coupon Only • New Patients Only • Not Valid with Other Offers • Expires 06-30-22 CC

READ MORE LOCAL NEWS

Looking ahead, can I give up my town?

by Andrew Alonzo
aalonzo@claremont-courier.com

The view from the top of Eagle Scout Trail is quite surreal. To the east you can see Cal Poly Pomona and its Classroom, Laboratory and Administration building — the university’s landmark “pointy building” — and to the west you can see the hustle and bustle of busy Pomona streets.



The northeast view from the main path of Eagle Scout Trail in Phillips Ranch overlooks the greater city of Pomona, and the border of Claremont. The trail is one of my favorite places to get a bird’s-eye view of Pomona and of my small little suburb town, Phillips Ranch. COURIER photo/Andrew Alonzo



Further to the north is a clear view of where the 10, 57 and 71 freeways intersect, and to the south, hundreds of feet away, sits the little suburb known as Phillips Ranch, the place this reporter calls home.

Left: The Alonzo family dog, then five-year-old sheep dog Jane, having her picture taken during our daily walk along the Village Loop Road trail back on December 19, 2019. COURIER photo/Andrew Alonzo

It’s a quiet 1,800-acre slice of Pomona with about 70,000 residents. We’re known as District 5 according to the city, Steve Lustro is our councilmember representative, and you cross our beloved area each time you pass Temple Avenue along the 57.

We’re not known for much and don’t have as many amenities as, say, downtown Pomona or the Claremont Village. We don’t have any art museums or train station stops like our big city neighbors, but we do

continued on next page

Win one of these three SUVs!

CEF's 2022 Annual Car Raffle

Presented in partnership with the Rotolo Chevrolet/Caposio Buick | GMC team:
Mike Caposio, Eddie Allizadeh (CHS Alumnus), Nick Thumar, and Orel Hershiser

Enter to win a 2022 Chevrolet Equinox, Buick Encore, or GMC Terrain!

Tickets: \$20 each or 6 for \$100

For ticket sales, visit your CUSD office or go to:
www.SupportCEF.com/raffle

CAPOSIO
BUICK | GMC

Rotolo
CHEVROLET

CLAREMONT
EDUCATIONAL
FOUNDATION

SCAN TO LEARN MORE!

For rules and regulations, visit our website at www.supportcef.com/raffle. The raffle is open to all persons 18 and over, who are legal U.S. residents physically residing in the United States. Winners need not be present to win. Ticket sales end 6/1/2022 at midnight. Drawing to be held during June 2022. If less than 1,000 tickets are sold, the prize will be a \$10,000 cash prize. Proceeds benefit Claremont Unified School District.



Homes in the quiet Pomona suburb known as Phillips Ranch on Monday evening from the viewpoint of the local high school, Diamond Ranch. COURIER photo/Andrew Alonzo

POMONA MEDICAL SUPPLY
 733 E. Holt Ave., Pomona • 909-623-4378 • www.PomonaSurgicalSupply.com | Now accepting IEHP

LOW DISCOUNT PRICES

- Wheelchairs
- Power Wheelchairs
- Ramps/Scooter Lifts
- Walkers
- Hospital Beds
- Bed Wedges
- Compression Stockings
- Back & ABD Supports
- Donut Cushions
- Raised Toilet Seats
- Commodes • Diapers
- Bath Benches & Bars
- and MORE!

FREE DELIVERY
MIN. PURCHASE RESTRICTIONS APPLY

COVID SUPPLIES

Celebrating 71+ YRS

have and love our one strip mall, the Mission Hills Plaza.

We also have two Starbucks locations, two elementary schools, and a high school. Phillips Ranch is also home to Los Angeles County fire station 188. It's also where my favorite sandwich shop and deli, Country Kwik, stakes it claim.

Albeit small, you can see Phillips Ranch in its entirety from the top of Eagle Scout Trail. For me, it's like I'm looking down at my childhood, the nest where I've spent 23 years, going on 24 as of Monday.

The first time I looked out at the view atop from the trail, it was at the end of a long hike in 2018. I remember my jaw dropping at the end as I saw my little

continued on next page

Expert Income Tax Preparation



- Quality, affordable, personal service
- Payroll services
- Fast refunds **IRS e-file**

Visit my website www.dproffittea.com
 Call for an appointment
(909) 851-2476 mobile
 569 Black Hills Drive, Claremont
dee@dproffittea.com

Dee Proffitt, E.A.

**New Clients:
 Save 15% ON TAX PREPARATION**

Podcasts are a big part of COURIER news coverage.

There's nothing like listening to a subject telling their story in a compelling way.



Claremont Courier
 A LOCAL NONPROFIT NEWSROOM