

Original mailed to Mr. Stern

San Diego, Calif.,
January 4th, 1929.

Mr. Edw. Fletcher
920 Eighth St.,
San Diego, California.

Dear Mr. Fletcher:

The first of this coming month, (February 1st, 1929) a payment of \$5000.00 will be due on the Pine Hills Lodge property. In view of the fact that I have had an extraordinary lot of expenses during the last month, and will be up against it for a month or so, I wish you would arrange with the bank in Los Angeles, to allow me to pay off \$1000.00 each month, beginning the first of February, with the option of paying more than \$1000.00 any month, or rather not take the whole five months to pay off the \$5000.00.

I believe you will recall that you made this arrangement with the bank last year, and it proved to be a great help to me.

Kindly let me hear from you at once.

Very truly yours,

Fred A. Sutherland

DBC:k

January 7th, 1929.

Mr. Fred A. Sutherland,
916--5rd Street
San Diego, California.

My dear Sutherland:

Enclosed find copy of letter to Mr. Stern, who is vice-president of the Los Angeles First National Bank, which owns your mortgage. I have no reason to believe but what he will acquiesce.

Yours very truly,

BF:GMF
Encl.

January 19th,
1 9 2 9

Mr. Fred A. Sutherland,
916 Third Street,
San Diego, Calif.

Dear Mr. Sutherland:

Enclosed find original letter from Thompson for
your information.

I am glad to be of service.

Sincerely yours,

EF:AK

March Thirteenth,
1 9 2 9

Mr. Fred A. Sutherland,
926 Third Street,
San Diego, Calif.

Dear Mr. Sutherland:

I had a party make an inquiry for a mountain resort - an
outright purchase for cash. I don't know whether it is
all bull or not.

If you want to give me your cash price on your Pine
Hills property I will keep it strictly confidential
and I will draw the party out and see if there is
anything in it or not.

I am still working on the paved highway problem but
we have run up against some snags which I hope to straighten
out soon.

The plan is just to pave from the highway to the hotel
and down to the M. H. C. A. camp.

Yours truly,

EF:AK

FRED A. SUTHERLAND
SAN DIEGO, CALIF.

March Fourteenth,

1 9 2 9.

Ed Fletcher Company,
1020 Ninth Street,
San Diego, California.

Dear Mr. Fletcher:-

Replying to your letter of March 13th, in regard to my Pine Hills property. To date this property stands me \$80,600.00; however I will sell it for \$75,000.00, but really think that it is worth \$100,000.00. I have added \$31,600.00 to the original cost of \$49,000.00, which I *am to* paid you and it surely has increased in value some since the time when I purchased this property from you, you know the Mussey Grade was not even paved, to say nothing of the nine mile stretch out of Ramona. *and a couple of*

miles up from Santa Ysabel

Yours very truly,

FRED A SUTHERLAND.

BY *Fred A Sutherland*

FAS/MB

Original mailed to Geo. W. Marston.

San Diego, March 14th, 1929.

Ed Fletcher Company
1020 Ninth Street
San Diego, California.

Dear Mr. Fletcher:

Replying to your letter of March 13th, in regard to my Pine Hills property. To date this property stands me \$80,600.00; however I will sell it for \$75,000.00, but really think that it is worth \$100,000.00. I have added \$31,600.00 to the original cost of \$49,000.00, which I am to pay you and it surely has increased in value some since the time when I purchased this property from you, you know the Mussey Grade was not even paved, to say nothing of the nine mile stretch out of Romana and a couple of miles up from Santa Ysabel.

Yours very truly,

FRED A SUTHERLAND.

FAS/MB

28 - Marston

FRED A. SUTHERLAND
SAN DIEGO, CALIF.

March 23, 1929

March 22nd, 1929.

Mr. Fred A. Sutherland
942--1st Street
San Diego, California.

My dear Sutherland:

Answering yours of the 14th will say that I am working on a proposition and it is understood that in case a deal is made, I will get the usual 5% commission for making the sale.

I hope to get you something definite in a few days.

Yours very truly,

EF:GMF

Ed Fletcher Company,
1020 Ninth Street,
San Diego, California

Dear Mr. Fletcher:-

Replying to your letter of the 22.

It will be O. K. with me to allow you 5% commission on the first \$50,000.00, and 2½% commission on anything over that amount. I understand this is the usual commission paid on transactions amounting to over \$50,000.00.

Yours very truly,

FRED A SUTHERLAND,

By 

FAS:WJ

FRED A. SUTHERLAND

SAN DIEGO, CALIF.

March 29, 1929

Ed Fletcher Company
1020 Ninth Street,
San Diego, California

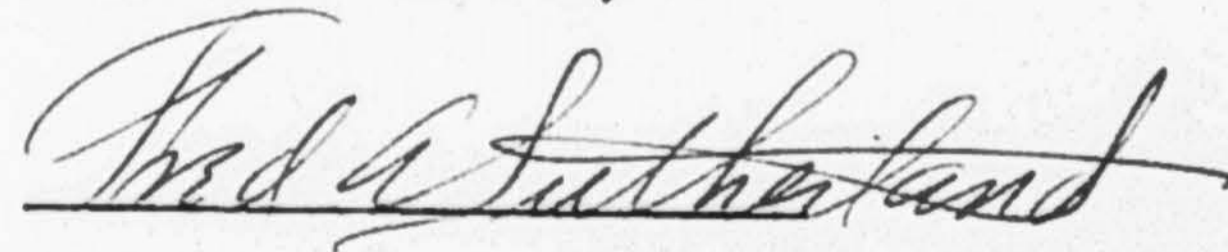
Gentlemen:

Yours of March 28th from your Mr. C. M. Vandeburg in regard to insurance at Pine Hills is before me.

In your third paragraph, you say, "It would be much more economical and convenient if all the policies were written under one Company." I can appreciate the convenience, but wish you would advise me as to the economy by this arrangement.

Very truly yours,

FRED A. SUTHERLAND,



FAS:WJ

April 2,
1929

Mr. Fred A. Sutherland
916 Third St.
San Diego, California

Dear Mr. Sutherland:

Assuming, from our recent telephone conversation, that you took my statement regarding economy as a joke, will say that I appreciate your sense of humor and will admit that from your view point the laugh is on me.

However, I still maintain that a certain economy of time is effected by writing the policies under one company when possible although there are times when the location of the risk is such that one single company may hesitate to take it.

I sincerely hope that you will turn the business back to us, but if not I am indebted to you for a sense of humor which prompted you to show me how a serious error might be made through an ill-considered statement placed in writing.

Sincerely yours,

ED FLETCHER CO.

V:CMV

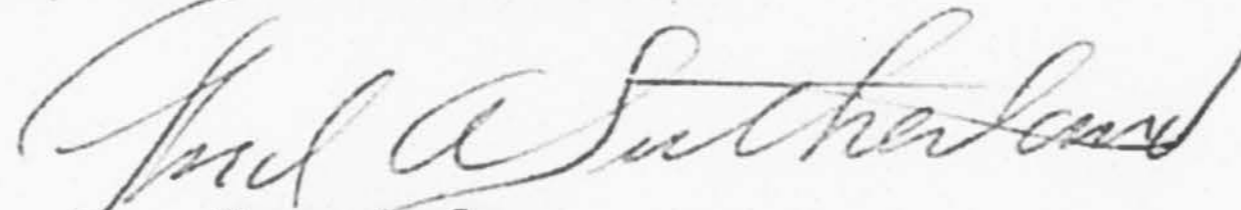
San Diego, California,
May Tenth, 1929

Mr. Ed Fletcher,
1020 Ninth Street,
San Diego, Calif.

My dear Mr. Fletcher:

Referring to your plan of raising \$7500 to buy material and the county to do the work of putting in a good oil Macadam road to Pine Hills post office will say that I am willing to subscribe \$1500 toward the \$7500 fund on condition that I will not have to pay anything until the first of August at which time I am willing to pay \$500 and my note for \$500 be taken payable November 1st, 1929 and the other \$500, February 1st, 1930.

This offer is made subject to the \$7500 being raised by private subscription and no bond be put on the property of any kind or description, the county doing the work under county supervision and at county expense except as abovestated.


Yours truly,

FAS:AK

SAN DIEGO, CALIFORNIA
May Tenth, 1929

Mr. Ed Fletcher,
1020 Ninth Street,
San Diego, Calif.

Dear Mr. Fletcher:

Regarding the elimination of beetle among the pines.

If they start from the bottom and the limbs are bare trim off all the limbs that are diseased. It will not be necessary to even burn the diseased limbs for the beetle will die as it spreads in the form of a moth with the wind and cannot do so if the limbs are flat on the ground.

If the beetle starts in the top of the tree cut it off below the diseased part and let it fall to the ground and the same procedure follows.

I have saved a few trees by cutting out the top that way but have saved all my trees where I have cut up from the bottom.

Yours truly,

FRED A SUTHERLAND

May Tenth,
1 9 2 9

Mr. Fred A. Sutherland,
San Diego,
California.

Dear Mr. Sutherland:

I am willing to recommend a lease along the following lines:

That you get the pasturage east of the lake, also the grain field east of the lake; that you shall have the free use of the cottage and barn at Pine Hills; that you are to take over the orchard and maintain it properly such as pruning, spraying, etc. satisfactory to the county horticultural commissioner, giving no half the crop picked and delivered to the apple house, said picking to be under our supervision at the time we wish it picked for market, we to furnish the boxes. Said fruit to be sorted according to the usual grades,

You to put in at least one pond for trout at your own expense in the meadow east of and above the lake, putting same in in a workman like manner with the proper protection for over-flow or spill way, all at the expense of yourself, the location to be selected by you. You to have the fishing and hunting rights on the lake, reserving to the members of the Pine Hills Association the right to hunt and fish there when ever they want to.

You to see that no nuisance is committed in conformity with the laws of the State of California and the city of San Diego in relation thereto.

You to operate the pumping plant and be paid \$35 per month by the mutual water company for operating same, said company to furnish the fuel, all minor repairs to be done by you and all major repairs to be paid for by us. We to be notified in writing in case of any major repairs that are necessary.

You to pay the sum of \$200 a year payable \$50 quarterly. The lease to be for three years with an option of two

June 1st, 1929

Mr. Fred Sutherland
916—3rd Street
San Diego, California.

My dear Sutherland:

Someone rang up from McAndrew's house and said they wanted the water turned on at their place at Fletcher Point.

They have never purchased any water stock and are not entitled to any water. Has any water ever been turned in to them?

Yours very truly,

EF:GMF

years more on terms and conditions mutually satisfactory.

You to have the option of putting in a golf links, a nine hole course, the location of said golf course to be mutually agreed on.

We reserve the right to sell any of the orchard at any time and also reserve the right to sell any of the pasture or grain lands and to be turned over to us at the end of any one year when sold, you of course getting all the crops and the rent being reduced accordingly.

Where any sales are made you are to protect us from any claims for damages or litigation caused by your operation and pertaining to any of the lands included in this lease in case of accident or otherwise.

Yours truly,

EF:AK

Mr. Ed Fletcher:

The above is satisfactory and accepted by me.

Yours truly,

October 7, 1929

Mr. F. A. Sutherland,
c/o Sutherland Stages,
San Diego, California.

My dear Sutherland:

My good friend, Friend Heilbron, owns a place down near the pumping plant at Pine Hills, and he has an idea that every time they go out there, either for fun or meanness, your man who operates our pumping plant for us starts the pump. Naturally the pumping annoys them and the result is they are good and sore on Pine Hills.

Will you not please take this matter up with our friend your employe and let's make this arrangement, that when the Heilbron's are there they will notify your man and there will be no umping done, excepting in an absolute emergency while they are there. He says the pump makes an awful noise. What is the cause of it? Can there not be a silencer put on the pumping plant.

Please let me hear from you on this subject and let me know who the man is who operates the plant so that the Heilbron's can let him know when they are coming and ask him to cooperate with them in every possible way. Mr. Heilbron tells me you have been operating the pump all night during the summer time. Is this necessary?

I know you want to accommodate all you can and I appreciate what you have done for us in the matter, but I would like to get all the cooperation I can for Mr. Heilbron.

Yours very truly,

EF:KLM

October 10, 1929.

Mr. Fred A. Sutherland,
Sutherland Stages,
Third Street,
San Diego, California.

My dear Mr. Sutherland:

Enclosed herewith find mortgage and Release of Mortgage, covering parts of Lots 56 and 61. Mr. Carroll was given the certificate of title personally when he called at the office.

Yours very truly,

ED FLETCHER COMPANY

By

KLM

FRED A. SUTHERLAND
SAN DIEGO, CALIF.

October 10th, 1929.

Mr. Ed. Fletcher,
1020 Ninth St.,
San Diego, Calif.

Dear Sir:-

Yours of the 7th instant re: Fred Heilbron's complaint about pumping plant at Pine Hills. The first paragraph of your letter, in which you state that my man, either for fun or mean-ness starts the pump when Mr. Heilbron and his family arrives at their cabin. My man has considerable more to do than simply starting that pump up for fun or meanness.

Answering paragraph two, in which you ask us not to pump while Mr. Heilbron is there, except in absolute emergency. Mr. Heilbron is just one that occupies the hill, and if he saw fit to buy a lot immediately adjoining the pumping plant it strikes me that he will have to reconcile himself to put up with whatever noise the pump necessarily makes, which, to my certain knowledge is many times less than it was when we took over the plant five years ago. Unless something has happened to the muffler, there is a minimum of sound emitting from this plant and what does is absolutely necessary to the operation of the plant.

I am going out to the plant tomorrow and if the above is not correct I will take steps to stop any unnecessary noise.

Answering the third paragraph -- the man operating the plant is Hardy Dennis, who is a gentleman in every respect, and a thorough mechanic.

There was a time when this pump was operated at night. This was made necessary during the period that some Julian men were engaged in deepening the well, it being obviously necessary to pump water for the Pine Hills District at a time when the ~~water~~ water was not riled up by their working in it. This feature of the complaint has corrected itself, in that the well has been finished.

You may rest assured that I will do what is possible to eliminate the noise made by this plant.

Yours very truly,

FRED A. SUTHERLAND

By *Fred A. Sutherland*
ASL

FAS:L

October 12th, 1929.

Mr. Fred A. Sutherland
916--3rd Street
San Diego, California.

My dear Sutherland:

I thank you for your letter of the 10th.

Mr. Heilbron overheard me dictating my letter of the 7th to you. I really got a big kick out of it, but I want you to know that Heilbron is trying to stall and not put up any money toward the paving, but I will get him sooner or later.

Enclosed find copy of letter to Fred Heilbron.

I am trying now to get enough subscriptions together to pave down to the Y. M. C. A. Camp, also to make a complete circle to Fletcher Point and back by Jessops and Marstons. Prospects look fairly good.

Yours very truly,

BF:GMF
Encl.

FRED A. SUTHERLAND
SAN DIEGO, CALIF.

October 28th, 1929.

October Twenty-fifth,
1 9 2 9

Mr. F. A. Sutherland,
913 Third Street,
San Diego, Calif.

Dear Mr. Sutherland:

I have just received a letter from Supervisor Aul under date of October 18th as follows:

"I wish to state that I have had the experts there looking over the proposed route of paving at Pine Hills and they recommend as follows: That the proper drainage and culverts be installed and completed, that all crushed rock be spread and rolled, and left this winter to settle in order to make a satisfactory road bed - by so doing we will get a superior job by completing same under this condition.

If this meets with the approval of the donors I will try and complete the paving by the first of November, 1930."

I feel that Supervisor Aul is absolutely correct that the crushed rock had better be put on this winter and the proper drainage and culverts put in and the ground left to settle during the winter rains before applying the final top surface and I have taken the liberty of approving Mr. Aul's action in this matter of paving to Pine Hills.

If this is not satisfactory to you, please let me hear from you at an early date.

Yours very truly,

EF:AK

P. S. I am under the impression that it is going to cost Supervisor Aul more than he expected, that he has not got enough in this year's budget to complete the job as he wants it so he is carrying over the final surfacing until next fall when he will get some money out of next year's funds to complete the job. We are most fortunate in accepting his offer promptly.

E.F.

Mr. Ed. Fletcher,
1020 Ninth Street,
San Diego, Calif.

Dear Sir:-

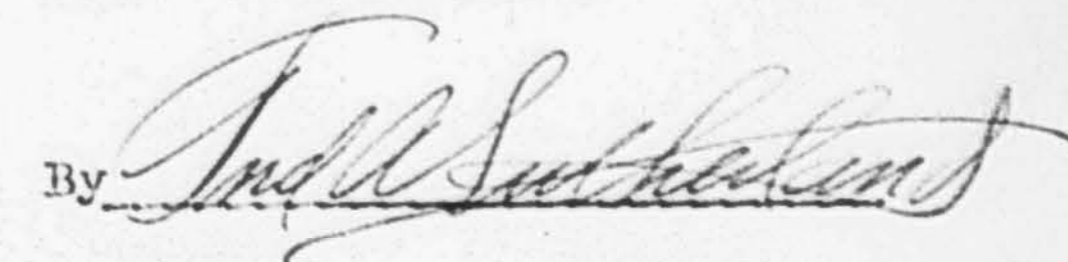
Yours of the 25th re: Pine Hills paving before me. In the fifth paragraph you say "If this is not satisfactory to you, please let me hear from you at an early date." In other words, if I did not answer this you could construe this to mean that it was satisfactory to me, hence this answer. Of course it is not entirely satisfactory. However, I am just one of the various smaller subscribers and as you have all ready approved Mr. Aul's action, it seems that anything I might say might be superfluous.

You add a post-script, in which you state your "impression." If this could be stated as a fact there would not be any question but what it would be the proper thing to do. However, the second paragraph of Mr. Aul's letter to you does not say that he will ever finish it. He only says that he will "try." In the event that the grading and culverts are installed and it is covered with crushed rock and rolled and that is all that is ever done, what then is the status of the money donated? If Mr. Aul stated that he WOULD, instead of "try", complete it by November 1930, THAT would seem to fully settle it to the satisfaction of all concerned, at least to mine.

Yours very truly,

FRED A. SUTHERLAND

By



FAS:L

FRED A. SUTHERLAND
SAN DIEGO, CALIF.

November 10th, 1929.

Mr. Ed. Fletcher,
1020 Ninth St.,
San Diego, Calif.

Dear Sir:-

Yours of November 2nd, re: Pine Hills Paving
Job. I do not think it advisable to demand that he
(Mr. Aul) have the road finished by 1930, nor do I think
you ever thought seriously of so doing, BUT do think that
he (Mr. Aul) should say that he will have it finished, not
by any specified time, but sometime.

Yours very truly,

FRED A. SUTHERLAND

By 

FAS:L

November 2, 1929.

Mr. F. A. Sutherland,
Third Street,
San Diego, California.

Friend Sutherland:

Answering yours of Oct. 23th,
beggars cannot be choosers, old top. Supervisor Aul
has got in deeper than he figured on. It is going to
cost more money, but he is coming thru and has given
his definite pledge to put in the proper culverts and
the crushed rock immediately, roll the road down, and
we are going to get a better job than otherwise.

I have given him the right to quarry
rock on my place and he is putting up a rock crusher
there now, I believe.

Do you think it is advisable for me
to go back at him and demand that he agree to have the
road finished by November 1st, 1930. My reaction is that
we should let him have his way, as he is making the
experiment and we do not want to offend him. What do
you think?

I am trying now to raise money to
make that mile loop and go past the hotel. I think
I have him committed to that also.

Yours very truly,

MF:KLM

November 27, 1929.

Mr. Fred Sutherland,
San Diego, California.

Friend Sutherland:

At a meeting of the Board of Directors of the Pine Hills Mutual Water Company recently held, the records show that we have been operating the pumping plant at a loss of over \$1,000 a year, to say nothing of depreciation or interest on our investment.

We find that you use eighty percent of all water that is used. The Pine Hills Mutual Water Company stock is owned as follows:

Ed Fletcher	618 shares
Pine Hills Ass'n	1867 "

and about 18 shares are owned by others, one share each. You only have one share of stock, and your assessment is only \$1.50.

While the Pine Hills Association and Ed Fletcher are not using any water, they will pay nearly \$7,000 for the present assessment that is being made. The Board of Directors has asked me to take this matter up with you. You should either buy a larger number of shares of Mutual Water Company stock and pay your assessment, or some other arrangement should be made, either thru the increase in price of water to 50 cents per hundred cubic feet straight instead of the present price of 15 cents, or you should operate the pumping plant without making us a charge of \$85.00 a month. The water company must have some different adjustment of this matter as a matter of equity.

You may decide that the best thing to do is to put in your own pumping plant and develop your own water. This arrangement will be satisfactory to us. We would then have to operate our pumping plant once or twice a month and it would cut down our expenses tremendously, but something must be done and some equitable adjustment made of the cost of the development of this water.

Perhaps you would prefer to pay the 50 cent rate,

or as a compromise for a year or two cancel the \$35.00 a month charge, letting the present rate stand.

As I have been asked by the Board of Directors to make a report on this matter to the Board for their final decision, I am writing you in advance, asking you to state definitely just what your pleasure is in the matter.

The Board feels more than friendly toward you but it feels sure that you will see the justice of their position. We want to cooperate with you in every way possible.

May I please have your early decision in the matter for the final action of the Board.

Yours very truly,

EF:KIM

December Ninth,
1 9 2 9

Mr. Fred A. Sutherland,
942 First Street,
San Diego, Calif.

Dear Mr. Sutherland:

Answering yours of the sixth I have referred your letter to Ed. Jr. and told him to get busy and cooperate with you.

Yours very truly,

EF:AK

Ed Fletcher Papers

1870-1955

MSS.81

Box: 28 Folder: 28

General Correspondence - Sutherland, Fred A.



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