



# THE HISTORY OF SPRING VALLEY LAKE

*Archie A. "Scotty" Lauchlan*



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# **The History of Spring Valley Lake**

## **1970-1980**

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Edited by the Historical Committee of Spring Valley Lake

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## DEDICATION

*This report is dedicated to all those who thought there was a need for this history of facts, dates and early years of Spring Valley Lake. With a special dedication to the following people without whose help and cooperation this manuscript would never have been written.*

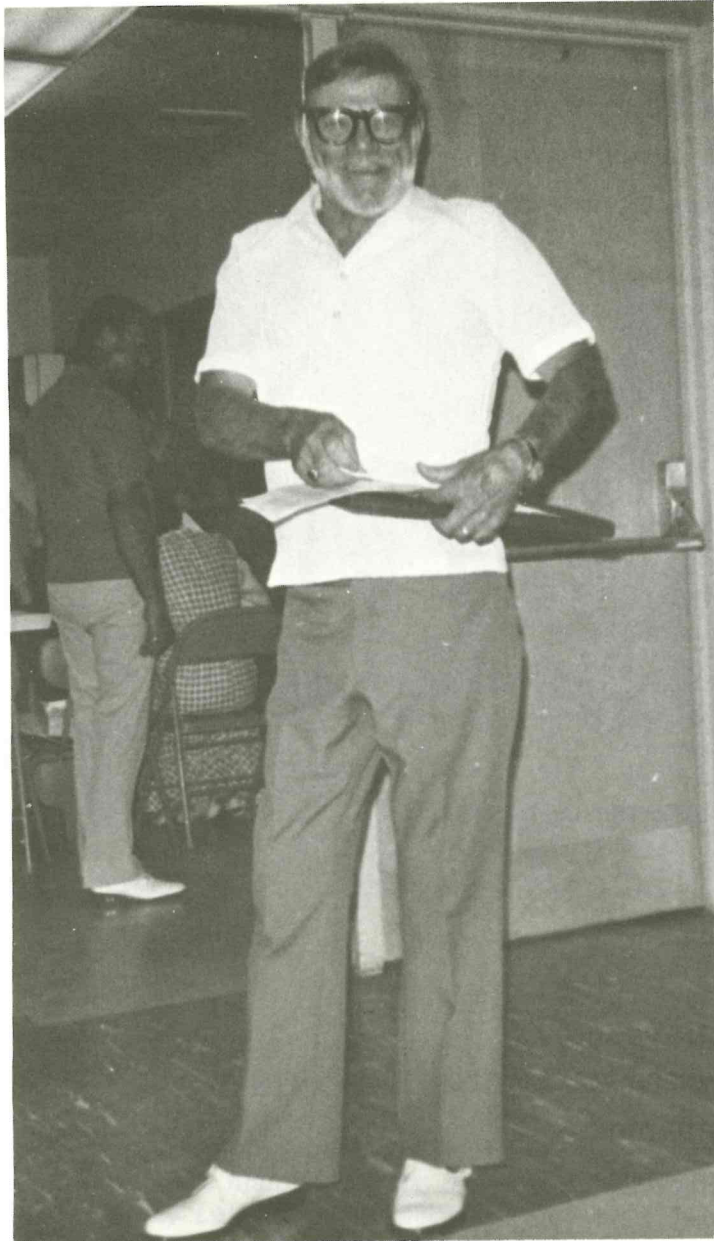
Theresa Johnson  
Joe Corda  
Betty Ball  
Jack Seals  
Bess Broda  
Marlene Henry  
Mildred Slemsek

Scotty

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## NUMERO UNO CITIZENS

Your scribe, Archie A. "Scotty" Lauchlan and his wife, Marion, were the first property owners to build and move into their Spring Valley Lake Home—the Numero Uno Citizens of Boise Cascade's recreational home project.

We started building in November 1970. At that time there were no curbs or paving, just dirt roads with large earth moving equipment rolling through the project. Sewer, water and other utility lines were just being installed and the paving and curbs were still in the planning stages.

By virtue of being here during those early years, I decided to attempt writing the history of our project while we still had some data that was fast disappearing. Most of the information left with Boise when the corporation sold out, making dates and names difficult to find.

Anyway, this history was started. I have researched everything carefully and think the account is truly accurate. It has given this old Scotsman something to do and will give the next historian the first ten years of our roots on which to build.

Scotty Lauchlan

# **The History of Spring Valley Lake**

**(1970 to 1980)**

*by*

**Archie A. "Scotty" Lauchlan**

*"It's more than a beautiful place. It's a beautiful state of mind."*

## **FORWARD—**

The Boise Cascade Corporation acquired the land and the projected layout of Spring Valley Lake from the United States Land, Inc. in 1968 and, in March 1969, the company broke ground and began to give life to the project. After a propitious beginning, the development soon fell heir to a series of problems from which there emerged a sound, stable community that is trending to an even stronger tomorrow.

In bringing to you the struggling years of the project, this author will endeavor to guide you through Boise's building and completion efforts, an explanation of their delays and holdups and the part the property owners played in the history of our progress.

*(Boise Cascade Corporation hereafter referred to as Boise.)*





Spring Valley Lake, February 8, 1970



Boise Cascade Sales Pavilion Opening Day  
October 20, 1969

## THE HISTORY

The Spring Valley Lake project was built upon the Kalin Ranch, a cattle ranch that lay serene and quiet on the green valleys that covered both sides of the Mojave River and stretched from Bear Valley Road almost to the Mojave River Narrows in Victorville, spreading over the bluffs west of the Mojave and eastward to Apple Valley Road. Portions of the Sage Hen Ranch were also included in the project. This whole section was, at one time, called the North Verde and was part of the aged and time honored Rancho Verde Co. which was purchased in 1877.

To do justice to our history, we should turn the clock back to the time when the treaty of Guadalupe Hidalgo was signed at the end of the war between the United States and Mexico in 1848. At that time, California, formerly owned by the Mexican nation, became part of the public lands of the United States.

The first Deed Outs from the U.S. were issued to Joseph Thorne and John Brown in June 1872. Both of these men had a part in the history of Victor Valley, as well as the Cajon Pass and Summit crossings. Owners since 1872 included Rancho Verde Company, Southern Pacific Railroad, Grier Ranch, Kemper Campbell (purchased 1928), Kings County Land and Cattle Company, Prince Ranch Company, Kalin Ranch Company (portions of the larger Kemper Campbell spread, 1007 plus acres acquired in 1942), United States Land Incorporated and Boise Cascade Corporation. The Project now, of course, is owned by members of the Spring Valley Lake Property Owners and is located on Bear Valley Road, five miles east of Interstate Highway 15, southeast of Victorville and adjacent to Victor Valley College.

## BOISE'S ADMINISTRATION BUILDING

The Administration Building which is on your right as you enter the project was the first building constructed on the project. It contained 14,372 sq. ft. and was started about May 1969 and officially opened on October 20, 1969. This beautiful building, designed by Cliff May and built by the late Leo Chase, housed the offices for sales and office personnel, engineers and comptroller's offices, a fine restaurant, a Circle K Market and a large Sales Pavilion.

When the project was completed, this building was to be converted for Bank of America's use and other commercial enterprises, eventually becoming part of a shopping mart and business center. Fate, however, interfered with the destiny of the Administration Building. Time and conditions changed the trend of its use, and, on May 1, 1974, both the building and a good portion of real estate were sold for \$349,000 to the Victor Valley College. At an additional cost of \$300,000 the college undertook extensive remodeling and the improved structure was officially opened January 7, 1975. It remains a fine addition to the campus and a handsome tribute to its designer, Cliff S. May.

The Circle K Market, located in the old Administration Building, was operated by Betty Rasicot and Viola Little. The splendid restaurant in the Building was called the High Country Inn and even had an attractive cocktail lounge. It was operated by Harry Green and Chris Barnes with Fred Hofer taking over the culinary skills. The restaurant still remains as part of the College complex but the Circle K Market is long gone, having been replaced by the College stationery and book store.





Joe Corda, On-Site Project Manager and Housing Director for Boise

### BOISE'S EARLY ADMINISTRATORS

The administrators in charge of the project's launching were Peter Lacques, Project Manager, Thomas Perry, engineer and construction manager, and Glen Sydnor, office manager and accountant. Robert C. Onorato, along with Lacques and Perry, served as the Architectural Committee. Theresa Johnson was the Executive Secretary. Jim Ellis was in charge of on-site sales and Eleanor Mezzanno was on-site office manager. Gary Orrack served as sales director for Spring Valley Lake and Fred Maisel took over as General Sales Manager. Glen Sydnor resigned to go to work for Yeager Co. in 1972 and George Hardy became Comptroller in August 1972.

Joe Corda was brought in as Director of Housing in June of 1972. Theresa Johnson, Secretary, one of the first Boise employees on the project, was destined to survive all original employees, except Joe Corda and Bob Sher. Theresa retired when L. B. Nelson took over Boise's remaining interest and was one of the last of the Boise old-timers and the oldest in grade.

### CONSTRUCTION-ENGINEERING AND DESIGN

At the risk of boring some readers, we have listed in the Supplement the major contractors and engineers who contributed to the Spring Valley Lake project, not necessarily as a record for the project's history but because it is interesting to know the number of people and companies involved.

Trenching for sewer pipe, gas, water and electric lines started in 1970 with all underground utilities seeing completion in May, 1971. Curbing was underway in May, 1971 and completed in March, 1972. Paving was started in April, 1971 and completed by December, 1972. The Boise engineer in charge of the first phase of curbs and paving was Tom Perry; he was replaced in May, 1972 by Nick Caro, who was assisted by Bill Smillie. The Yeager Construction Co. did all the rough grading and earth moving and McIntyre & Quiros was the Engineering firm responsible for the complete project.

The underground utilities, paving, curbs, etc., were done in increments by various contractors: Foster Stevenson, Mattich, Desert Construction, Meyers & Co. and Bubalo & Co.

*(See Supplement for list of Major Contractors)*

### LAKE CONSTRUCTION

June, 1969 saw the beginning of what was to be the biggest earth moving project in the history of Victor Valley, as the E. L. Yeager Construction Co. began one of their largest projects at that time. Gone were the lush green fields of alfalfa and the pastoral scenes of contented cattle grazing in the tranquil fields alongside the Mojave River. Clouds of dust rose from the struggling blades of the giant earth moving machines as they started to dig the lake and change the contour of the land into what you now see as Spring Valley Lake.

In the seven months it took to finish the lake and profile the rest of the project, 70 pieces of major heavy equipment and 95 skilled operators were used to keep the flow of work going. Three million cubic yards of earth were moved to form the lake and seven million cubic yards were moved in the total project. This was no small task as the lake depth is 15 to 20 feet in spots.

In regard to the fill and removal of earth around the lake, it might interest the reader to relate to the water outfall drain at the north end of the lake, which not only controls the level of the lake but also delivers the excess and overflow back to the Mojave River and the underground basins.

This underground outfall tunnel, which is approximately 12 feet square, was poured with steel and concrete on level ground and extended from the lake outfall to the Mojave River. As one can see, that area is now covered with streets and curbs and property lots. It does, however, give one a rough idea of the amount of earth fill needed in that area as the outfall tunnel is well below surface now.

An engineering problem of considerable magnitude was the fact that the water table in some areas was five feet higher than the lake bottom. To solve this problem ten de-watering pumps, drawing approximately 20 thousand gallons per minute, were used to lower the water level in the 200 acre excavation area.

It took seven months to build the lake and to seal the complete lake basin. The seal consisted of a mixture of bentonite and clay which was excavated from an old dry lake bed at Dead Man's Point which lies approximately eight miles east on Bear Valley Road. This water-proof compound was applied to the embankment, above and below the waterline, to help guard against wave erosion. The coating was then sprayed with a white material which bleaches off, leaving the earth embankment in its natural color.

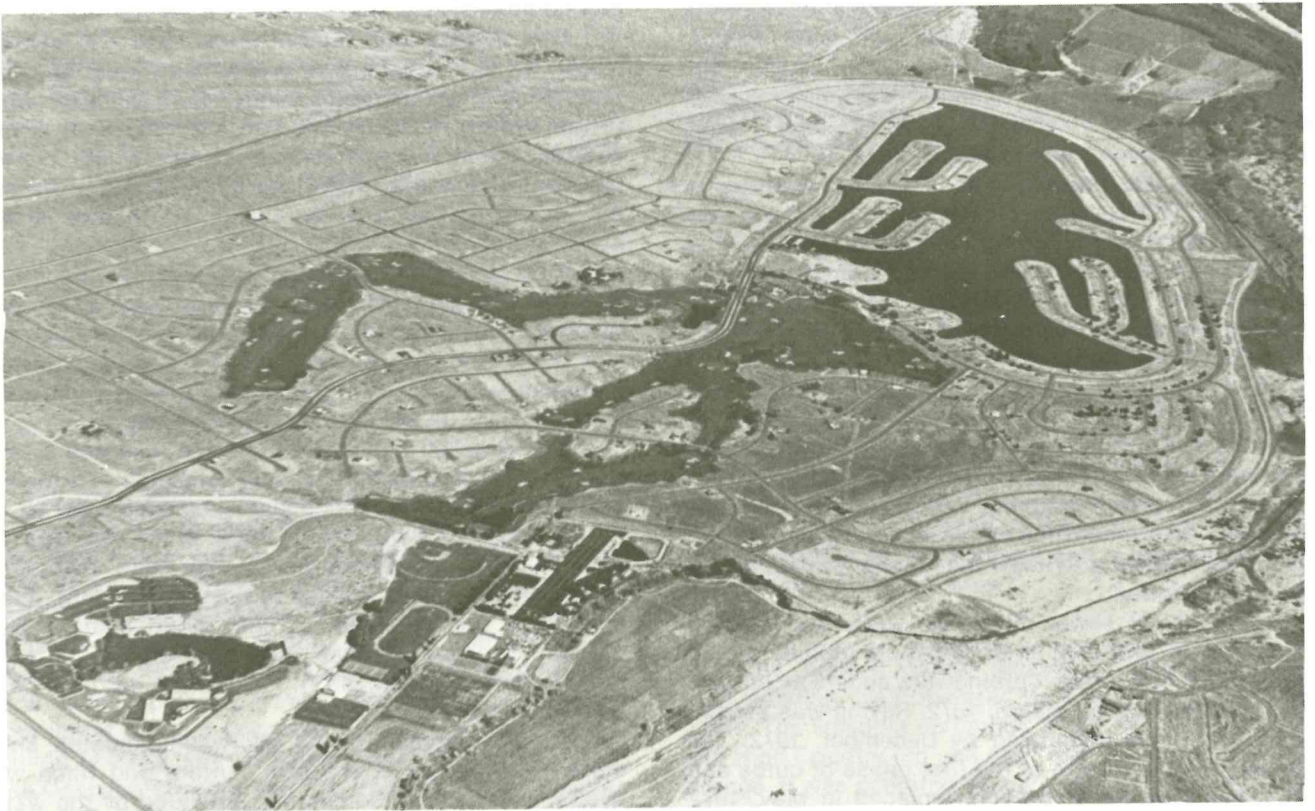
As each segment of the lake was completed, small dikes were placed in the lake bottom and filled with two feet of water. A compound, activated by the water, was introduced to insure a seepage free lake bottom.

On January 1, 1970, the same de-watering pumps began to fill the lake with one billion, eighty million gallons of water. On February 8, 1970, the lake was officially



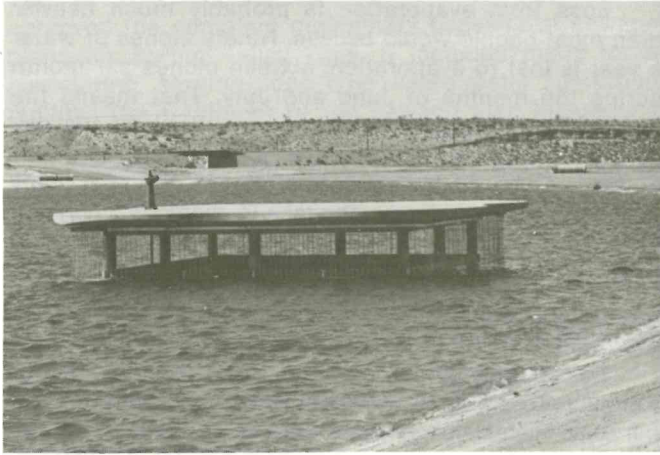


Lake during Construction



Lake About 1970





Lake is Full! February 8, 1970

filled and covers 200 acres and holds 1, 720 acre feet of water. It is one mile long and reaches a depth of approximately twenty feet in the middle. There are seven miles of shoreline. The oversized pumps were removed after performing the herculean task as that much power would not be necessary to maintain the proper lake level.

Boise agreed to maintain the lake for the first five years and, at the end of this period, they would turn it over to the property owners on December 18, 1974. In the first few years, all of the water from the fish hatchery flowed into the sparkling stream that winds through the first nine holes of the golf course to form picturesque lakes and to eventually flow into the main lake. There the excess water pours into the outfall and continues its journey to the Mojave River and to the lakes at the Mojave Narrows Regional Park.

Problems with the lake water soon became evident as the nutrients from the fish hatchery water created excess aquatic weeds, algae growth, with midge insects reaching alarming levels. True, our fish population thrived and gained girth and weight in record time, however, our lake was turning into an Okefenokee Swamp.

In 1973, Boise engaged Dr. Goldman, a botanist from University of California at Davis and a Mr. Damavandi, lake consultant and architect, to conduct a study of Spring Valley Lake. In the Goldman, Damavandi Report their recommendations were, in a broad sense, the application of chemicals, Diquate and Casoran and weed harvesting. After receiving the report, the practice of using the fish hatchery water for the lake was discontinued. The water was diverted for use in maintaining the golf course, a job for which it is much better suited.

Another recommendation from the report was the installation of twelve new pumps in the quiet ends of each finger of the lake. These wells were to fill a three-fold purpose: (1) to maintain proper lake level; (2) to agitate and aerate the water, creating a build-up of oxygen during critical summer months; (3) increase circulation of water in the fingers. These wells have been a



Dam completed in 1976 to shut off fish hatchery water. Well water was pumped instead, flowing into golf stream.

successful improvement in all but one phase—they do little for circulation. However, the lake replaces itself about three times a year which has proven adequate.

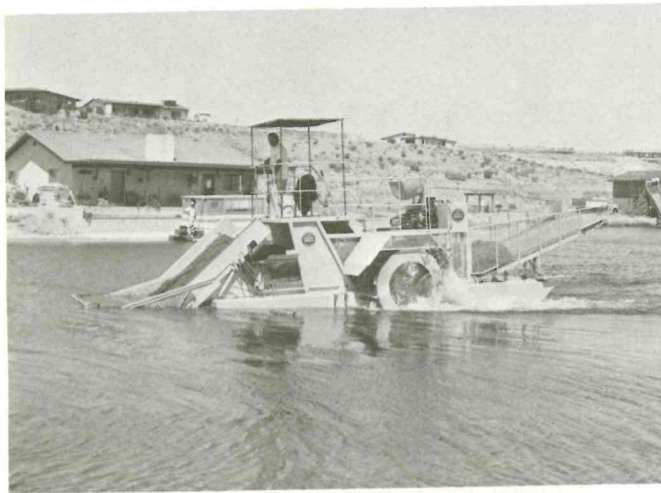
Unfortunately, the midge larvae thrive in the mud and silt of the lake bottom and during the summer months produce millions of midge daily. They rise to the surface to soar off in great clouds and swarms of total aggravation. And even though they don't bite, they produce a severe nuisance value and can literally darken a house with their numbers.

Electric "zap" traps were introduced which killed the midge on contact. However, midge production far exceeded the slaying power of the traps and the insect also developed an immunity to chemicals. Our Association turned to specialists for help—Dr. Lowell Jordan from the University of California at Davis and Dr. Mir Mulla from the University of California at Riverside.

Dr. Mulla has a Ph.D in Entomology (insect study) and has devoted his entire career to the study of midge and related insects. Dr. Mulla conducted an ongoing research project at Spring Valley Lake, which was supported by the Administration, and made a discovery that would control midge larvae and the general water condition. His theory proved correct. With weed growth permitted on the bottom, the eggs laid by midge on the surface would be caught by the weeds and not reach the mud bottom where they would hatch. For the summer of 1978, the midge count was down 90% from previous years and our water was clear. Weeds also aid in the production of dissolved oxygen.

Our community was very fortunate to have on site, Jack Seals, Administrator, and Dr. George Floyd, our first lake resident. These two stalwarts worked shoulder to shoulder with all the consultants on the proper care of the lake and its waters. Through the years, they were constantly running tests and experiments and their studies turned them into experts in their own right. The University of California at Riverside recognizes Spring Valley Lake as the finest man-made lake in California.





Weed Harvester began Operating in 1978

Representatives from other lake projects often visit the project seeking advice for their water problems. In fact, a State water control committee has been set up and Dr. George Floyd of Spring Valley Lake was elected President.

The weed harvester purchased in 1978 at a cost of \$63,000 (all costs) will chop and pick up weeds at a level of five feet below surface, leaving ample room for boating and skiing. Chemicals, of course, are used to keep the swimming areas algae and weed free. The combination of wind and weed growth, plus the 12 new wells, give the lake water a healthy supply of the one item without which the lake could never survive—dissolved oxygen. Oxygen is king and the nitrates and phosphates are the enemy. The proper balance of oxygen and copper sulphate makes for a healthy lake for both swimmer and fish.

The lake will continue to be the Association's biggest expense. However, the years of water studies should enable the Administration to keep costs at a minimum as time goes on.

It may be interesting to know what effect water temperature has on the fish and what species should be stocked. According to the Goldman report, temperature increased 1° to 5° each month from February to July, peaking in July and August with a 25.1° increase in water temperature from June. It then decreased slightly in September and dropped rapidly in October and November. July and August reach the upper limits for trout toleration. The higher the water temperature, the less oxygen the water holds.

Required oxygen (dissolved) concentration varies with fish species, but the lower limit is 3.0 to 5.0 PPM. Bass are particularly sensitive to oxygen depletion, needing a minimum concentration of 5.5 PPM. Concentrations lower than this cannot be tolerated for periods longer than several hours. Another interesting note—other tests have been taken to measure and determine if there was any water loss in the lake besides evaporation. These tests, fortunately, were positive, with no other major loss detected.

Loss from evaporation is probably much heavier than most people would believe. Ninety inches of water a year is lost to evaporation, sixteen inches per month during the months of June and July. That means the loss of two thousand gallons every minute of the day during June or July or an annual loss of 1500 acre feet of water. This puts the water lost to evaporation at many millions of gallons yearly. The lake is everyone's concern as property owners in Spring Valley Lake each own a share.

## WATER RIGHTS

Few people are aware that Boise owned the historical water rights of the Kalin Ranch and the land that the State Fish Hatchery occupies. The corporation deeded the Fish Hatchery to the State on August 4, 1969, retaining discharged water rights for Spring Valley Lake.

The water allocation, based on annual figures, is as follows:

Effective February 28, 1973, and still in effect at the time of the Association turnover May, 1974.

6	Annual Average (acre feet)	Annual Maximum (acre feet)
Total Boise prod. right	21,020	23,291
Less Limited prod. right	1,016	1,016
Unlimited prod. right	20,004	22,275
Less Amt. conveyed to S.A. 64	4,000	4,000
Prod. right retained by Boise	16,004	18,275
Less max. fish hatchery Prod. with return flow transferred to S.V.L.A. for lake maint., when and if required	12,577	13,361
Min. remaining Boise prod. right for other project purposes (golf course irrigation) or for sale or transfer	3,427	4,914
	acre feet yearly	acre feet yearly

The following is a condensed breakdown that is very close to the water allocated to each user at the present date, 1979.

State fish hatchery	11,000 acre feet annually
County Service Area 64	4,000 acre feet annually
Spring Valley Lake	5,000 acre feet annually
Country Club & Golf Course	1,000 acre feet annually

Another interesting note for the reader is the fact that our spring well water is so pure that no chlorine or chemical treatment of any kind is necessary to make it usable for drinking purposes.

## THE SEWER SAGA

If there is one word in the English dictionary that will rivet the attention of anyone who has followed the Spring Valley Lake project through the years, that word would be "sewers." Ecology, pollution and conservation have become household words but man's decision to clean up his world came a bit too early for Boise and Spring Valley Lake.

One has only to step back in time to the year 1968 when the County of San Bernardino and other agencies



approved the complete preliminary package of sewage plans for Spring Valley Lake. It included plans for a percolating, settling pond type waste water sanitation facility. The treatment of the sewage also included a minor plant installation to separate the sludge, treat it in sludge beds and percolating ponds for the balance of the effluent.

Boise traded the State Fish Hatchery property to the Dept. of Fish and Game for a parcel that belonged to the Dept. of Water Resources. The treatment plant was to be constructed there—at the North end of the project between Mojave Narrows Regional Park and the Mojave River.

As mentioned before, Fate had other ideas on Boise's original sewer concept of 1968-69. On September 24, 1969 and early 1970, Boise was asked, along with Service Area #64 and V.S.D. (Victorville Sanitary District), to incorporate a complete territory treatment plant that would meet the new standards which had been stiffened into their plans. Or, better yet, combine the treatment of the effluent with the treatment of the surrounding communities.

This request was prompted by the California State Water Control Board (Lahonton Region), but the other agencies were sympathetic with the philosophy of combining the waste water from the entire community into one large and complete sewage treatment facility.

Boise realized they must build a complete sanitation facility that would meet the newer and much tougher standards, or build an outfall line to connect with the existing and soon to be improved facility in Victorville. The decision for Boise was clear—there were no alternatives. They also knew that the cost of building a sewage treatment plant that would meet all the present day standards would be prohibitive. There was only one route to follow, join hands with County Service Area #64 and together start negotiations with the Mojave Water Agency (MWA) and the the City of Victorville on the possibility of joining Spring Valley Lake to their facilities.

The County stopped issuing building permits in January 1971 and a pall of gloom spread over the Boise project as all construction came to a grinding halt.

However, in February 1971, George Owens arrived to work with Service Area #64 in their negotiations with the State agencies and the Victorville sanitation district. Owens was picked by Boise not only for his executive abilities but also for his expertise in matters of diplomacy. It wasn't long before the combined powers had a workable plan to extend an outfall line from the Northeast end of the project (Tahoe Lane), across the Mojave Narrow's Park, paralleling, then crossing the Southern Pacific Railway and a portion of the Kemper Campbell Ranch to a proposed lift station that would boost the effluent over the hills to an existing trunk line in the Victorville system. This plan was accepted by all agencies.

Due to delays experienced when the original sewer plans fell through and until the interceptor line was constructed and operative, there were many anxious and trying times. After a sterling effort by George Owens as a negotiator, Boise was given permission to construct sealed holding tanks at the end of the project's sewer system (Tahoe Lane) and to haul the raw sewage by tank

trucks, "Honey Wagons," to an existing trunk sewer line in Victorville.

Fortunately, this method was approved on May 25, 1971. It was necessary for the operation of the sales office and the Club House which was about to open, as well as for a few homes being built which, I might add, included your humble scribe's.

I'm sure you readers agree that a connection to an existing facility that was being upgraded was a wiser choice than running any risk of polluting the Mojave River or ponds at the Narrows Regional Park. However, all this did create problems for Boise after they had made commitments for the original concept. There was the additional expense, as well as a badly damaged time schedule. However, all agencies, including the Department of Public Health, approved the holding tank operation on June 8, 1971, but only as a temporary measure.

On July 8, 1971, the tanks were installed outside the project at the end of Tahoe Lane to facilitate the opening of the Country Club, Sales Office, Golf Course rest-rooms and the property owners who had built their homes or who had been issued building permits.

Yes, the Honey Wagon was making its six trips daily to accommodate those early pioneers. As of November 5, 1971 the total discharge was 336,000 gallons of sewer effluent per month deposited into the Victorville Sanitary system at the North end of Seneca St. and Hesperia Road. From February 1972 through June 1972, 5,180,000 gallons of waste water was disposed of by the Honey Wagons at the same location.

The sewer controversy had affected not only Boise but also the property owners, as building permits were not being issued by the Department of Building and Safety. Until the outfall sewer line was completed and united to the Victorville system, only limited building was allowed in Tracts 8101-8097-8098-and a portion of Tract 8104, (Club House Tract). None of the other ten tracts were allowed building permits of any type.

While Boise and Service Area #64 were busy getting easements from Kemper-Campbell Ranch and Southern Pacific for the outfall line, the engineers were busily engaged in the installation of lift stations number 2 (Tract 8030) and 4 (Tract 8032) Equestrian Center in the Spring Valley Lake project.

Perhaps, I should interject a clarification of a lift station and its function in a sewer system. It can best be explained by comparing it to a snow skier, who after completing his run down the hill, uses a "lift station" to get him back to the top of the hill. Most of your modern systems are built on this format.

The waste water flows down hill by gravity into large concrete vats underground. When the vat fills or reaches the proper level, pumps automatically engage to start the effluent on its way again to the next lift station where the process is repeated.

There are 4 lift stations in the Spring Valley Lake system. One (#4) is on the North West corner of the Equestrian Center which pumps the waste water under the Mojave River to this side of the project. Two others are located strategically on both sides of the lake with one in the North East area. This lift station (#2) is located on the West side of Lakeview Drive between Harbor Drive





Pumping Station #2 on Lakeside Dr.-one of four required to ultimately move sewage to Victor Valley Waste Water Treatment Plant in Oro Grande.

and Mainsail Lane and it is this station which starts the effluent across the Mojave Narrows Regional Park along and under the Southern Pacific Railroad to the fourth lift station (#5) located on the Kemper Campbell Ranch where it is pumped over the hills and into the Victorville System. From that point, it flows by gravity to the Victorville treatment plant. No. 3 station, (there is no #1) is located on Spring Valley Parkway north of the Marina.

(Interesting note! The sewer, like the Mojave River, flows North.)

The concrete sewer outfall line is 21 inches in diameter as it leaves the project, increases to 27 inches as it heads North West to connect with lift station number 5. One is 10 inches in diameter and the other 15 inches. The 15 inch pipe is used for normal operation with the 10 inch line on standby for overflow and emergency use.

The outfall line with all lifting stations in operation was completed, officially approved and put into operation December 28, 1972. Thus ended two years of frustration for Boise Cascade. The gates for home construction opened within the project and the building program, however slowly, got back in gear.

From the foregoing, it would appear that the skies opened and a red glorious sunset brought this chapter to a serene and peaceful close. A momentary lull was all that resulted from the Victorville hook-up. We will cover the outcome in the section "Victor Valley Waste Water Treatment Plant."

### SAGE HEN GUEST RANCH

It would be impossible to write the history of Spring Valley Lake without including the Sage Hen Ranch which goes back to the turn of the century when Cajon Pass

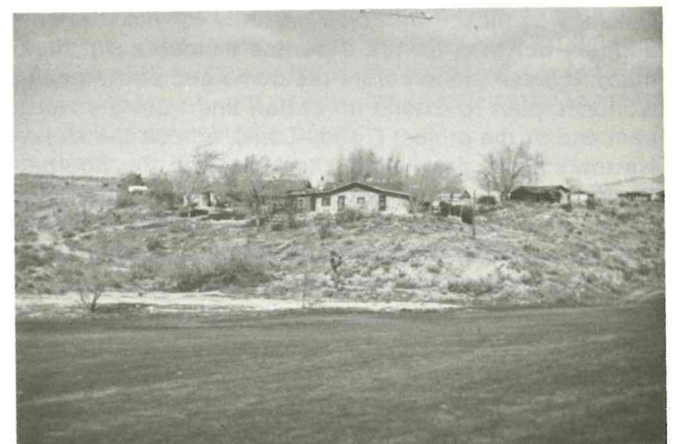
was a gravel road. Located in the middle of the project it is very special because two beautiful sisters operated the ranch for many years with tender loving care. Sage Hen, sitting 3,000 feet in the High Desert, is one of the handful of desert guest ranches to survive desert development, big business and so-called progress.

Mrs. Lily Ann Phillips, a widow, recalls coming out here for a visit, accompanied by two women friends, both of whom were attorneys. "I was a widow with two grandchildren to raise and, frankly, I didn't know what I was going to do," she said. "We were at the Campbell Guest Ranch and we discussed what I should do. Mrs. Campbell suggested a guest ranch, so the four of us started looking around the river bottom country. We noted this place on the hill overlooking the valley. It had three rooms but no windows and a homesteader's cabin had been built somewhat north of the main structure. A Mr. Flowers had homesteaded this site years earlier but, since his death, his widow didn't know what to do with it. She made us a good offer on 120 acres and, since both attorneys already had good jobs, I stayed on to do the dirty work. They said they would see I didn't starve up here. We bought it and I've been here ever since. That was in 1936."

Seven years later, the Sage Hen Guest Ranch took on a fourth partner, Iris Newby, Mrs. Phillips' younger sister. "I came up during the war," she said. "My husband died and I had two sons overseas. I needed to do something so the three partners persuaded me to buy in. I did and I've been here ever since."

When the sisters first moved to the guest ranch, it offered a tranquil and pastoral scene, cows grazing on the green valleys along the Mojave River, Yucca and Joshua trees casting ghostly shadows across the desert at dusk and the still of the quiet nights broken only by the howl of the coyotes. Their front yard overlooked what is now the 18th green and 10th fairway of the posh Country Club Golf Course.

The ranch offered a large swimming pool, horseback riding and a flagstone terrace that looks over the golf course, the lake, the country club and the distant ranges to the east. It also offered, in bygone days, crystal clear



Sage Hen Ranch



days, and nights when you felt you could reach up, pull down a star and put it in your pocket. Even a movie or two has been filmed at Sage Hen Ranch, Bette Davis and Mary Astor, both, made films there and part of the present landscaping was done by one of the movie studios. At any rate, if one but listens, one can hear the tinkle of the dinner bell pealing in the quiet of the twilight air, calling the guests to take their seats around the large table.

From the original 120 acres, the Sage Hen Guest Ranch has dwindled to ten acres situated in the middle of the beautiful Spring Valley Lake project whose silhouette changes with the constant construction of new homes. In 1980 a real estate developer restored the original Sage Hen guest house and an adjoining building. The picturesque old ranch lives again.



Country Club 1970

## COUNTRY CLUB

Construction began on the Country Club in June 1970 and was another rustic design by the fabled Cliff May. Much thought had gone into the clubhouse both in design and location to accommodate the views. The end result is the beautiful complex you see today, with its four night-lighted tennis courts and tennis shop, a junior olympic-size pool and a well appointed Golf shop with cart barn and locker rooms for both men and women. An indoor air conditioned racquetball court was added to increase membership amenities in October 1978.

The Sand Trap bar has an unequalled view of the golf course and the San Bernardino mountain ranges that lie south and east. The view in the late afternoon and during sunset is magnificent. Also, great care was taken in the location of the dining room as it extends over a small lake and offers a beautiful panoramic view of the golf course on one side and the lake on the other, with the distant hills and mountains all around the perimeter.

The clubhouse and Pro Shop were given a final official inspection on June 28, 1971 and a party for the VIPS, employees and all those involved in this project was held to celebrate the event. The building stands today as a fitting tribute to the designer, Cliff May and the builder, the late Leo Chase.

At the time the Club Manager was Stan Gorinac and the Chef was Art Weber. Stan, however, had started work two months prior to the opening, getting everything set up and signing up the original charter members. There were 50 golfing members in the original group who paid a \$250.00 fee for a year's membership which also gave them unlimited use of the golf course. The initiation fee was waived for those who paid out their \$250.00 for charter memberships. There were also 50 social charter members whose annual fee was \$100.00, which gave them use of everything but the golf course.

Most of the original charter members have long since disappeared, however there are still quite a number living on the project as well as outside active members.

Boise, as owners, promoted club activity and maintained the club and golf course until it was sold to the C.C.A. Corporation (Club Corporation of America) on May 12, 1975, with Boise subsidizing the sale for five years. Stan Gorinac handled the Manager's post until July, 1972 when he was replaced by Don Rose who left in November 1972.

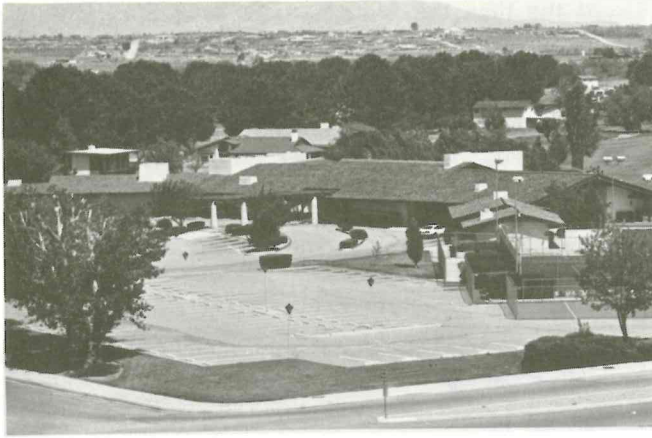
Christopher Lee, "Chris," a young multi-talented lad who had been hired as social director in June of 1972, was thrown into the breach of management in November 1972 and stayed until March of 1975, at which time he resigned. Austin Gibbons joined Chris in July, 1973 as Assistant Manager and banquet chairman, and stayed in that capacity until March, 1975. Bob Sher, the project General Manager, took over the added responsibilities of club management. He continued his efforts in both capacities until it was sold to C.C.A. May 12, 1975. Chuck Bishop, who was regional director of C.C.A., took over the club and golf course at that time and retained Bob Sher as Manager. John Manley replaced Bob Sher in December 1976.

Having been a close witness during that nine year history of the Country Club, this reporter would have to say that the years 1973 through 1975 were the most memorable. Chris Lee and Bob Sher held tenure at that time. Possibly there were less members then. However, there seemed to be a closer rapport between members, property owners and management. Of course, Boise was underwriting the cost at the time and even though more members were enjoying the club facilities (restaurant,

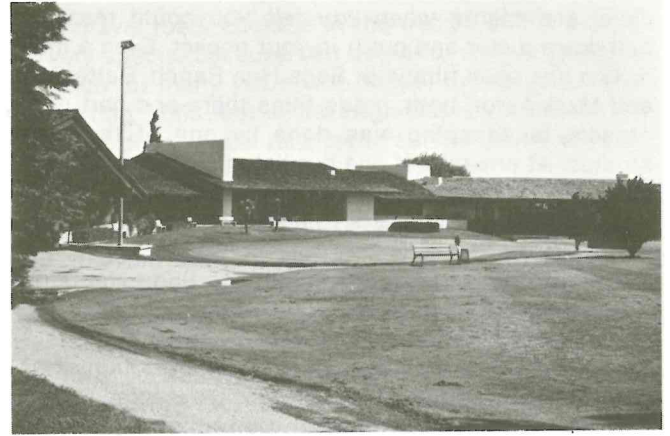


Pro Shop





Club House 1983 - Front View



Club House 1983 - Rear View

music and bar), it didn't necessarily mean the corporation was operating at high profit or any profit for that matter.

How many readers can remember Smokey Rogers and the Ray Middleton Group, among others, who entertained weekends at the Club, the jam sessions on Saturday and Sunday afternoons at the bar, the Luau's at the pool or the Poor Man's Dinner in the cart barn? Great days! But stay with us, there will be others.

*(See "Employee Tree" for Boise Cascade and Country Club in Supplement.)*

*(A list on the Charter Social Members of the Country Club, May 1971 can also be found in Supplement.)*

## GOLF COURSE

Robert Trent Jones, the world famous golf architect, designed our golf course and work was started shortly after the lake was formed in early 1970. The complete course was covered with six inches of rich bottom soil, sprinklers were installed and the course seeded in early 1971. By May, the course was ready for play and the first round of golf was played on May 12.

Three different kinds of grass were used on the course—a special mixture of Marion Kentucky Blue Grass on the fairways, Congressional Bent Grass on the greens and Fylking Blue Grass on the tees. Winters on the high desert are not compatible with nice green grass, however, with the liberal use of fertilizer and quality maintenance, Bob MacBeth and his staff manage to keep the course green the year round. The par shooters and Sunday duffers are grateful. Golf course Superintendents during our ten year history included Richard Zuccarini, Al Halliwell, Chuck Whittaker, John Baker, Lupe Romo and Bob MacBeth.

The Spring Valley Lake course is situated on 164 acres. Over one hundred sand bunkers are scattered throughout the 6,518 yards of the championship course to catch the unwary and careless. Par is 72 and the course rating is 71.1 (for handicapping). The distance from the men's regular tees is 6,100 yards, rated 69.2 and 5,732 yards from the ladies' tees (red). The ladies rating is 71.3 for handicapping. The course is not classed as a "long" layout—it does stress, however, a strong demand for accuracy and finesse. The winds when they

blow and they do indeed blow make a new ball game out of Spring Valley Lake Golf Course. One's handicap means little on the days of high winds. The course also boasts a picturesque trout stream and 8 water hazards to further test your mettle.

The original face of the golf course was altered in 1977 when "Tee" locations were changed on Number 1 and Number 10 fairways. These two holes were lengthened considerably, making No. 1 a rougher par 4 and No. 10 a much tougher par 5, especially when the prevailing wind is blowing.

In closing, it's only fair to state that the Spring Valley Lake Golf Course and Country Club are two of the most beautiful layouts in the State. The beauty of the course reflects care and fine conditioning twelve months of the year, eighteen holes of rich turf fairways and manicured greens. Few courses can say the same.

## MEN'S GOLF CLUB

The Men's Golf Club started breathing life on the slopes of the driving range before the Country Club opened. Actually, the club started during a golf clinic headed by the then golf pro, Alex Sandahl. Alex asked for volunteers and this author and others forgot their military training and volunteered their services. Your humble scribe accepted the Chairmanship of the Handicap Committee and held the duty until Pete Petersen took over in 1977. David Miller was Assistant Chairman and deserved much credit.

The first official Board of Directors was formed in 1972 with Al Volbrecht elected President. (A list of all the Board Members can be found in the Supplement) The original Men's Golf Club had roughly sixty members and through the years this membership increased to over two hundred. (The roster of those early and active members can be found in the Supplement.)

The big tournament of the year was the High Desert Classic which started in 1974. Prior to that in 1973, the Club ran a Member Guest Tournament and the chairman at the time was Dick Higgs. A list of the tournaments and the members who directed them can be found in the Supplement.





L to R: Ardie Camillo, Don Draper, Moe Wilkins, Willie Patterson, Scotty Lauchlan, Jerry Jackway



L to R: Walter Smith, Tom Peterson, Carl Barker, Willie Patterson



L to R: Austin Gibbins, Jim Diantonis, M. Kay Olsen, Winslow Allen



L to R: Wilbur Orr, Clint Monson, Jerry Jackway, Dick Higgs

While reminiscing back through the years of the Men's Club on a nostalgia trip, how many members remember those Installation and Award Dinners with Ray Middleton and his Group, the impromptu song fests put on by Don Draper or the endless arguments over golf rules with Winnie Allen and endless arguments over anything with Clint Monson? Will anyone forget the member who, when he played a far-away course in our State, always placed a low "away" score for Spring Valley Lake player, Jim Strona, which meant a lowered handicap the following month, a severe jolt for Jim. That bad guy's name sounded like Walt McCormick.

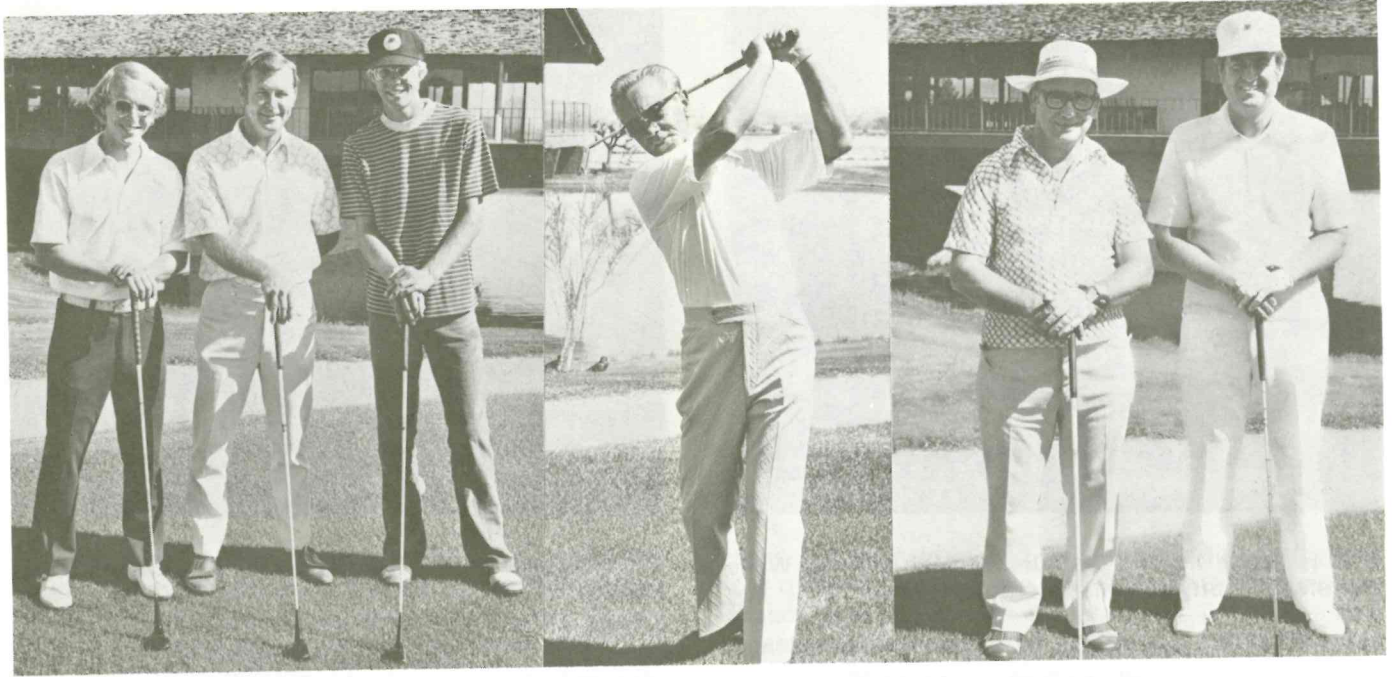
Pity the surprised member who occasionally followed in the wake of Mel Stone, picking up those bent, broken and twisted golf clubs that Mel left for dead during a bad Sunday morning round. But Mel always re-

plenished his stock and was back the following week—real determination.

A "Brownie" is in order for one of the much loved senior members, Hubert Neas, for his work as Social Director. A word of thanks, also, to Al Volbrecht and Ardie Camillo for their combined effort on the Club by-laws. A parting salute to Walt McCormick for arranging the only "away" tournament and dinner at the Soboba Springs Golf course. The whole event was capped by a special presentation in which two of the members, both 80 years of age, received octogenarian awards reflecting the love and respect of all members. The two were Winnie Allen and Frank Mazur.

Former events, nostalgia and time put starch and quality to any club and we salute the Spring Valley Lake Men's Club.





L to R: Chris Lee, Alfred Egge, Eric Egge, Frank Kline, Club Pro, Robert Scott, Moe Wilkins

## THE LADIES GOLF CLUB

The first meeting and founding of the Ladies Golf Club was held in February, 1972 in the conference room of the Country Club. In attendance were: Pat Hunter, Martha Stone, Terry Camillo, Betty Peterson, Dorothy Draper, Greta Higgs, Penny Weir and Julia Nuckles.

The first officers were elected at this meeting: President, Pat Hunter, Sec./Treas., Martha Stone, Tournament/Handicap, Dorothy Draper and Terry Camillo.

From a rather small beginning, the Ladies Club has made giant strides in expanding their memberships from an original roster of about 19 to 100 active golfers. (See Supplement for Officers 1972-78 and Club Champions.)

The original gang that got the Ladies Club under way were: Dorothy Draper, Marilyn Jackway (now Woodward), Terry Camillo, Fran Arneberg, Betty Peterson, Greta Higgs, Penny Weir, Lois Angeloric, Evelyn Scott, Darlene Schempp, Martha Stone, Pat Hunter, Julia Nickles and Kay Sandahl.

The women, like the men, must work for established handicaps and, of course, be members in good standing of the Spring Valley Lake Country Club. All lady members belong to the I.D.C. (Integrated Data Co.) which computes their handicaps. Some of their members have also joined W.A.G.A. (Western American Golf Association) and are part of the San Bernardino and Riverside Chapter. As members, they have a chance to compete in a larger scope and test their team strength against other members in the Southern California area.

In closing out the chapter on the Ladies Golf Club, this reporter does so with a great deal of respect and fondness as they are a great gang of spirited, competitive and fun-loving gals who not only enjoy this wonderful game, but are more business-like in their Club operation than the Men's Club. This author is sure the men will agree!

To all charter and senior members, the year 1975 will be looked back on with saddened hearts, for that was the year in which the Ladies and Men's Clubs lost a dear friend and competitor in the passing of Martha Stone. Martha's demise was a great loss, not only to the Club but also to everyone who knew her. She was a loyal and active member of the Country Club and Ladies Club and was loved and respected by all.

The ladies, like the men, pay separate dues as well as Country Club dues. The separate account is necessary to take care of the costs of trophies, mailing and office expenses, plus incidental expenses. Dues sent to I.D.C. for handicap computations are also handled by the officers of the Ladies Club.



Ladies Golf Club 1975

L to R: Joy Kline, Helen Gillibrand, Laverne Mazur, Dorothy Draper, Martha Stone, Gini Steger, Bernice Campbell, Jean Butler





First Board of Governors-Spring Valley Lake Country Club 1975  
Back Row, L to R: Dick Higgs, Tom Steger, Al Nelson, Moe Wilkins, Bob Newman.  
Front Row, L to R: Ardie Camillo, Don Draper, Vic Baumgartner, Austin Gibbons,  
Jim Price, Jim Willis.

The Club competes with the men from time to time and engages in some putting contests that are "dingers," as well as late afternoon "Twilight" Tournaments. To those who think the ladies join the Club just for the fun and frolic, be forewarned—most of these gals take their golf game seriously, play by the rules and are fierce competitors.

## PRO SHOP

Prior to the official opening of the Country Club Pro Shop, Alex Sandahl, the Club's first professional, held court on the driving range until the shop was completed. Alex came well qualified as a card carrying pro for many years before coming to Spring Valley Lake. Sandahl's assistant at that time (May 1971) was Bob Baldwin, and Chuck Anderson joined the staff in August 1972, both card carrying Pros. Paul Hudson worked as ballboy and cart man during 1972 and 1973 and Francis Pevehouse handled cart maintenance from 1971-1974.

Alex and his staff were capable performers and put on a couple of large Pro-Am Tournaments that helped bring recognition to the excellent course and facilities.

The first Pro-Am was held on June 25-26, 1972. Spring Valley Lake Country Club and the Southern California Section of the Professional Golfers Association co-sponsored the event which included complimentary tickets to cocktails and buffet dinner on Sunday night. The tournament was very successful in every way. The response to the invitations was gratifying and the local merchants were generous in their sponsorships. There was \$5000 for the Pros and some fine gifts for the amateurs and teams. The affair even brought out big Jim Davis of television fame who was an avid golfer and seldom missed a tournament.

The Pro-Am was gradually replaced by the Men's Club Hi-Desert Classic which became Spring Valley Lake's biggest golf achievement of the year. (See Supplement.)

Sandra Palmer of the Ladies P.G.A. Tour and a top lady professional was hired by Boise to represent Spring Valley Lake Country Club in 1972. Sandra conducted a clinic on the driving range and engaged Alex Sandahl for nine holes of exhibition golf. In January 1973, Alex shot a round of 67 for the first course record which held until July 17, 1976 when a young amateur from Downey shot a record breaking 32-33 for 65. His name was Ed Fiori, nephew of Scotty and Marion Lauchlan, and he turned professional in January 1978.

Bob Baldwin resigned as assistant on October 1972 and Alex Sandahl departed in April 1973. Chuck Anderson was in temporary charge of the Pro Shop with the unofficial help of one Scotty Lauchlan; then Chuck resigned, leaving no one in charge. At this point, Chris Lee donned another hat and stepped in to manage the shop, as well as the Club, with the physical and moral support of Bob Sher, George Hardy and Linda Smith. Your author, Scotty Lauchlan who seemed to haunt the Pro Shop like the "Ghost of Golfers Past" was thrown into the breach in any menial task his limited physical abilities could handle—ball retrieving, cart gasing and parking, along with an occasional sale.

Frank Kline was offered the reins of the shop and he accepted on January 1, 1974. John Dudley, his assistant for about seven months was replaced by Ken Neff, rounding out the Big Three—Frank and Joy Kline and Ken. But on October 15, 1978, Frank resigned and was replaced by Gregg Combs.

Ken Neff, assistant Golf Pro, has been associated with the Country Club since 1974—a long and dedicated service to the members.





Golf Course #1 Fairway looking west



Golf Course #4 Fairway

## EQUESTRIAN ESTATES AND CENTER

The Equestrian area lies East and across the Mojave River from the main community with a total area of 486 acres. All lots are one half acre and were designed as ranch or country estates where horses could be kept. It was originally planned to link the two Spring Valley Lake sections by spanning the river with a low level bridge from Catalina Road to Appaloosa Road in the Equestrian area. However, the flood control Board of San Bernardino would not approve the plan. Neither the County nor Boise could afford the million dollar cost and the County decided that there was no benefit to the general public.

Progress was slow in the Equestrian Estates and by 1978 only four homes had been completed. However the area began warming up and quite a few plans were later submitted to the Architectural Committee.

The Equestrian Center or Facility, another design by Cliff May, was completed in 1973 and officially opened May 27, 1974. The Center, itself, covers five acres and consists of a dining room and social area with bar, two stable barns, a gymkhana ring, stud barns, exercise ring, hot walker, hay storage barns and a paved parking area. The cost was \$450,000. Bob Riccitilli was hired as manager with Jim Hanna assisting as resident horse trainer. In 1975, the Center was sold to Carl DeWald who resold it to Dorothy Bradbury in 1976.

Boise had been required by the County of San Bernardino to deposit \$60,000 toward the construction of another bridge if Yucca Loma Road in Apple Valley were ever extended across the Mojave River to tie in with Yates Road our northern boundary. However, the Association and residents of Spring Valley Lake feared that such a bridge would bring too much outside traffic into the project and the community would lose its identity.

In July 1978, the County Supervisors debated whether the \$60,000 should be returned to Boise or turned over to the property owners for sidewalks, street lights or some other worthwhile cause. In October 1978 the decision was finally made that the money belonged to Boise.



Marina office before addition



Equestrian Center





First Home, March 1970 - 12998 Cedarbrook Lane



Second Home, September 1970 - 18164 Pahute Ave.



Third Home and First Residents (Lauchlans) - June 1971  
18080 Pebble Beach Dr.



First Home on the Lake, February 1973  
13798 Pyramid Dr.

## FIRST HOMES

The construction of homes got off to a sputtering start at Spring Valley Lake due, mainly, to the serious dilemma of the sewer sanitation facilities which had become an unexpected headache when the County backed off from the originally approved plans.

Between the sewer problems and the rising threat of a class action suit against Boise, home construction was not exactly booming. Anyway, a few property owners showed their confidence in the project and made concerned efforts to get construction underway.

This reporter will try to give the readers a breakdown on the early homes and the "pioneers" who started the ball rolling.

Boise Cascade built the first house as a model home and project show place. This attractive home was designed by Earl V. Kaltanbach, A.I.A., and sits atop the bluff overlooking the 18th Tee and Green. It also commands a fantastic view of the Club House, Lake and the North Desert Country. A tri-level modern, with a sunken conversation pit and a hanging dining room, it was more a decorator's dream than a practical family home

but a beautiful house, never-the-less. It remained strictly as a show place until the Parker family purchased it in early 1972. The late Robert Parker was a Patent Attorney whose business office and other home were in Pasadena. The Spring Valley Lake house was featured in the "Home Magazine" of the L.A. Times in 1970, titled "Updating the High Desert." The article was written by James Toland (Magazine Editor) and well illustrated with colored photos by Julius Shulman, a foremost Architectural Photographer.

On December 18, 1974, Boise relinquished the reins of the project's control to the Property Owners. Bob Parker, fortunately, was president of the Board at the time and his executive background and ability were a great asset to the Association. The Parker home was sold to Dr. Willis and his family around January 1975 and they still occupy the residence.

The second structure erected in the project was a small two bedroom A Frame which sits on the cul-de-sac on Pahute Drive and can be seen on the East side of Spring Valley Parkway near the entrance of the project. It is a pre-cut chalet type, constructed as a model for Thomas Fleming by Haida Hide Homes of Los Angeles.



Fleming intended building more and selling them as pre-cut modular homes; however, the design did not prove successful, sales-wise, in this type of environment so Mr. Fleming stopped his string at one.

The first citizens to build and move in, were Archie (Scotty) and Marion Lauchlan, who designed and built their small two bedroom, two bath home. A Spanish motif and flavor were used throughout.

Scotty, former Air Corps and Airline Pilot, was shot down physically in 1969 with a severe bout of pneumonia and cancer complicated by emphysema. It was recommended that he try the High Desert for his emphysema and damaged lungs. The Lauchlans visited Spring Valley Lake and, though earth movers were still moving about, they could envision a great future for this project and consequently bought property on the spot.

As the first citizens, Marion and Scotty have watched the property grow and have also seen it through the troubled years. Scotty Lauchlan has been very active on various Boards and Committees. He has always been and continues to be one of Spring Valley Lake's most loyal and ardent supporters. Unfortunately, Scotty's physical abilities and qualifications refuse to keep up with his mental enthusiasm and he has gradually given up the reins on all duties except the writing of this history which he is doing his best to complete. *(Scotty passed away April 25, 1980 and his widow Marion resides in Carlsbad, California.)*

The first home built on the lake by Vieria & Wood Construction firm (now Robert Wood Construction) was for Dr. George and Betty Floyd. Their Spanish Hacienda, aptly named "La Casa En La Punta," (the Home on the Point) commands a beautiful view on one of the lake fingers, and has all the amenities for comfortable and gracious living. George Floyd is retired and has a Doctorate in Mathematics and has served the project in many capacities. He is one of the final voices on lake water control as we have covered in the Lake section. Betty Floyd always enjoys golf and remains active in the Ladies Golf Club.

Aside from a few mistakes allowed by Boise Cascade in their haste to get a home construction program in gear, the bulk of the housing in those early years was of good quality and design. The request for plan approval was the heaviest it had ever been in the eight year history of the Spring Valley Lake project.

In the Supplement, there is a list, in chronological order, of those stalwart pioneers who battled the tide of adversity to establish the roots of our community. This list is not meant to belittle those property owners who have not yet built, are presently building or are planning to build in the future. The first twenty-two homes listed were started in 1971 and 1972 and the next twenty-four homes were started in 1973 or early 1974. However, the files in the Building Department in Victorville were not that complete or accurate. If anyone has been left off this list of pioneers who rightfully belongs, this writer again apologizes.

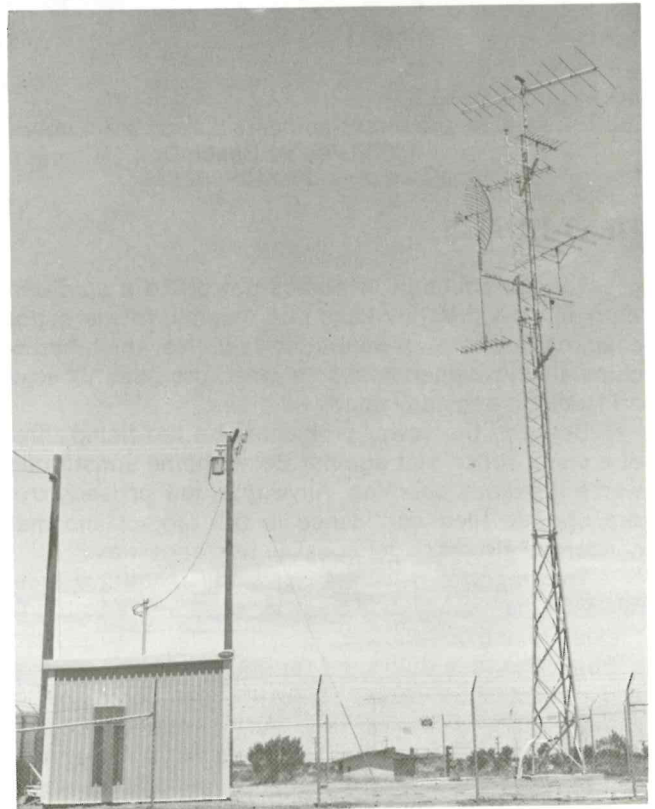
## CONTRACTORS

The list of contractors building in the Spring Valley Lake project was a long one and this writer will not attempt to record them all. However, the following is a list of the general contractors working in the project in 1971 and 1973 from Apple Valley, Hesperia, Riverside and Spring Valley Lake: Bill Campbell Builders, Murry Construction, Gary Kiggins Builders, Vieira & Woods (now, Robert Woods Construction), P. L. Wells, Bud Mac Construction, Tim Brenn, McCarter Construction, Yeager Construction, Leo Chase (deceased 1971), Lee Chase, George Cornealious, Chaparral Builders and SVL Construction Co.

The following is a chronological order of the quantity of homes built each year since 1970 through September 1978:

Year	Homes completed or under construction	Yearly increase
1971 & 1972	22	
1973	43	+ 21
1974	55	+ 12
1975	75	+ 20
1976	133	+ 58
1977	223	+ 90
1978 (Sept.)	350	+ 127

From the foregoing, it is easy to spot the percentages increasing through 1977 and 1978. What sold for \$35,000 in 1971, sold for \$65,000 in 1978 due to inflation, however sales and construction did not slow down.



Spring Valley Lake Cable TV "Head-In" 1979





Ground Breaking Ceremony for Cable TV

L to R: Robert Bates, Jack Seals, Stan Hendricksen, David Miller, Gil Bernard, Sr., Larry Cusack, Drew Bernard, "Fonzie" and Gil Bernard, Jr.-January 8, 1979

## TV CABLE

TV Cable was one of the underground utilities promised by Boise but never installed. Property owners were understandably upset as television reception is notoriously bad in many sections of the Mojave Desert and Spring Valley Lake is no exception. Parts of the project did not receive a passable picture with an antenna of any length, whether 30, 50, or 100 feet high. It is also a fact that a portion of Spring Valley Lake's C.C.&R's (Conditions, Covenants and Restrictions) deals directly with the subject: "No exposed television antennas shall be permitted on any lot." (Section IV, Paragraph L). This rule was not enforced at that time, of course, as cable had not been installed.

The story of the TV Cable started like the project's other problems in the year 1970. United Cablevision of Hesperia had been engaged to take over responsibility of the underground TV Cable installations. They were to work in conjunction with Edison and Continental Telephone in utilizing one trench for all utilities. However, the smaller cable company's crews could not compete with the larger staff of the utility companies, resulting unfortunately, in some trenches being covered over before Cablevision could get their conduit laid (housing for cable).

However, after the roads were in and paved, United Cablevision did manage to get cable to the Lauchlans on Pebble Beach Drive and the Club House which had just been completed. A few more homes were spliced into the existing lines on Pebble Beach Drive and the Spring

Valley Parkway. The cable ran exposed over hill and dale to the few homes served in this manner including the residences of the Dave Millers, the Charles Kingsburys, the Melvin Stones, the Don Drapers and the Robert Parkers. Altogether, there were about twelve homes that received cable television from 1974 to January 1, 1978, at which time the Cable Company in control pulled out of the project lock, stock and barrel, complaining that the expense of servicing so few homes was too great for the small amount of revenue received from the project. This refusal to continue was understandable.

Reception for the few homes enjoying the cable those years was far from ideal. The system which originated in Hesperia was old, in poor state of repair and was adversely affected by rain, wind, CB radios and leaks from the Edison Co. installations.

At times, Spring Valley Lake owners on the cable were calling as far as Riverside and Yucaipa for service, depending on who owned the Cable Company at the time. Trying times they were, but better than no TV at all. Like the old gag saying, "It was the only game in town!"

The cable company changed ownership three or four times in the project but none of them were sound enough financially to install cable throughout the whole project. Besides, the building process was extremely slow during those lean years and the companies feared making the investment necessary. Boise had left \$35,000 in trust as an incentive, but most cable companies figure an investment of over \$400,000 was needed to get cable to every lot.



In 1976 when the home construction began accelerating, the forest of antennas started growing over the homes of the lucky ones who could get a signal. However, the laments continued of those who could not get a picture at any price. On September 24, 1977, the Property Owners Association investigated a translator installation on the northeast side of the Equestrian Area that would serve the whole project. The translator would require only a small sized antenna that could be placed in attics or on roof tops with short poles and would be less unsightly than the tall masts otherwise needed. This original plan was a tentative one and based on one translator at a cost of \$65,000 for 4 channels.

In the meantime, the Property Owners Association was still pursuing a responsible Cable Co. as more and more owners were demanding TV reception and the project was continuing to grow.

For the uninformed reader, a good cable installation is far superior to the translator and antenna system in distressed areas. It also brings signals in on the regular VHF channel selector instead of UHF.

In 1977, some interested citizens of Victorville were beginning to raise their voices in a clamor for a translator on Quartzsite Mountain which is 4,531 feet high and north of the City of Victorville. In August, 1978, a newly formed non-profit group, called "Victor Valley Public Translator, Inc.," and headed by George Benton, was spearheading a drive to interest all citizens in donating or pledging monies to get television for all Victor Valley.

However, prior to Victorville's move toward the Quartzsite Mountain Translator, Jack Seals, our Administrator, contacted Warner Cable TV of Apple Valley, Earl Cusack of Apple Valley Cable TV, Cablevision of Hesperia and Foley Associates, in an effort to bring Cable TV to the Spring Valley Lake project. After a short time checking out the problem, only Earl Cusack came through with a workable program. Foley Associates' offer was considered high by the Board of Directors; Hesperia Cable would do only one tract at a time and another tract when they could afford it; Warner Cable, though very interested, took too much time in negotiations with the home office back East.

On August 24, 1978, Earl Cusack submitted a proposal and on September 2, 1978, Cusack's proposal was accepted and Spring Valley Lake Cable TV was born. The contract was signed on November 14, 1978, and on January 8, 1979, ground breaking ceremonies were held and work began on the TV Cable at Spring Valley Lake.

Earl Cusack agreed to install cable to every home built in the project, regardless of location, with a completion date of June or July of 1979. The contract called for Cusack to receive the \$35,000 Boise Cascade put up and held in trust by L.B. Nelson Co., plus a check for \$14,000 from the Property Owners Association. The contract also called for a \$100.00 installation fee for the first 600 homes hooked to the cable and a \$50.00 fee for the following 600 homes. The monthly charges were \$9.00 for one television hookup or \$11.00 per month for as many hookups as required. Also, planned for the future was a microwave sensing ear for blacked out programs, movies, etc.

The first home was hooked to Cable in July 1979 and there was rejoicing when Earl Cusack threw the switch on Spring Valley Lake's Cable TV System.

## CLASS ACTION LAW SUIT

After reading this far in the history, if one has the feeling that Boise Cascade was fighting an uphill battle in the Spring Valley Lake project, one is most certainly right. Clouds of unrest were rising from the property owners and the complaints pertained to an underground sewer system with no place to go, lots being sold for more than the buyers thought they were worth and high pressure selling by the staff working for Boise.

On January 2, 1972, Tom Brokaw, anchor man on Channel 4 (KNBC), gave Boise Cascade some unfortunate publicity. Brokaw broadcast on two separate nights at the Sage Hen Ranch, interviewing only dissatisfied lot purchasers in loud, living color. It is interesting to note that contented property owners were not included.

The sewer system caused most of the delays in the early stages of the project but Boise could not be held totally responsible as the County and State helped create the bottleneck. Boise also failed to provide a campground, TV cable and inexpensive recreational facilities. However, had the original lot purchasers been less greedy and more patient, they would have seen more amenities and increased property values.

The class action suit that was filed in 1972 was dropped by the State Attorney General's office when Boise agreed to settle out of court and to complete the project and compensate those who filed suit. A good percentage of property owners did not become involved and could see no reason for the law suit.

## PROPERTY OWNERS' ASSOCIATION

With the purchase of a lot in Spring Valley Lake, one automatically becomes a member of the P.O.A. (Property Owners Association). There is one voting membership per lot.

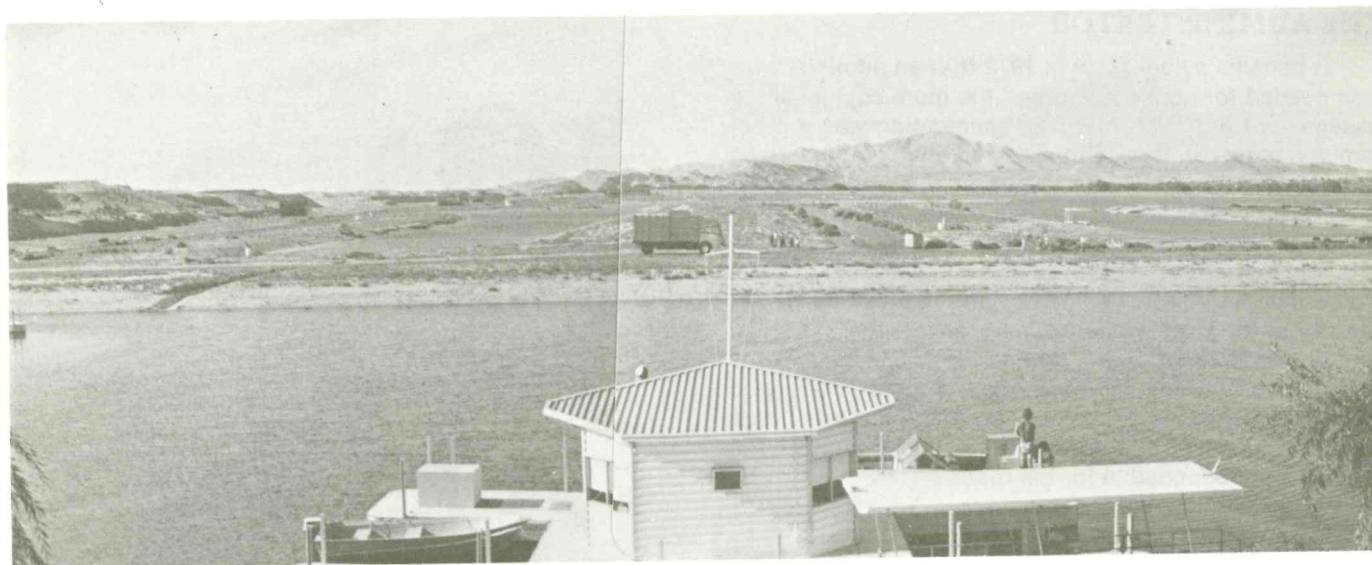
The Association represents all property owners and through the elected Board of Directors levies assessments, manages the Association funds and conducts the business necessary to maintain, protect and administer Association-owned facilities and responsibilities.

It is the responsibility of the Board to set up various committees to guide and advise the Board and property owners in the various areas of common interest; lake and water control and maintenance, lake facilities use, security, architectural control, to name a few.

All property owners are subject to the Declaration of Covenants, Conditions and Restrictions, (C.C.&R's), which were set up at the birth of the project and recorded by San Bernardino County. They are also subject to the Association By-laws and Board actions which are for the benefit and protection of all who purchase property.

In regard to voting rights (one vote per lot), mentioned earlier, it was unfortunate that the various Boards and Administrators received such a small vote from such a heavy percentage of property owners in those early years. Even as late as July 26, 1975, only 24% of the





Panorama from Marina

absentee property owners chose to mail in their proxy votes. There was a total of 506 turned in by property owners, while Boise Cascade turned in a block of 1016 votes (lots still owned by Boise), thus managing to keep control of the ballot. By mailing in their proxies 2094 property owners could have voted giving them control.

As in any association of this type, assessments are collected to insure the physical and administrative health of the project and to provide good maintenance and security control. Assessments were originally set in 1971 at \$2.00 per lot, per year. This figure was increased to a \$12.00 maximum in 1972. Again in 1974, the property owners voted and increase to \$10.00 with a \$50.00 maximum. In 1975 the maximum was increased to \$100.00, and this amount was later assessed for 1976, 1977, 1978 and 1979.

The Association voted in 1979 to change the bylaws regarding assessments to read: "The annual assessment shall not be more that \$150.00 per lot or assessable unit, plus an amount equal to the accumulated affect of inflation, from April 1979, as computed by the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index."

The bylaw change passed 544 yes votes, no votes 367, during the election of officers meeting April 28, 1979.

Naturally, through the years, time does not stand still, not did Spring Valley Lake. Listed below are a couple of financial statements picked at random but with a few years spread: The comparison should give you some idea of the growth. (Note, the 1973 report was projected from Larry Kruger's first records and the first year on assessments. None of the present building or land assets appeared on those earlier financial statements, as these assets had not yet been turned over to the Association by Boise Cascade.)

November 30, 1973		December 31, 1975	
Total current assets	\$32,057.69	Total current assets	\$ 17,848
Total fixed assets	615.68	Total fixed assets	419,585
Total Assets	32,673.27	Total Assets	437,433
Total liabilities		24,690	
Capital	32,474.68	Capital	412,743
Total Assets & Liab.	\$32,673.27	Total Assets & Liab.	\$437,433

December 31, 1978	
Total Current Assets	\$447,795
Total Fixed Assets	513,721
Total Assets	961,516
Total Liabilities	
Deferred Income	85,258
Capital	28,168
Total Assets & Liab.	848,090
	\$961,516



First Fish Stocking of Lake-December 15, 1970



## THE ADMINISTRATOR

It became evident late in 1972 that an administrator was needed for bookkeeping and the more sophisticated assessment program. Also, communication was a problem as most of the officers lived many miles from Spring Valley Lake. At any rate, on February 25, 1973 the Property Owners Association engaged Larry Kruger as Administrator. Larry had spent twenty years in the U.S. Air Force and retired as Captain from George Air Force Base in Victorville. In 1973, the new Administrator started setting up a bookkeeping and records section and engaged Beatrice Bigham as his secretary and the late Verna O'Brien as his clerk. No other staff was needed at that time as Boise Cascade was still in control of the lake, Marina and Security. The County was responsible for the roads.

In December 1974 Spring Valley Lake was to be officially turned over to the property owners which meant the Association would have to increase the general staff. On October 21, 1974 Gayle Kaub was engaged as Marina Manager with Bob Bonato as assistant. Gayle left on August 8, 1975 and Bob was promoted to Manager. George Walker, former Security Chief for Boise, was engaged to set up Security in April 1974.

In December 1974 the early members for the Property Owners' Security Staff included: George Walker (Chief), John Sliss, Robert Smith, Larry Hammond, Jessie Meidell, John Kuhlman, Howard Bender, John Essinger, Charles Carley.

Walker resigned as Chief in October 1975 and John Kuhlman was promoted to head the Security force. In August 1976, the late Jim Love was made Chief until replaced by Oris Mosell.

Those were trying times for Larry Kruger and the Association. There were the increasing lake problems of midge, algae, heavy weed growth and shore line erosion. The sewer situation was emerging again as the State Water Quality Control Board, Lahontan Region, applied more pressure for the new waste water treatment plant in Victorville.

On October 1, 1975 the Board of Directors engaged the services of Jack Seals who took over the reins of Administrator. Jack, who was also retired, had spent twenty-three years as Fire Chief with the U.S. Air Force, serving in the Philippines and Vietnam and with George Air Force Base in Victorville. Jack took over a responsible position during difficult times but, would you believe, one of his first accomplishments was to install the Association's own substation of the County Fire Department! (See Fire Department Section)

Jack worked in harmony with the Board and the various Committees and, through their combined efforts, improvements became obvious to all who had a real interest in our community.

Naturally, as we expanded, Jack's office became the target for all property owners with squawks and problems. However, he handled the position efficiently and with good humor and only occasionally was heard growling late in the afternoons. (Only kidding, Jack.)

(See Supplement for list of Staff in 1975.)

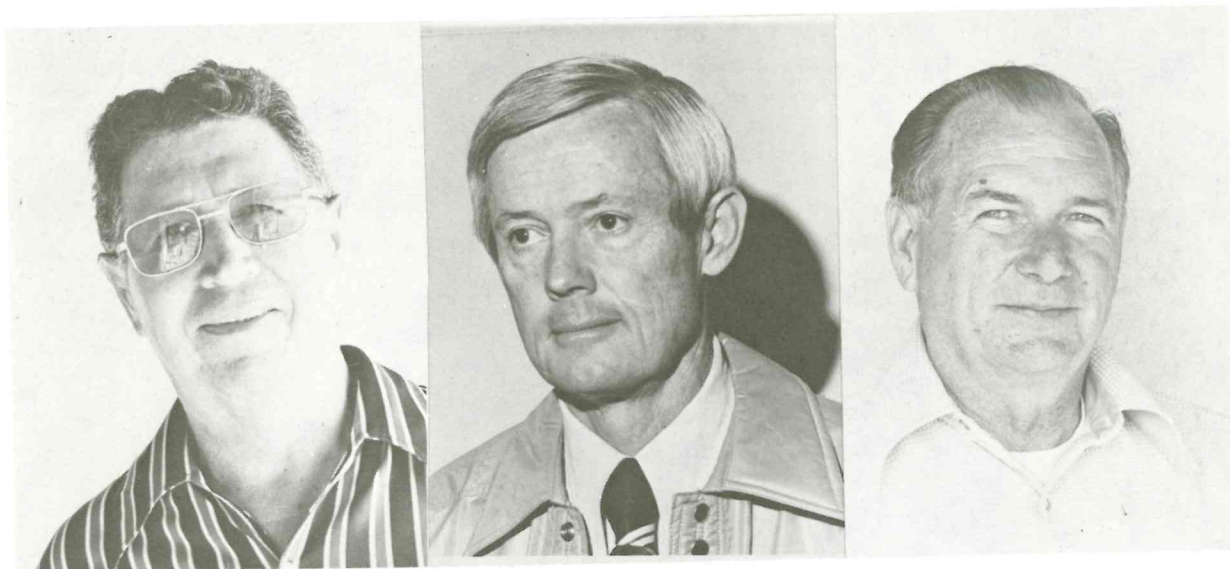


Larry Kruger, First Administrator, Bess Broda and the late Verna O'Brien, Secretaries 1975



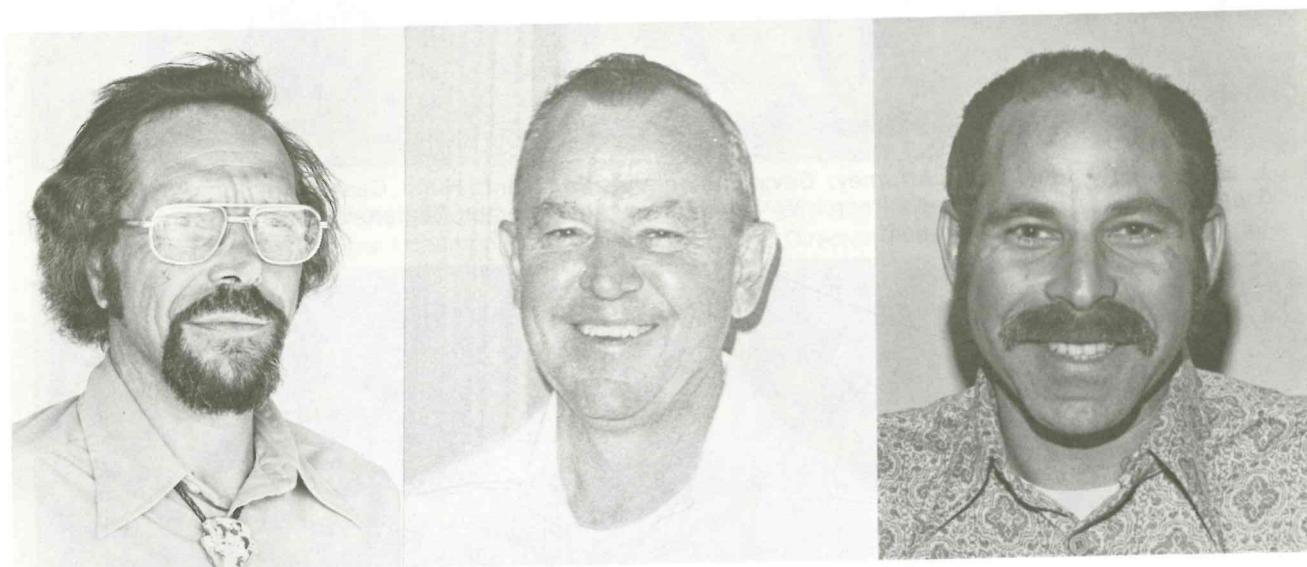
Gayle Kaub, Marina Manager; Bob Bonato, Assistant 1975





Early Board Members

Richard Smith 1974-1975	Robert Parker 1973-1974	John Nabors 1972-1975
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Mel Stone 1974-1975	George Floyd 1979-1980	Marshall Block 1973-1974
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## BOARD OF DIRECTORS

In a project such as Spring Valley Lake, a Board of Directors is the first requisite for leadership and sound management.

The first Board was elected June 19, 1970, during one of the first annual Property Owners meetings in Boise's Sales Pavilion and was hosted by Peter Lacques, Boise engineer and Thomas Perry, Boise construction foreman. Ed Tucker and Jim Hixenbaugh formed a temporary board to serve as liaison between Boise and the Property Owners. We were nomadic strangers brought together by the common bond of lot ownership to cast our votes and take our first step toward self government.

Assessments were set at \$2.00 per lot in 1971, the first Administrator was engaged and committees were

appointed. Board members faced a difficult goal—at the end of five years, the Property Owners would be obliged, by contract, to take over control and maintenance of the project from Boise.

The Board consisted of seven members, originally elected for a one year term. In 1976 four directors were elected for a two year term, enabling the Board to have experienced help at all times with three members carried over from the previous year. Both the various Boards and committees who serve without pay should be commended for the excellent work they have accomplished under difficult circumstances.

The temporary Board lasted until January 1971, at which time the first official Board was elected: George Owens, President (Boise Cascade), Gil Platter, Clyde Ovitt, Al Volbrecht, Treasurer, James Hixenbaugh, Secretary, Richard Saxs, Edward Tucker, Vice President.





**BOARD 1975-1976**

L to R: Rector Land, SVL Attorney; David Miller, Vice-President; Hugh Cash, Director; Robert Sher, Treasurer; Harry Seagondollar, Director; William McSweeney, Director. Seated: Betty Ann Peterson, Secretary; Elizabeth Dockery, President.



**BOARD 1976-1977**

L to R top: Robert Sher, Secretary; Hugh Cash, Director; John Simon, Director; Gary Swanson, Director; Rector Land, SVL Attorney. Seated: David Miller, President; Elizabeth Dockery, Vice-President; Stan Hendricksen, Treasurer.





**BOARD 1977-1978**

L to R standing: Robert Sher, Director; David Miller, President; Stan Hendricksen, Treasurer. Seated: Hugh Cash, Director; Darlene Schempp, Secretary; Judd Hanna, Director; Elizabeth Dockery, Vice-President.



**BOARD 1978-1979**

L to R: Robert Swanson, Secretary; Elizabeth Hatley, Director; Stan Hendricksen, Treasurer; David Miller, President; Hugh Cash, Director; Robert Stuebe, Director; Judd Hanna, Vice-President.





**BOARD 1979-1980**

L to R standing: Stan Hendricksen, Treasurer; Hugh Cash, Vice-President; Robert Swanson, Secretary. Seated: Jack Seals, Administrator; Elizabeth Hatley, Robert Stuebe, Directors; George Floyd, President; Barbara Petersen, Director, shown elsewhere.



**BOARD 1980-1981**

L to R standing: Directors: Robert Stuebe, William Reed, Willie Patterson, Hugh Cash. Seated: Jack Seals, Administrator; Elizabeth Hatley, President; Robert Sher, Secretary; Barbara Petersen, Vice-President.



Since most Board members were commuting and lived considerable distances from the project, George Owens agreed to fill in as President as he lived locally and was nearly always on the project. George was also the chief engineer on site as well as the general manager of the project after the departure of Tom Perry in February 1971.

In 1973-74 the President of the Board was Robert Parker, the senior officer of the Christy, Parker and Hale law firm in Pasadena. Bob's experience and background proved invaluable in those early years in bringing together a purposeful group, working in harmony with an uncluttered agenda. Under his professional guidance, the Board seldom strayed off the subject at hand and if the meeting was to close at 4 P.M., the meeting would adjourn at 4 P.M. He proved to be the right one for maintaining discipline on the Board and dispersing the work load as well as setting up committees where needed. And, as a lawyer, Bob Parker was well qualified to deal with Boise Cascade during those difficult years. Bob was elected to the board in 1972 and retired in 1974.

Another ex-Board member, David Miller and his wife, Alice moved into their new home on Cedarbrook Lane in January 1974. Due to health problems Dave had been forced to resign as professor from the California State University at Los Angeles where he had been awarded the title of Dean Emeritus.

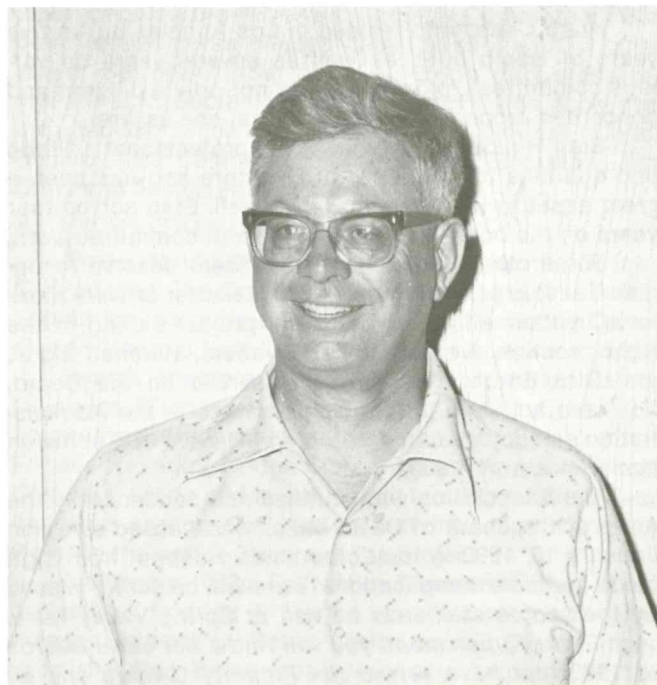
When his doctors cleared him for limited action, Dave offered his services to the Spring Valley Lake Association and was elected to the Board in 1975 as Vice President. He was elected President in 1976 and continued to serve as President until his retirement from the Board in 1979.

It was during the years 1976 to 1979 that the Spring Valley Lake Association functioning on its own since January 1975, laid the foundation for smooth and efficient operation in future years. What was achieved was the result of hard work and careful planning by the Administrator, Jack Seals and his staff with major contributions from the committees and the Board of Directors led by Dave Miller.

Jack Seals and Dave Miller worked in close harmony and your humble scribe can attest to the many meetings, both day and night, they attended and the many miles they drove, to keep themselves current on all subjects related to Spring Valley Lake. They served during the most hectic period of our brief history.

During these years the Association established in written form many necessary policies, procedures and rules of conduct for Association business and use of facilities. Several by-law changes were made to deal with existing and anticipated problems. During this time the Association achieved a sound financial condition, including the establishment of necessary reserves. Office procedures were improved and access to important data made much easier by installation of a computer terminal and printer.

Association facilities were expanded and improved, with beautification projects on the parkway, the beaches and the fishing areas. Necessary equipment was purchased, including patrol vehicles, tractors for general maintenance and tumbleweed control and a weed har-



Spring Valley Lake Mourns David Lynn Miller  
November 1, 1922-January 10, 1980

vester for the lake. In 1977 new buildings were constructed for Maintenance and Security and for CSA 64 (on lease). The nine-acre school site was purchased in 1979 from Boise Cascade at a bargain price to be used for future development. Improvement in lake maintenance came with the shift from chemical weed control to mechanical weed harvesting. This improved water quality, provided fish shelter and greatly diminished the midge problem. It was during this period that some of the older committees were dropped and others changed or added.

Several problems which occurred during this period were largely solved or mitigated. These included wastewater disposal (sewers), fire protection (with foundation of a volunteer fire force), explosive housing development, and at long last, the long awaited television reception. Annexation to the City of Victorville was considered but rejected by the voters of Spring Valley Lake.

Before closing the chapter on the Board of Directors, we feel it only fitting that a few others who served beyond the call be mentioned as well.

Darlene Schempp McNair, a former deputy district attorney and ardent golfer, now a Commissioner of the Superior Court in Los Angeles, served four years on the Board as well as other committees and headed our legal committee in the early years of our history. (*Editor's note: Darlene still active-Board 1982-1983*).

Elizabeth Dockery Hatley, served seven years (1974-1980) on the Board and many of those years were during times of personal stress. Elizabeth served one year as President of the Board and spent most of her time commuting from down below. Her business background made her an asset to the Board and the project and we commend Elizabeth for her unselfish efforts.



Hugh Cash, who resided in Los Angeles put in five years of Board duty, as well as several years on various committees, proving he was not only a diligent and concerned property owner but a loyal one as well.

Stan Hendricksen brought his professional attitude and qualities to the Board of Directors and has been a great asset to the Association as well. Stan served four years on the board and is still active in committee work.

Three other Senior board members deserve recognition at this point for none worked harder or were more loyal in their efforts to keep the project sailing in the right direction. A salute to John Nabors, Marshall Block, and Dick Smith. They not only served on the Board, but were active in introducing changes in the Administration's policy. (*Editor's note-John Nabors still active in committee work-1983*).

The Association was stunned and saddened by the news of the death of David Miller who passed away on January 10, 1980 in the Loma Linda Hospital from high blood pressure complications. Dave will be sorely missed by the scores of friends he had at Spring Valley Lake.

*(In the Supplement, you will find a list of all Boards to 1980 that have served the Property Owners and all should be commended for their dedicated leadership.)*

## COMMITTEES

The importance of good administrative operation lies in the strength of the committees that serve the Board. Spring Valley Lake has been fortunate in this regard for the Association has had strong committee action in all major areas.

### A. ARCHITECTURAL COMMITTEE

This committee is and has been, in all probability, the most responsible and the most challenged in the project, especially during times of heavy building volume, as it numbers only three persons and until recently worked without a coordinator or field man. The committee is responsible for the inspection and policing of plans, contractors, sub-contractors, setbacks, easements, trash and sanitation control, design, home improvements and additions, fences, walls, as well as deck and dock control on the lake.

When the going gets heavy the responsibility gets a little hairy for a three man committee even with a coordinator. However, anyone with 20/20 vision can see that the Architectural Committee has done its job through the years.

Boise Cascade, in its quest to get some construction going approved the construction of a few questionable "Modular" and low quality homes. Unfortunately, a couple of them were build in a totally exposed area.

At this point, a few of the property owners let George Owens and Boise Cascade know that this type of construction would not be tolerated at Spring Valley Lake. It became imperative that the property owners should have a voice on the Architectural Committee.

The year 1973 saw Bud Seagondollar, Joe Corda and Scotty Lauchlan join to make up the three members necessary for a new Architectural Committee. They brought control of the project to the Property Owners where it belonged and where it has been ever since.

Property Owners new to the project will never know the sacrifices, hard work and endless hours that those who sit on this committee have endured through the years. A salute to all members who guard home construction.

### B. FACILITIES USE COMMITTEE

This was a new name for the former recreational and lake activities committee. Judy Borkman chaired the former committee that was synonymous with boating and water skiing at Spring Valley Lake for many years. In an attempt to lighten the load for Security on busy weekends, she championed the idea of having the skiers police each other which proved to be quite effective. Judy was active on this committee which acts as a liaison on all recreational facilities use and we salute her for her many years of service.

### C. DEVELOPMENT AND MAINTENANCE COMMITTEE

A new committee born from the old Lake Committee was broadened in scope. The members make recommendations to the Board on maintenance and development of all related areas in the project. Fern Hendricksen was chairman of this Committee.

Some early committees are now defunct but their members worked long and hard during their hour of need. There were some property owners whose dedicated efforts, hard work and loyalties were spent practically under a cover of anonymity or in the unlit portions of the stage. We're referring to people like Marge Procter, Bea Mackinder, Fern Hendricksen, Marshall and Rosalyn Block, John and Betty Nabors, dedicated volunteers who inserted themselves wherever they could help and were never any farther than the telephone.



Fern Hendricksen, Development and Maintenance Committee 1976-still active





Marshie Brown, "Breeze" Editor 1975-1980 and Jack Seals, Administrator, discuss news items.

#### D. "THE BREEZE"

Last but not least, special kudos are in order for Barton and Marshie Brown for their outstanding effort on the Property Owners' only publication, "The Breeze" newsletter, which is published four times yearly to keep all members informed as to what's going on in the world of Spring Valley Lake. The Browns, along with Betty Nabors (circulation), took over in 1975 and are still involved. Speaking for all the property owners, we feel this is a good time to give them a round of applause and a vote of confidence along with a "thanks for a job well done."

In the brief span of time, between the Boise Cascade newsletter and "The Breeze" as we know it today, two other publications were introduced. One was a heavy paper, four page mail-out, called "The Breeze" and the other, a one page bulletin called "The Zephyr," published by Dr. and Edna Chaptin with ample assistance from the Proctors, Hendricksens, Nabors and Bea Mackinder. Both publications were short lived however, as they appeared and died in 1974, at which time Scotty Lauchland became briefly involved before Marshie and Bart Brown took over the permanent reins.

#### E. SECURITY COMMITTEE

A Security Committee was set up by the Administration in December 1973 to work with Boise's Security patrol and the Property Owners Board. At that time there were only two members on the committee, as Boise was responsible for all the project security action at that point. That Committee consisted of Gary Kiggins and Gerald Swope.

When the Property Owners' Association took over full responsibility of Security in October 1974, a new enlarged Committee was formed: Thomas Lloyd, Chairman, Beatrice Mackinder, High Cash and David Miller.

The Security Committee remained without much change until 1978 and the birth of the fire department. It was decided, at that time, to join the two and the

result became the "Fire and Security Committee." Barbara Petersen was elected chair person, with Thomas Lloyd, Bea Mackinder and Lou Drino as Committee members. In September 1979 members who took over included the following: Bill Antisdell, Chairman, Chuck Sodaro, Vice Chairman, Warren Franci, Secretary, Lou Drino and James Pollock.

#### F. RECREATION / SOCIAL

Boise started the Social activities when the Country Club opened. The Corporation sponsored the first Turkey Shoots for the golfers and there were numerous Christmas parties and New Year's Eve parties at nominal costs.

Tennis championships, Halloween parties, Family Olympics, Fishing Derbies, Spring Valley Open Golf Tournament, July 4th Celebrations, Trail Rides, Steak Fry and Hayrides, Bridge Club, BBQ's at Poolside, Photo Contests, Cinco de Mayo Fiestas, Luaus and Wine Tasting were among the parties/activities sponsored by Boise in the first 2-3 years of the project.

In October 1972 a Recreation Committee was formed as well as Boating & Marina and Camping Activities, many subsidized by Boise. Chris Lee and Carol Hansen were the able Boise employees who helped with the projects. We had Family Film Festivals at the Country Club, Fishing Derbies, Bowling Parties (down below), Music Festivals, Casino Royales and Christmas Fairs. The Poor Man's Buffets were held in the Golf Cart Barn in April after your taxes had been paid.

The first "pot luck" for the Association was held at the Victor Valley College restaurant with 33 in attendance. Others were held at Santa Fe Federal Building, Rancho Del Lago Mobile Home Park in Apple Valley.



Barton Brown, "Breeze" Photographer, Jack Seals and Betty Nabors, "Breeze" Circulation, enjoy pot luck 1980





Spring Valley Lake Property Owners sample Labor Day Pot-Luck 1976

Through the years there have been many committees in the Association, but time and conditions bring changes. Consequently, committees have been enlarged, combined, dropped or new ones added. The last change or alteration occurred in November, 1979, leaving the Association with the following six active committees.

**NEW SOCIAL COMMITTEE:** Jean Devine, Chairperson, Betty Floyd, Ginny Welte, Nancy Adam, Marguerite Frankenberger and Betty Watson.

**FACILITIES USE COMMITTEE:** Kenneth Humphrey, Chairman, Judy Borkman, Earl Goldman, Ralph Howe, Bud Plaster, Marielle Pariseau.

**SECURITY AND FIRE PREVENTION COMMITTEE:** William Antisdell, Chairman, Charles Sodaro, Warren Franci, Lou Drino and James Pollock.

**DEVELOPMENT AND MAINTENANCE COMMITTEE:** Fern Hendricksen, Chairperson, Marshall Block, John Nabors, Marge Procter, Willie Patterson, and Lee Boyd.

**ARCHITECTURAL COMMITTEE:** Paul Campbell, Chairman, Hugh Cash, Joan Carter, George Streby (Alternate), Warren Franci, Coordinator.

**"THE BREEZE":** Marshie and Barton Brown, Betty Nabors.

In closing, all committees are equally valuable and there will always be a roll call of honor for all past and present members who served and are still serving.

(See Supplement for "Committee Tree" from 1973-1980.)

## SECURITY FORCE

One of the amenities of living at Spring Valley Lake is the 24 hour security force that patrols the project day and night and can be reached by telephone either at their office or in the patrol vehicle.

Their duties, of course, are to be on the alert for non-residents' vehicles roaming the project and any other



Pot Luck Committee

L to R: Top Row: Marshie Brown, Betty Nabors; Seated L to R: Marge Procter, Elizabeth (Dockery) Hatley, Fern Hendricksen

irregularities. They also quell disturbances around the lake, check the qualifications of summer boaters and fishermen and make sure that everyone carries a proper I.D.

Boise Cascade maintained responsibility for security until the lake was turned over to the property owners in late 1974.

George Walker (former security chief with Boise) was engaged to head the security for the Property Owners' Association in April 1974. George retired from the project in October 1975, at which time John Kuhlman was pulled from the ranks and promoted to Chief of Security. On August 1976, another qualified staff member was brought up from the ranks and the late Jim Love took over the reins as Security Chief.

## FIRE DEPARTMENT

The year 1977 was an eventful one for the property owners as the Spring Valley Lake Fire Department became a reality in July of that year. With Jack Seals' background, it was obvious that a project of this size would have its own fire department if he had any say in the matter.

The property owners readily agreed and it wasn't long before Jack Seals had the State and County clearances necessary and the plans drawn up for the new fire house. With approval from the Board of Directors and the Architectural Committee, construction was started. The structure not only included two extra stalls for service, but also an additional office for the Security staff. The building was completed and the training of fire fighting personnel began in October 1977. The fire engine was procured from the San Bernardino County with no cost to the property owners.

Our substation was supervised by Battalion Chief Bill Sanders of the California Division of Forestry. Bill was a 23 year veteran of service who for many years developed volunteer fire companies in the desert area—PFC (Paid call fire fighters).





Our First Fire Department

All of our fire-fighters are property owners or employees working on the project and are paid only when on call. Some of the personnel have many years experience fighting fires but all personnel have gone through training on the various aspects involved and will continue to do so. A couple of ex-fire chiefs were available on the project, which included the Administrator, Jack Seals.

Our fire department is subject to other calls in the high desert anywhere, any time of the day or night if the need arises. Efficient use of this grid of fire fighting equipment makes it safer for all areas.

The firemen at Spring Valley Lake are not only trained to fight fires, they are also constantly undergoing training in emergency, life saving procedures during times of stress.

## VICTOR VALLEY WASTE WATER TREATMENT PLANT

If the residents of Victor Valley appreciate the new waste water facilities that opened around October 1980, thanks should be given to the State Water Quality Control Board, Lahontan Region (S.W.Q.C.B.), for it was their constant needing, cajoling and pushing that finally got the job done.

The Lahontan Agency went on record September 24, 1969 at a luncheon meeting held at the Green Tree Restaurant in Victorville. Local dignitaries, as well as the Victorville Sanitary District (V.S.D.) and the Mojave Water Agency (M.W.A.) were present, among others. During this meeting, the sewer sanitation at Spring Valley Lake was discussed as well as the sewer situation in the Victor Valley area. The Lahontan Regional Board requested, at that time, that the Victor Valley Region expedite plans for a regional waste water facility. The present systems would not be able to handle the rapid growth of the area and could not meet the newer and more demanding water quality standards being imposed by the State and Federal Agencies.

The M.W.A. was designated the lead agency to administer funds and direct design and survey studies for a new treatment plant.

In June 1971, Lahontan adopted the Water Quality Control Plan for the South Lahontan Basin. In June 1972,



Fire Exercise

the M.W.A. granted an allocation of \$60,000 to Gantz and Montgomery for engineering studies and surveys for a waste water plant in the Victor Valley Region. These plans were completed by Montgomery and submitted in January 1973.

On May 31, 1973, the voters in Victor Valley passed a 1.75 million dollar bond issue for Victor Valley's share of the 12 million dollar waste water facility.

In September, 1973, M.W.A. contracted with Brown & Caldwell Co. for tests, designs and plans for a full waste water facility. This contract was completed by June, 1975 at a cost of \$492,000.

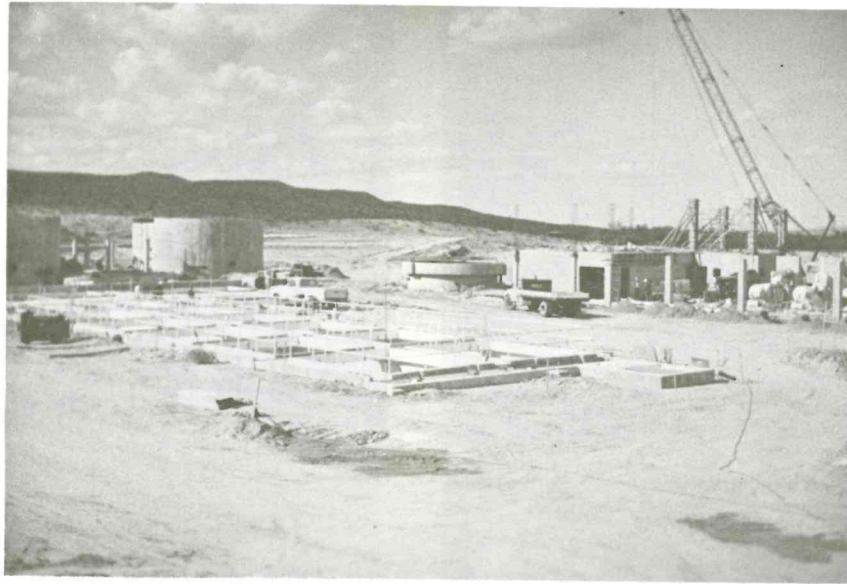
Unfortunately, after Brown & Caldwell completed their studies and came up with the design and plans for a complete and sophisticated system, the plans hung in limbo while the various agencies and powers continued their rhetoric. Nothing concrete was being done for a new plant, interceptor lines and hookups for the involved communities namely, Hesperia, Adelanto, Apple Valley, Victorville, Spring Valley Lake, Oro Grande and the George Air Force Base.

In the interim, time was running out on the State and Federal grants, which had been extended to July, 1975 and again to July 18, 1976. The sands of time were running low, and the indecision went on. George Air Force Base (G.A.F.B.) was thinking of withdrawing from the struggle and building its own facility.

It was beginning to look like the sewer project would never get airborne as the project was settling down into a hopeless bog of confusion.

It was at this point, September 16, 1976, that the State Water Resources Control Board, Lahontan Region, lost patience with M.W.A. and other Agencies, and started to apply more pressure by threatening to cut off grant funds and to apply cease and desist orders on all building construction in Spring Valley Lake and Victorville. This threat was eventually applied to all of Victor Valley. The proclamation was voiced by a very irate executive officer of the SWRCB, Lahontan Region, Roy Hampton, who was getting tired of the foot shuffling going on in the Victor Valley regarding the waste water plant. He asked the Agencies present, in an earlier July, 1976 meeting, the following question: "Is your waste water meeting the current emission standards set by the State





Construction of Oro Grande Treatment Plant March 1979

Water Quality Control Board?" The answer was silence, which said enough. They knew they could never meet the new standards effective July, 1977.

"The Victor Valley must solve its waste water problems or face restrictions on land sales and building permits," Hampton warned. He also predicted some dramatic happenings within the area in the next few months in an attempt to force clean-up of waste water discharge. "The Victor Valley area has taken a rather cavalier approach to problems of adequate water supply and waste water disposal with an attitude of worry about it later," Hampton told the meeting. He also stated that the Air Base could not build an adequate facility for the prices they were quoting.

Roy Hampton also served an ultimatum that the Lahontan Agency wanted updated plans for the treatment plant by July 1977. He consented to a 60 day reprieve at this time for the Victorville Sanitary District to come up with a schedule.

The urgency and pressure apparently turned the tide, as an increase in action soon became apparent; however, in all fairness, our local agencies were aware of our needs and were searching for an answer to waste treatment. They simply had not found a way to join for the common good but under Lahontan's influence the wheels of progress began to turn.

Brown and Caldwell were called in on September, 1976, to update the plans for the new sewer plant. At that time, it was believed that E.P.A. funds were available to supplement the local funds and allow construction to proceed. The M.W.A. was designated the responsible agent for funding and construction of the waste water facility.

At long last the sun began to shine through the gloomy clouds of dissension and indecision.

In November 1976, M.W.A. agreed to purchase the 560 acre plant site in Oro Grande for \$364,000. This decision was made by all agencies after a long running argument as to which site to use.

By January 21, 1977, M.W.A. advertised for bids for the construction of the waste water facility. This date also heralded the first meeting of the Regional Waste Water System Management Advisory Board (R.W.S.M.A.C.), established by the M.W.A. and chaired by Robert Watson, Manager of the M.W.A. EPA notified M.W.A., at this point, that special funds (EPA) were not approved. It was also on this date Brown and Caldwell presented their bill of \$15,800 for updating the original plans and designs for a \$20,000,000 (Plus) waste water treatment plant. EPA decided to award a \$30,000 contract to Brown and Caldwell for engineering assistance in the building phase and in the awarding of contracts for the complete system.

On March 17, 1977, R.W.S.M.A.C. made the final decision to close escrow on the Oro Grande plant site. On May 31, 1977, the voters in the Victor Valley area voted for a 30¢ tax override in lieu of bonds. This show of confidence guaranteed the financing of the project and would cover all costs through completion. All prior monies were reaffirmed by the Federal and State agencies and all systems were go. May 1977, Morley, Ziebarth and Alper from Los Angeles submitted the lowest bid on the treatment plant—\$9.94 million which did not include interceptor lines.

The Victor Valley Waste Water Reclamation Authority (V.V.W.R.A.) was established in December 1977 as the final authority to control the expenditures, financing and progress of the Regional Waste Water Treatment Plant. It was a Joint Power Authority and Lloyd C. Coffelt was retained as General Manager. (A list of all members of this Joint Power Authority can be found in the Supplement.)

August 9, 1977 brought years of work and frustration to a close when ground-breaking ceremonies were held at the new site in Oro Grande. Nine years of meetings, politics, buck passing and even tears of anguish were ended. All agencies were happy and the greatest sigh of relief came from the Lahontan Region of the State Water Quality Control Board who ram-rodged the project



from the start. All cities will appreciate the Lahontan Board and its executive, Roy Hampton, as the new facility will allow the necessary expansion and improvement in this area.

## **PLANT CONSTRUCTION**

The treatment plant was to be constructed in two stages. The first construction would cover the immediate problems existing in Victorville, Spring Valley Lake, Oro Grande and George Air Force Base. The Victorville Sanitary District treatment plant was nearing maximum capacity and not meeting standards set for water quality. The second construction would take care of the interceptor lines and lift stations for the needs of Apple Valley, Hesperia and Adelanto.

By the close of 1978, all funds and grants were approved and the project appeared sound and financially stable. (See Supplement for Estimated Project Capital Costs.)

The following firms were on contract for engineering, construction and completion of the treatment plant under the direction of Lloyd C. Coffelt, General Manager: Inland Engineering, Metcalf and Eddy Co., Gantz and Montgomery, Tab Construction, Desert Construction, Brown and Caldwell, and Morley, Ziebarth and Alper.

And so, the clamor of men and equipment broke the serenity of the early morning desert as the crews bowed their backs toward the completion of this modern, sophisticated plant. We let the dust of yesterday's problems settle in the past and joined Roy Hampton in his elation at having the treatment plant off the drawing boards and into actuality.

## **WHERE ARE THEY NOW - IN 1980**

**Peter Lacques, Engineer, 1969-Jan 1970, 1970-1972**  
So. West Mgr. at San Jose

The amiable and respected manager who launched the Spring Valley Lake project was transferred early in its history to fill a void elsewhere that Boise Cascade figured would need the talents of the efficient and popular Mr. Lacques. The latest information has him residing in Pacific Palisades and busily engaged in a large Real Estate Development in Texas.

**Theresa Johnson, Secretary, 1969-March 31, 1976**

If anyone knows where all the bones are buried, it would have to be the dear and talented Theresa—and she was "THE" Executive Secretary from day one (1969) in this project and one of the last of the original Boise Cascade employees to finally bow gracefully from the project. At the time Boise, sold the remaining lots to the L. B. Nelson Co.

Theresa was handling the callboard and secretarial work for Joe Corda when she retired from the project in 1977. As far as this scribe is concerned, it would be almost impossible to write up the history of this project without her infinite knowledge and early help.

At present, Theresa is enjoying semi-retirement and residing with her husband, Pete, in Apple Valley.

**Nick Caro, Engineer, 1972-1974**

Nick worked with Beach Aircraft, Wichita, Kansas and had his own construction business there prior to

moving to Santa Rosa, California. He was residing in Santa Rosa in April 1972 when hired by Boise to finish up construction at Spring Valley Lake. Nick, believe it or not, was not only a class A construction engineer but also an accomplished pilot and held an Airline Transport Pilot's Rating as well. This accomplishment endeared him to the heart of your humble reporter, as we were both old sky-jockeys holding Airline Transport Pilot's licenses, and this scribe knows the work involved in Nick's earning that rating. Nick is now engaged in Riverside, California, working with McKeen Corp., building apartment house complexes.

**George Owen**

**General Manager and Engineer, Feb. 1971-April 1972**

George Owen took command of the project in February 1971 and left in April 1972. His move into Spring Valley Lake was made by Boise Cascade for a definite purpose, for this was the era when the project had reached a serious climax regarding the sewer situation and a super statesman and diplomat was needed. George Owen got the job done—Boise built the outfall sewer line into Victorville and Spring Valley Lake was allowed to use the Victorville facilities. In 1978 he was serving as Vice President of the Vinnell Corp. in Alhambra, California.

**Thomas Perry, Engineer, January 1969-August 1971 & Construction Manager**

Tom had a hand in what would have to be the birth of the Spring Valley Lake project. He started with Peter Lacques and was busily engaged at the ground breaking of this great project. He was young, talented and a very personable engineer. He not only kept a sharp eye on the work going on in the project but also was able to handle the constant harassment of people like this reporter, who were constantly bugging him to get things settled so that building could start. It can be happily reported that Perry and his family are well and healthy and residing in Lodi, California where Tom is an engineer with A. Tiegert & Sons.

**Robert Sher, 1969-January 1977**

My good friend Bob has donned many hats since he started working for Boise. He began as a Sales Director and Public Relations Manager in Los Angeles before coming to Spring Valley Lake. He was acting as General Manager of Boise's holdings from October, 1974 to May 12, 1975, at which time C.C.A. purchased the golf course. During this period he was serving on the Property Owners' Board of Directors.

When C.C.A. took over the Country Club, Bob left Boise and stayed on as Manager of C.C.A. He remained in that post until December 1, 1976, when he left to join a realty firm in Woodland Hills. He returned to Spring Valley Lake and joined forces with Joe Corda and the Spring Valley Lake Construction Co., and Charter Realty. As of 1980 and, at present, Bob has his own real estate office.

**George Walker, 1969-1972 and April, 1974-October 1975**

George was another Boise employee who knew this project well before Boise Cascade appeared on the scene. He had lived and worked on the Kalin Ranch and possessed knowledge of all aspects of the ranch.



George was Chief of Security, (Supervisor of Maintenance crews and Assistant Construction Superintendent) from the time the project started in 1969 until he suffered an injury in a freak accident in 1972. When he was alighting from a piece of heavy equipment, he injured his back and was two years recovering. When the Doctor released him, he was hired by the Spring Valley Lake Property Owners Association as Chief of Security and held that position until he resigned in October, 1975.

This reporter is happy to relay the fact that both George and his back are doing well and he is now, 1980, serving the neighboring city of Adelanto as a police officer.



William Smillie, Water Facilities Manager, CSA 64

**William S. "Bill" Smillie, 1969-1978 (present)**

No history of the Spring Valley Lake project would be complete without Bill Smillie's name popping up in just about all departments. Bill was another local lad who had worked this area long before Boise Cascade knew where Victor Valley was. It is doubtful that there is a water well in the Valley with which Smillie is not familiar.

Bill's duties were numerous on the project, from assisting the Engineers, operating heavy duty earth moving equipment and assisting with the Boise Security program.

It is fortunate for the property owners that he was later appointed by the County of San Bernardino to take over as Water Facilities Manager, County Service Area 64 and 70, with offices in the Spring Valley Lake Marina building.

**Alex Sandahl (Golf Pro) June 1971-March 1973**

After leaving Spring Valley Lake Club, Alex ended up at the Alpine Village Golf Course as head professional in 1974. Alpine Village was another project built by Boise and Alex stayed there until it was sold in early 1977. The last report was given to us by Walt McCormick who saw Big Al in Palm Springs and says he is teaching golf and living in that city.

**George Hardy, April 1972-July 1974**

George handled the Comptroller's office for over two years for Boise. The silver-haired flash must have liked the High Desert as he is still around and making his presence felt. George is now an account executive with Dean Witter Reynolds in Victorville.

**Hugh Kidd, 1972-January 1, 1975**

Another personable young man with manifold talents, Hugh served as head of Boise's Security Force in 1972 and remained in that capacity until the Property Owners officially took over the Lake Security and the control of the project on January 1, 1975.

Hugh Kidd had the rare talent of being able to get along with people. He handled his responsibilities well and was well liked by the Property Owners of Spring Valley Lake. Latest information has Kidd working for the Sanitation Department in Victorville.

**Joe Corda, 1969, L.A.**

**April 1972-April 1, 1976, Spring Valley**

Joe is another ex-Boise employee who stayed on to continue his efforts. He worked in Sales in Los Angeles, starting in 1969, and ended up in Spring Valley Lake as Director of Housing and broker for Charter Realty in April, 1973.

In June 1976, Joe teamed up with Dan Pike, formerly of L. B. Nelson Co., to form the Spring Valley Lake Construction Co. Corda also donated much memorabilia and Boise data to the Spring Valley Lake Property Owners' Association and was invaluable as an information bank for this history.

**Eleanor Mezzano, October 1969-February 1973**

Eleanor was the sales office manager and the first of the sales staff to arrive at the project. Eleanor was the sales effort, supervising the typing of the sales contracts, inventory control and very graciously answering questions. She retired in the Spring, 1973 and with her husband Arch now resides in Sun City, California.

**Glen Sydnor, March 1969-Spring 1972**

Glen was hired in March 1969 as project accountant. He came to Boise from Northern California where he had worked as an accountant for various construction firms. In the beginning, he set up the account files and various contracts and greeted various dignitaries at the Apple Valley Airport who had flown in for consultation and a tour of the future site of Spring Valley Lake.

In the Fall, when the weather became cool, prior to the completion of the Administration Building, he would build a fire in the fireplace of the old ranch house east of the river, where the first project offices were located. Glen left the project in the Spring 1972 to work for the Yeager Construction Co.

**Don Poston, Project General Manager**

**April 1972-November 1973**

April 1972 was the point in time when the Boise Cascade Corporation had agreed to divest the Company of all real estate holdings over a period of three years. Don Poston was sent to Spring Valley Lake to administer the final phases of construction, reduce personnel, close down sales, (following the class action suit) and prepare the project for sale to another entity. Don was also to oversee the transfer of the water and sewer facilities to County Service Area 64. Upon completion of these projects and assignments, Don left the project and Boise Cascade and now has his own plastics company in Houston, Texas.



## IN MEMORIAM

*from the 1980 "Breeze"*

The bearded rebel of Pebble Beach has gone — A. "Scotty" Lauchlan, our fun loving friend, lost his long, valiant battle against emphysema on April 25th, 1980. Born in Toronto, Canada, Scotty served as a pilot with the Air Transport Command in World War II, later worked as a property appraiser until his retirement.

The Lauchlans were the first year-round residents of Spring Valley Lake where Scotty gave years of faithful service to the Association and to the Men's Golf Club. Named in his honor, the annual "Scotty Lauchlan Golf Tournament" has always been held in April with our friend following every score with intense interest.

Scotty served as Treasurer for the Association in 1974-1976, was an active member of the Architectural Committee and wrote golf copy for "The Breeze." Several years ago he undertook the task of writing a history of our community that was almost completed before his passing. Scotty will be missed by everyone who knew and loved him. Our deepest sympathy goes out to his wife, Marian, his sons, Brian and Gary, and his sisters, Lillian Shock and Marjory Nowell.

Marshie Brown

*Editors Note: Scotty's passing ended this history in 1980.*

THE HISTORICAL COMMITTEE responsible for  
Editing and Compiling Photographs for Scotty Lauch-  
lan's "**History of Spring Valley Lake**":

Marshie and Barton Brown - *Editors*  
Betty Nabors - *Assistant*  
Stan Hendricksen - *History Consultant*  
Willie Patterson - *Golf Consultant*

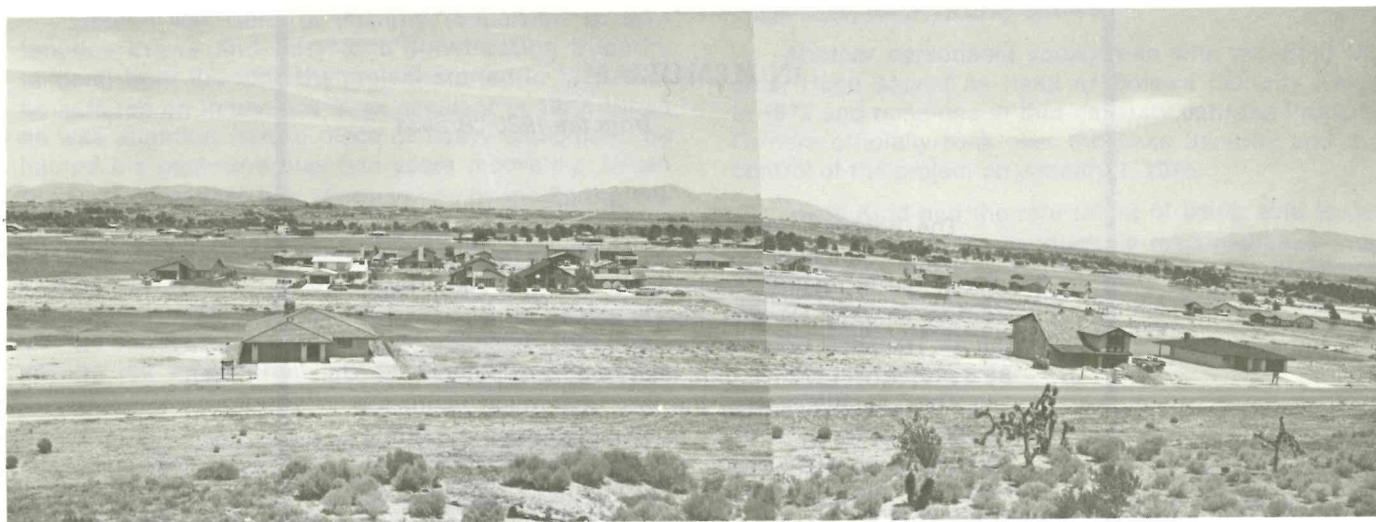
To Marshie and Barton Brown, we express our special appreciation for their inspired editing and photographic research in coordinating the History for publication. Also, we gratefully acknowledge the kindness of Mrs. Archie A. "Scotty" Lauchlan who granted us permission to publish this history.

Charles Jackson, *President of Board 1982-83*

### BOARD MEMBERS SPONSORING THE HISTORY 1982-83

Charles Jackson, Joan Carter, Betty Fairfield, Jess Lasswell, Edwin Curtis, Darlene (Schempp) McNair, Okla Thomas, Susan Clarke, George Verlich, Carl Tate.





Panorama September 1979

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## CONSTRUCTION-

### ENGINEERING AND DESIGN

At the risk of boring some readers, I think it important to list some of the major contractors and engineers who had a hand in the Spring Valley Lake Project. Not necessarily as a record for the project's history, but because some readers may find it interesting to realize the number of people and companies involved.

The following lists have been divided into three areas of responsibility:

- A. Engineering design
- B. Soil Testing and Quality Control
- C. Construction

#### Engineering & Architectural Design

1. McIntire & Quiros, Civil Engineers  
Monterey Park, California (Planned and designed Entire Project)
2. Ken O'Brien & Associates, Civil Engineers  
Long Beach, California  
Designed the Lake, lake lining and storm drainage in and around the Lake.
3. Robert Trent Jones  
Palo Alto, California  
Golf Course design.
4. Cliff May, B.I.A.  
Los Angeles, California  
Designed the Country Club, Pro Shop, Sales Pavilion (Administration Bldg.) and equestrian Center.
5. Earl G. Kaltenbach A.I.A.  
Designed the Model Home (18th Tee)

#### Soil Testing & Quality Control

1. Pioneer Testing Labs.  
Redlands, California  
Soils and material testing and Quality control.
2. Ken O'Brien & Associates  
Long Beach, California  
Inspection and quality control for lake lining and storm drainage in and around the lake.
3. Neste, Brodin & Stone  
San Bernardino, California  
Inspection and quality control for sanitary sewer and water distribution systems.

#### Construction

1. E. L. Yeager Construction Co.  
Earthwork for the entire project (7,300,000 cubic yards), Lake construction, including excavation, lining, dewatering and storm drainage in and around the lake, as well as erosion control around the shore line. They also did the storm protection in the Mojave River and some paving on the project.
2. Rogers & Davies  
Ontario, California  
Underground, including sanitary sewer and storm drainage systems for most of the project.

3. Leo Chase Construction  
Apple Valley, California  
Responsible for construction of the Country Club, Sales Pavilion and Model Home. (Passed away just prior to the opening of the Country Club (Approximately April 1971)
4. John Dellis, Inc.  
Menlo Park, California  
Golf Course construction
5. Mesa Pipeline Construction  
Victorville, California  
Certain water lines within the project.
6. Desert Engineering & Construction (Roy & Bill Smillie)  
Victorville, California  
Some grading and other varied jobs.
7. John Pandza  
Hemet, California  
Golf Course main waterline
8. Steve Bubalo Construction  
Reseda, California  
Underground construction and some storm and sanitary lines on Spring Valley Parkway.
9. M & M Construction Co.  
Los Angeles, California  
Underground construction and some storm and sanitary lines.
10. Dana Construction  
Apple Valley, California  
Some paving on the project.
11. Matich Construction  
Colton, California  
Curbs and paving for most of the project.
12. Desert Construction  
Victorville, California  
Grading and paving, etc.



It's the Quack! March 1976



**COUNTRY CLUB**  
**Charter Social Members**  
**May 1971**

Gary L. Thomas	Donald K. Kanemaru, D.D.S.
George Corona	Joe Campbell
Max Herman	Natalie P. Hopkins
Peter R. Lucarelli	Gordon McClure
Stanley D. Aronson	Joseph S. Pyzik
Floyd A. Robinson	Gilmore Platter
J. Carl Treise	Rodney J. Dodd
Samuel Candelaria	Sam S. Spera
Russel F. Weller	Angelo J. Mandis
Freda Vernon	William J. Mitchell
John Blaner	Keith J. Crozier
Charles L. Schlador	Raymond Murphy
John L. Holman	David W. Stover
Leroy Cook	Donald E. Podoler
George S. Hamada	John M. Savko
Carl Allen	George Lion Berger
Edward T. Starrett	Robert W. Rhyme
Richard V. Caramadre	William R. McClain
Oren J. McCarter	John J. Catalano
Marshall H. Block	Dora L. Robinson
Sherwin H. Gaines	Dale C. Kennedy
J. T. B. Hayward	William R. Watson
Samuel L. Cotton, M.D.	Harry L. Baylies
James N. Callan	Irene B. Martinez
Bernard A. Hennings	William Louis O'Connor

**Country Club**  
**Charter Golf Members**  
**May 1971**

Donald J. Williams	Robert A. Bartlett
Joseph M. Floyd	Dan D. Kincheloe
Robert J. Miller	Lyle L. Allen
Roland J. Hall	John S. Wunderlich
H. Don Draper	John W. Colopy
Carl Margolis	Cirilo S. Gomez
William E. Emard	Wilbur E. DuVall
William H. Page	Henry C. Marshall, Jr.
Raymond A. Lamadeleine	Dr. Milton A. Miller
George A. Wallace	Bobby B. Chamberlain
Daniels D. Hanse, M.D.	Dr. Francis F. Chaption
John A. Dunda	O. R. Armstrong
A. H. Volbrecht	Walter T. Hebron
Archie A. Lauchlan	Nicholas R. Deamos
Anthony F. Gaudeni	James L. McElhaney, M.D.
Wayne E. Marshall	Lydia F. Martino
Jack T. Bradford	Angelo Pace
Joseph M. Hayden	Dr. Marvin M. Sigel
Ross C. Walker	Earl J. Rodriguez
Dorothy M. Tucker	Robert L. Parker
Willie J. Patterson, Jr.	William A. Good
Ardie A. Camillo	Wellington L. Dowden, Jr.
Mickey M. Kanemaru, D.D.S.	J. L. Ezell, M.D.
Robert L. Lawler	Kenneth J. Kaeser
Foster A. Crumley	Andrew J. Baquet

*The Country Club (Charter Golf Members) was limited to the first fifty applicants for full club membership. A fee of \$250 was required.*

The following is a record of the Mens' Golf Club Board of Directors 1972-1978:

**Board Members 1972-1973**

Al Volbrecht, President  
 Jerry Nickles, Vice President  
 Jerry Jackway, Secretary  
 Ardie Camillo, Treasurer  
 M. L. "Moe" Wilkins  
 Don Draper  
 Dick Higgs

**Directors, 1973-1974**

M. L. "Moe" Wilkins, President  
 Willie Patterson, Vice President  
 Jerry Jackway, Secretary  
 Don Draper, Treasurer  
 Scotty Lauchlan, Hand. Chairman  
 Ardie Camillo, Tournament Chairman  
 John Arneberg

**Directors, 1974-1975**

Ardie Camillo, President  
 Don Draper, Vice President  
 George Wallace, Secretary (Resigned)  
 Scotty Lauchlan, Secretary  
 M. L. "Moe" Wilkins, Treasurer  
 Scotty Lauchlan, Handicap Chairman  
 Willie Patterson, Tournament Chairman  
 Jerry Jackway, Member

**Directors 1975 1976**

Don Draper, President (Resigned)  
 Vic Baumgartner, President  
 A. "Scotty" Lauchlan, Secretary  
 M. L. "Moe" Wilkins, Treasurer  
 A. "Scotty" Lauchlan, Hand. Chairman  
 Walt McCormick, Tournament Chairman  
 Gene Vinogradoff (Resigned)  
 Vern Oitzman  
 Tom Peterson

**Directors, 1976-1977**

Tom Peterson, President  
 Vern Oitzman, Vice President  
 Joe Whizenant, Secretary  
 Moe Wilkins, Treasurer  
 Scotty Lauchlan, Handicap Chairman  
 (Resigned 1977)  
 F. "Pete" Petersen, Handicap Chairman  
 Clint Monson, Tournament Chairman  
 Bill Marconda, Member  
 Jim Diantonis, Member

**Directors, 1977-1978**

Don Severence, President  
 Robert T. Verner, Vice President  
 Austin Gibbons, Secretary  
 Walt Brickner, Treasurer  
 F. "Pete" Petersen, Handicap Chairman  
 Chuck Haws, Tournament Chairman  
 Wm. "Bill" Marconda, Member  
 Jim Diantonis, Member



### Directors, 1978-1979

(Note: It was decided to have 15 members on the Board to assure a quorum and to fill all, plus new Committee chairs.)

#### Additional Board Members

Winnie Allen  
Glen Cross  
Wray Devine  
Lou Drino  
Lou Hafley  
Ken Humphrey  
Clint Monson  
Orval Smith  
George Wallace  
Chick Zarnits

#### Early Members of Mens' Golf Club

Winslow Allen	Don Draper
Lyman Allred	D. J. Dudley, M.D.
Howard Angelovic	John Dunda
John Arneberg	Wilbur E. Duvall
Wm. E. Bachofner	Jahue Earles
Lantz A. Balthazar	Alfred S. Egge
Buzz Banks	Eric Egge
Carl E. Barker	Robert A. Emma
Louis Becherducci	Wm. Emard
Joe Blackshaw	Geo. Farha
Marshall Block	J. Cullen Fentress
Jack T. Bradford	Bruce Fey
Buzz Brollier	Otto M. Firgens
Ardie Camillo	James S. Fitts
Mel Cervantes	Geo. Frey
Leslie C. Clausen	Austin Gibbons
Glen E. Cross	Robert Giestlinger
Dr. Joseph Costello	Ed Giron
Bob B. Dennen	Fred Glad
Wray Devine	Charles "Hap" Glidden
Jim Diantonis	Gary Graham
Richard Dorsey	Carl Griffin
Wellington Dowden, Jr.	Kervin Harrison, Jr.
Dr. Allen Hawley	Alvin Nelson
Richard Higgs	R. W. "Ren" Nestman
Warren G. Hoopes	Homer Oliver
Bob Hove	Vern Oitzman
Jerald F. Jackway	M. Kay Olsen
Bill Kellog	Richard K. Olsen
John Kincaid	Wilbur H. Orr
J. J. Kramer	Robert Parker
Harry Krig, Jr.	Willie J. Patterson
Glen Kuhry	F. W. "Pete" Petersen
Donald Lange	Tom Peterson
Jim Lanford	Hugh Philley
Archie "Scotty" Lauchlan	John Pytel
Chris Lee	John T. Riley
Frank "Hap" Mazur	Stuart "Stu" Randall
Walter S. McCormick	Robert S. Scott
Herb McCarron	Donald L. Severance
David Miller	Walter Smith
Robert Miller	John M. Sodd
Dan McKenna	Melvin Stone
Bill Marconda	Miles Thomas
Gary Mercado	Les Turoci
Clint Monson	Gene "Vino" Vinogradoff

Ralph Merrill  
Ray Middleton  
Lou Moretti  
Mildridge B. Moore, M.D.  
Claude Murphy  
Bill Murray  
John Muter  
John Nabors  
Nord S. Nation  
Hubers Neas

Albert Volbrecht  
Ken Ward  
George Wallace  
Richard P. Weir  
John Wilkins  
M. L. "Moe" Wilkins  
Thomas Wilson  
John Wunderlich  
Dick Zucarrini

### HIGH DESERT CLASSIC

The big tournament of the year is the High Desert Classic, started actually in 1974. Prior to 1973 the Club ran a Member Guest Tournament and the chairman was Dick Higgs.

#### Member Guest

1973 Dick Higgs, Director

#### High Desert Classic

	Winners	Director
1973		Dick Higgs- called member
1974		Ardie Camillo- guest at this time
1975	Winnie Allen Ed Fiori	M. L. Moe Wilkins
1976	Jean Martin Mike Haws	M. L. Moe Wilkins
1977	Chuck Haws Mike Haws	M. L. Moe Wilkins
1978	Walt Brickner Bob Wagner	Chuck Haws

Note: It was during this tournament Ed Fiori set the new course record of "65," August 28, 1976. Prior to this date, the course record was "67" set by Alex Sandahl Club Pro, during a Pro-Am Tourney August 1973.

There are many tournaments held during the year, at least one a month; however, we will list only the major tournaments and the winners.

#### President's Cup

1975 Bob Butler  
1976 Bill Wicker  
1977 Wm. "Bill" Hobe  
1978 Bob Monson  
1979 Bob Verner

#### Club Championship

1973 Alfred Egge  
1974 Alfred Egge  
1975 Alan Arvesen  
1976 Joe Roberts  
1977 Wm. "Bill" Hobe  
1978 Don Severance

#### Scotty Lauchlan's Annual-Irons Only Tournament

1975 Vern Oitzman  
1976 Carl Barker  
1977 Fred Glad  
1978 Tom Peterson  
1979 David Miller



A note in closing regarding the Men's Golf Club Committees; special mention should be made of those stalwart lads who worked behind the curtain of nonentity, namely:

David Miller, Assistant Handicap Chairman  
 Joe Blackshaw, Handicap Committee  
 Gordon Broman, Handicap Committee  
 Robert Verner, Handicap Committee  
 Willie Patterson, Tournament Chairman and Golf for Jr's.  
 M. L. "Moe" Wilkins 4-yr. leader of our High Desert Classic

Following is a roster of the Officers February, 1972-1978 and the names of the Ladies Club Champions.

#### **Feb. 1972 (19 members)**

##### **Officers:**

President - Pat Hunter  
 Sec. Treasurer - Martha Stone  
 Tournament & Handicap - Dorothy Draper & Terry Camillo

#### **July 2, 1972 (19 members)**

##### **Officers:**

President - Julia Nickels  
 Sec. Treasurer - Pat Hunter  
 Tournament & Handicap - Dorothy Draper & Terry Camillo

#### **Sept. 1973 (34 members)**

##### **Officers:**

President - Dorothy Draper  
 Secretary - Marilyn Woodward  
 Treasurer - Martha Stone  
 Tournament Ch. - Greta Higgs  
 Handicap Ch. - Betty Peterson

#### **July, 1974**

##### **Officers:**

President - Pauline Murphy  
 Vice-Pres. - Martha Stone  
 Secretary - Terry Camillo  
 Treasurer - Margaret Cross  
 Tournament Ch. - Greta Higgs  
 Handicap Ch. - Dorothy Draper

#### **July, 1975**

##### **Officers:**

President - Helen Olsen, Martha Stone, Greta Higgs  
 Vice-Pres. - Martha Stone (deceased)  
 Secretary - Dee Feldman  
 Treasurer - Ginny Baumgardner  
 Tournament Ch. - Laverne Mazur  
 Handicap Ch. - Gini Steger  
 Parliamentarian - Lee Broman

#### **June, 1976-Dec. 1977 (1½ years) (Started 77 members)**

##### **Officers:**

President - Cathy Randall  
 Vice-Pres. - Robyn Willis  
 Secretary - Lee Broman  
 Treasurer - Elaine Smith, Dorothy Draper  
 Tournament Ch. - Gini Steger  
 Handicap Ch. - Elinor DuVall

#### **1978 (members-100)**

##### **Officers:**

President - Dee Feldman  
 Vice-Pres. - Freddie Drino  
 Secretary - DeeDee Price  
 Treasurer - Madeline Brickner  
 Tournament Ch. - Elinor DuVall  
 Handicap Ch. - Jean Glidden, Georgia Humphrey

The course was made longer in the year 1977 (details in Golf Course section) and the ladies handicap rating was lowered to 71.9. (Tough!)

The Club Championship and the President's Cup are the big tournaments of the year and the winners names are engraved on the permanent trophies.

#### **Club Championship**

1974 - Eileen Clausen  
 1975 - Bernice Campbell  
 1976 - DeeDee Price  
 1977 - DeeDee Price  
 1978 - Genny Saul

#### **President's Cup**

1976 - Virginia Lacy  
 Runner-up: Robyn Willis  
 1977 - Elinor DuVall  
 Runner-up: Dee Feldman  
 1978 - Freddie Drino  
 Runner-up: Kathy Randall

#### **Valentine Tournament**

1975 - Jeanetta Farha  
 George Evanoff  
 1976 - Laverne Mazur  
 Jim DiAntonis  
 1977 - Gini Steger  
 Tom Steger  
 1978 - Clara Blackshaw  
 Pete Allison  
 1979 - Winnie Allen  
 Lorraine Allen

The following names were taken off the first published Handicap Roster from I.D.C. September 1, 1972:

Allen, Lorraine	Kirkpatrick, Mrs. Paul
Arneberg, Fran	Marshall, Mrs. H. C., Jr.
Camillo, Terry	Marshall, Mrs. Wayne
Clausen, Mrs. Les	McCarthy, Mrs. William
Conlon, Mrs. Ed	Nickles, Julia
Draper, Dorothy	Olsen, Mrs. Kay
Earles, Mrs. J. L.	Olson, Mrs. Richard
Emma, Mrs. Robert	Parker, Rose Ann
Faith, Mrs. William	Peterson, Betty
Fassette, Mrs. Art	Pytel, Betty
Floyd, Mrs. Joe	Sandahl, Kay
Haight, Mrs. Marv	Stone, Martha
Hauck, Mrs. Gene	Volbrecht, Mrs.
Higgs, Greta	Ward, Lorraine
Hove, Mrs. Robt.	Wier, Penny
Hunter, Pat	Wilkens, Barbara
Jackway, Marilyn	Wilson, Mrs. Lee



## BOARD OF DIRECTORS

### Temporary Board July 19, 1970

Thomas Perry  
Elbridge Tucker  
James Hexenbaugh

#### 1971-1972

George R. Owens-Pres.  
James Hixenbaugh-V. Pres./Sec.  
Elbridge Tucker-V. Pres./Treas.  
Gil Platter  
Richard Saxs  
Clyde Ovitt  
Albert Volbrecht

#### 1974-1975

Bill McSweeney-Pres.  
John Nabors-V. Pres.  
Betty Peterson-Sec.  
A. "Scotty" Lauchlan-Treas.  
Mel Stone  
Elizabeth Dockery  
Richard Smith  
Larry Kruger, Admin.

#### 1977-1978

Dave Miller-Pres.  
Elizabeth Dockery-V. Pres.  
Darlene Schempp-Sec.  
Stan Hendricksen-Treas.  
Hugh Cash  
Fred Young  
Ralph Cook  
Jack K. Seals, Admin.

#### 1972-1973

Elbridge Tucker-Pres.  
Robert Parker-V. Pres.  
Darlene Schempp-Sec.  
Clyde Ovitt-Treas.  
Marshall Block  
John Nabors  
William McSweeney

#### 1975-1976

Elizabeth Dockery-Pres.  
Dave Miller-V. Pres.  
Betty Peterson-Sec.  
Robert Sher-Treas.  
Hugh Cash  
Bud Seagondollar  
Bill McSweeney  
Larry Kruger, Admin.  
Jack K. Seals, Admin.

#### 1978-1979

Dave Miller-Pres.  
R. Judd Hanna-V. Pres.  
Robert G. Swanson-Sec.  
Stan Hendricksen-Treas.  
Elizabeth Dockery  
Hugh Cash  
Robert Stuebe  
Jack K. Seals, Admin.

#### 1973-1974

Robert Parker-Pres.  
Bill McSweeney-V. Pres.  
Darlene Schempp-Sec.  
A. "Scotty" Lauchlan-Treas.  
Dr. Robert Young  
Marshall Block  
John Nabors  
Larry Kruger, Admin.

#### 1976-1977

Dave Miller-Pres.  
Elizabeth Dockery-V. Pres.  
Darlene Schempp-Sec.  
Stan Hendricksen-Treas.  
Bob Sher  
Hugh Cash  
Judd Hanna  
Jack K. Seals, Admin.

#### 1979-1980

George Floyd-Pres.  
Hugh Cash-V. Pres.  
Robert G. Swanson-Sec.  
Stan Hendricksen-Treas.  
Elizabeth Dockery Hatley  
Barbara Petersen  
Robert Stuebe  
Jack K. Seals, Admin.





## EARLY HOMES

### Listed (Chronologically) by Plan Approval Date

Owner & Address	Lot & Tract	Plans Approved	Final Inspection
Boise's Model	132-8101	10/27/69	3/70
The Parker Residence 12998 Cedarbrook			
The "A" Frame Thomas Fleming 18164 Pahute	086-8097	06/11/70	9/70
A. Lauchlan 18080 Pebble Beach	110-8101	11/18/70	6/71
B. H. Conry 12559 Spring Valley Parkway	078-8097	1/26/71	6/71
Navarra 12542 Coronada	055-8097	2/71	1974
W. Marshall 12597 Spring Valley Parkway	075-8097	8/30/71	2/08/72
H. Marshall 12465 Spring Valley Parkway	097-8097	8/30/71	2/08/72
Boise Cascade (Models):			
1. (J Nabors) 12835 Spring Valley Pkwy.	177-8101	4/06/72	8/18/72
2. 12837 Spring Valley Pkwy.	178-8101	4/06/72	8/18/72
3. 12839 Spring Valley Pkwy.	179-8101	4/06/72	8/18/72
G. & B. Floyd 13598 Pyramid	333-8100	4/20/72	2/21/73
Boise Cascade (W.Hoops) 12820 Amber Wood	084-8101	9/72	12/04/72
H. & T. Cash 13015 Greensboro	077-8104	9/72	12/13/72
A. Ockerman (Mod. Hill) 13655 Sierra Vista	150-8027	9/72	12/20/72
G. Swope 13365 Country Club Dr.	103-8100	9/72	12/20/72
E. Burket 12965 Norfolk Ln.	126-8104	9/72	3/30/73
T. Burmiester 13105 Rolling Ridge	176-8099	9/72	12/72
L. Oaks 12841 Autumn Leaves	383-8097	10/72	3/03/73
W. DuVall (R. Rhyme) 12624 Spring Valley Pkwy.	2-8101	11/72	5/05/73
B. Mackinder 13160 Riverview	189-8031	12/72	4/73
G. Wallace 18070 Pebble Beach	109-8101	12/72	7/03/73
S. Hendrickson 18187 Cold Creek Lane	85-8098	12/01/72	4/73
Alf Hutfilter 13249 Sea Gull Dr.	210-8099	2/22/73	5/23/73
D. Martin 13176 Schooner Dr.	287-8099	2/73	Not Finished
H. Dockery 12885 Golf Course Dr.	18-8104	2/73	6/73
T. Lloyd 13064 Greensboro Rd.	67-8104	2/73	5/73
E. Starrett 18520 Arrowhead Dr.	344-8031	2/73	6/73
D. Draper 12897 Fairway Dr.	59-8098	3/26/73	9/73

C. Mills 12660 Whispering Spring Rd.	289-8097	3/73	6/73
P. McManus 13590 Spring Valley Pkwy.	27-8102	3/73	Not Finished
M. Stone 12955 Cedarbrook Ln.	139-8101	3/73	9/73
W. Lockman 18475 Niagra	267-8100	5/73	8/73
A. Camillo 18199 Country Club Ln.	70-8098	7/30/73	12/73
R. Cook 13095 Norfolk Ln.	139-8104	7/73	11/73
D. Miller 12910 Cedarbrook Ln.	117-8101	7/73	1/74
C. Murphy 12673 Rain Shadow Rd.	27-8097	7/09/73	10/73
G. Allen 13975 Evergreen	424-8027	8/15/73	12/73
M. Harwood 13496 Pyramid	320-8100	8/73	12/73
G. Kiggins 12810 Bermuda Dunes	101-8099	3/01/73	2/75
G. Fletcher 12761 Fairway Dr.	78-8098	8/73	11/73
G. Graham 13775 Spring Valley Pkwy.	96-8102	10/73	1/74
P. Pease 13760 White Sail	135-8102	11/73	3/74
D. Schempp 12651 Spring Valley Pkwy.	198-8101	2/74	7/74
H. Procter 12841 Autumn Leaves	411-8097	4/74	8/74
Lanham 13665 Spring Valley Pkwy.	109-8102	1/74	5/74

**NOTE:** *There were, naturally, more homes built in 1974 than recorded here. These are but a few of the early ones.*



Herbert and Marge Procter August 1974



## Jack Seal's Staff - 1975

Bess Broda-Administrative Secretary  
Marlene Henry (Dipley)-Association Secretary  
Robert A. "Bob" Bonato-Marina Manager  
Oris E. Mosell-Security Chief  
Jim Love-Security  
Richard Bailey-Security  
Sammi Frietas-Security  
Wilford Kelly-Security  
William Wendel-Security  
David Conrad-Security

### Maintenance Staff

Charles Tabor-Foreman  
James Briggs  
William Arps  
Phil G. Stroud  
Maurice Brewer  
Dick Burger

## VICTOR VALLEY WASTEWATER RECLAMATION AUTHORITY (VWWRA)

### Joint Powers Authority (JPA)

The following manifest lists the names of all members of the agency responsible for the success and completion of the Victor Valley Wastewater Treatment Plant.

#### GENERAL MANAGER

Lloyd C. Coffelt

#### COUNTY SERVICE AREA #42 (CSA 42)

Don Songer

Pauline Durant (Alternate)

#### APPLE VALLEY COUNTY WATER DISTRICT

Ken Bechtold

John Weldy (Alternate)

#### HESPERIA COUNTY WATER DISTRICT

Dave Solomon

Ed Sinclair (Alternate)

#### CITY OF ADELANTO

Hastell Hollis

Patricia Chamberlaine (Alternate)

#### VICTORVILLE SANITARY DISTRICT

(Includes CSA #64)

Robert Dolch

Shirley Davisson (Alternate)

#### CITY OF VICTORVILLE

Jean DeBlasis

James Cox (Alternate)

#### MOJAVE WATER AGENCY

Olin Halstead

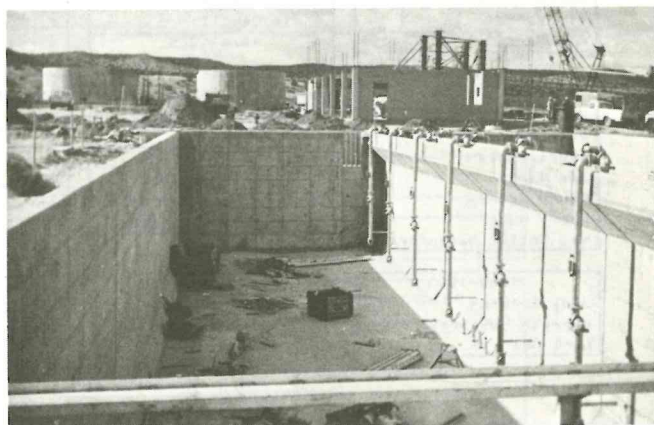
Albert Kite (Alternate)

The following list is comprised of those agencies related to the Victor Valley Wastewater Facility:

- SWRCB - "State Water Resources Control Board," joint Federal and State Board set up to control water quality in California.
- RSWQCB - "Regional State Water Quality Control Board," of which the Lahonton Region is one member.

### AGENCIES INVOLVED:

- MWA - "Mojave Water Agency," established in 1959 and approved by the voters in 1960. Set up to control water rights and quality in the Mojave area with the State Board being the final voice.
- RWSMAC - "Regional Wastewater System Management Advisory Committee," established January 21, 1977, by the MWA and disbanded January, 1978.
- VWWRA - "Victor Valley Wastewater Reclamation Authority," established in December, 1977, and officially took over full responsibility for funding and construction of the new sewer plant and all phases of same on June 1, 1978. Replaced RWSMAC & MWA as Authority for wastewater plant.
- JPA - "Joint Powers Authority," one and the same as VWWRA (above).
- VSD - "Victorville Sanitary District"
- EPA - "Environmental Protection Agency"
- CSA - "County Service Area," regional departments of the San Bernardino Water and Sewer Control (County).

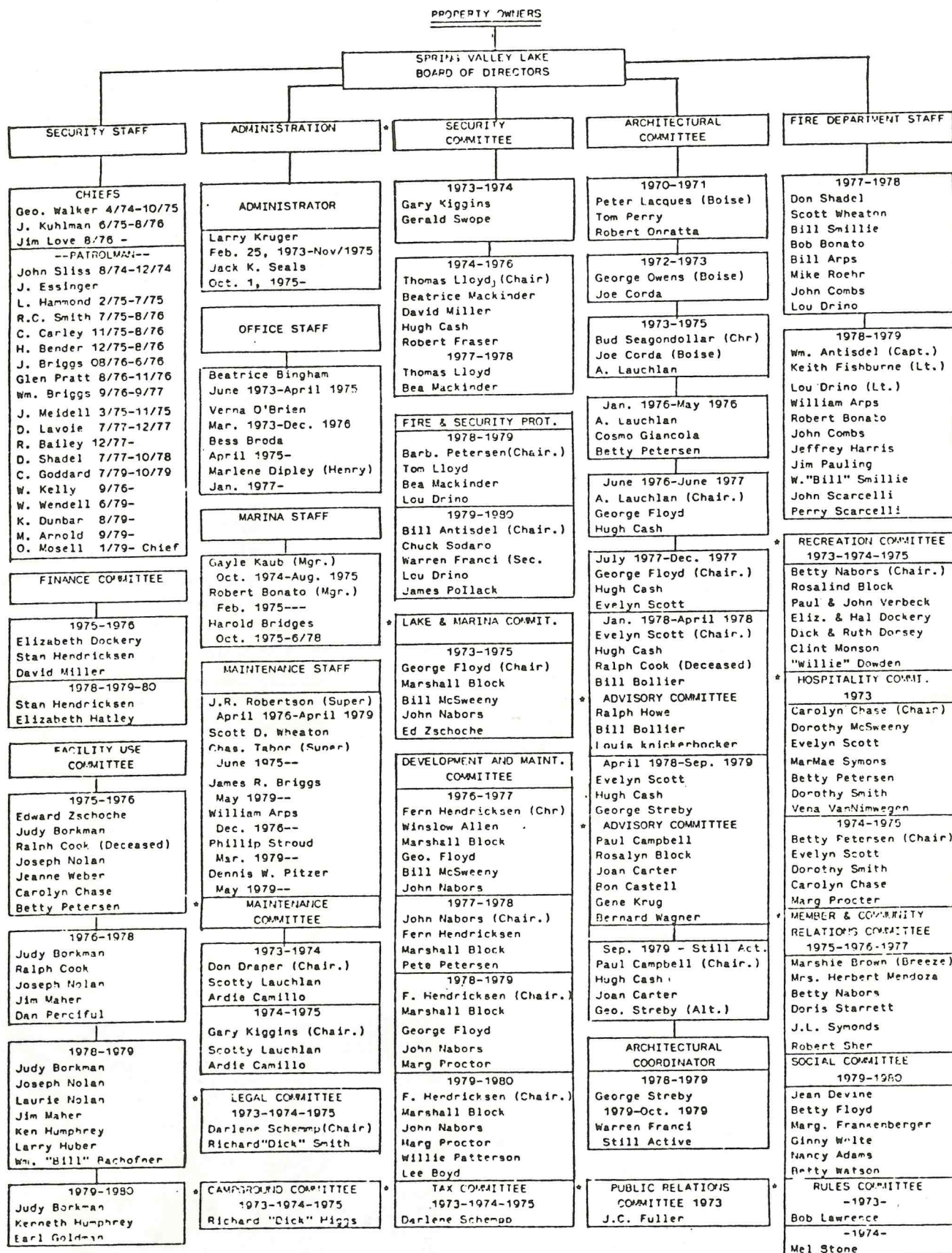


Aeration Tank March 1979



# "COMMITTEE TREE"

## 1973-1980

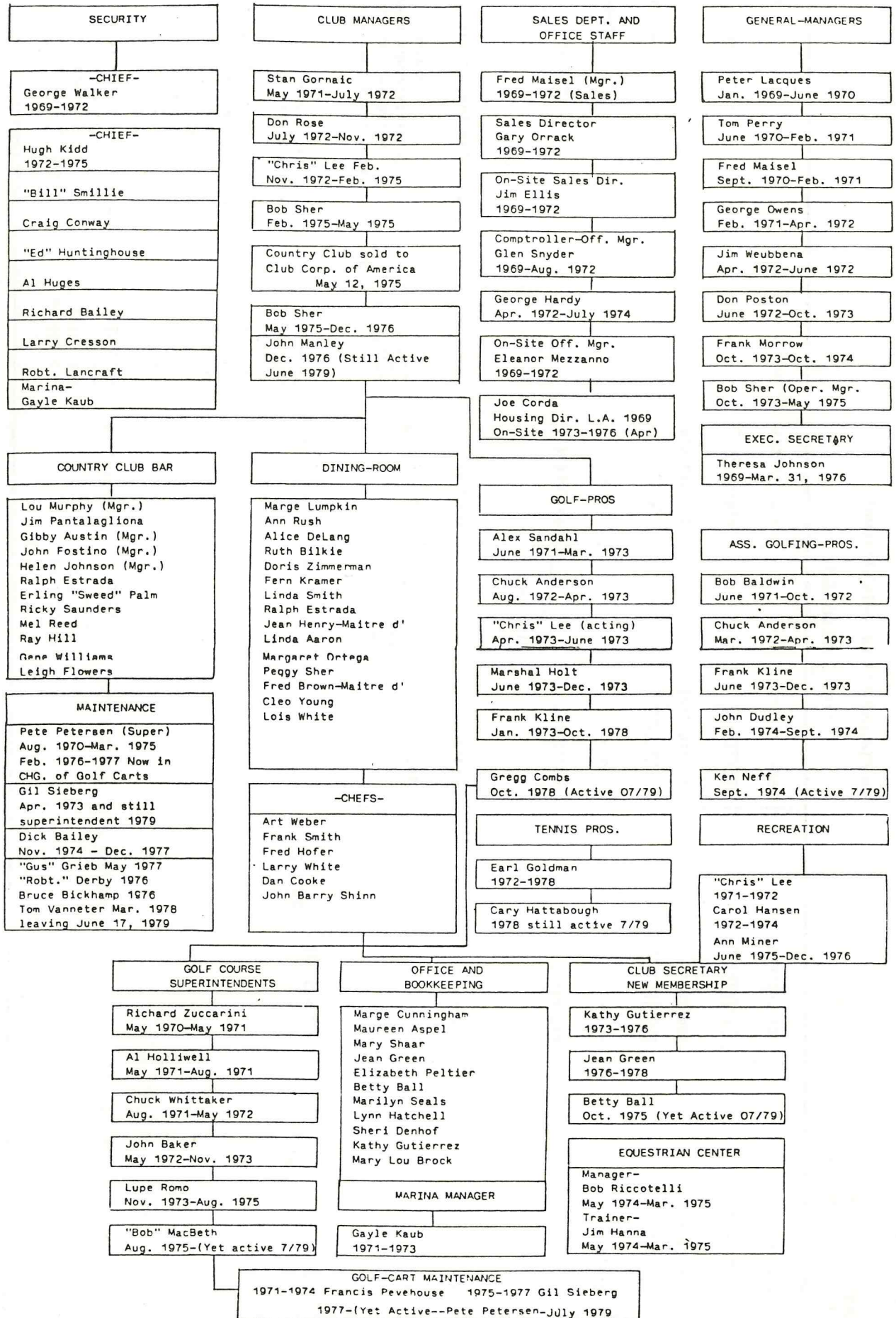


\*Asterisk indicates  
disbanded committees

NEWS-PUBLICITY & PUBLISHING  
 Boise Cascade News Letter 1972 - Oct. 1974  
 A. Scotty Lauchlan "Breeze" Dec. 1974-Mar. 1975  
 Bart & Marshie Brown "Breeze" Mar. 1975 Still Active 1979



**"EMPLOYEE TREE" for Boise Cascade and Country Club  
Country Club, from July 1st, 1975 — Boise Cascade from 1969 to 1980**





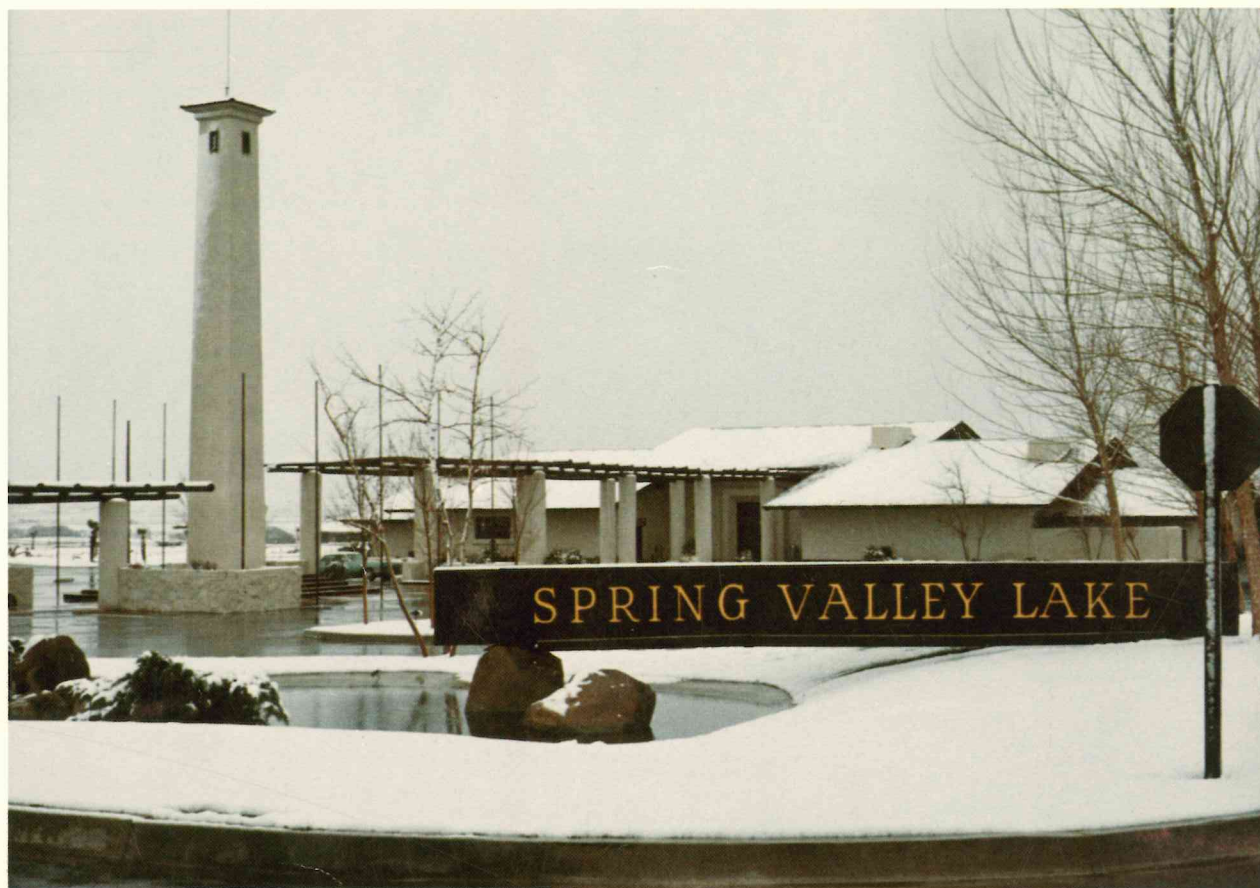
## 1977

156<sub>48</sub>

## ORO GRANDE TREATMENT PLANT

\$4,750,000





*For All Spring Valley Lakers:*

### **MOON MAGIC**

There was sand here today in the desert,  
But tonight there is snow;  
The man in the moon has done it,  
It's a trick of his magic, I know;  
For he touched with the sheen of moonbeams,  
The tawny sand of the hills,  
And the white of the snow is a witchery  
The man in the moon distills;  
And the stars twinkle down at the cactus,  
At the sage and the dry mesquite,  
Aware of his chuckle of laughter,  
And his merry game of deceit.

*Emily Beach Hogan*