

October 23, 1946

Dr. Paul Shenefield
218 First National Bank Bldg.
Pomona, California

My dear Dr. Shenefield:

Confirming our conversation Sunday, will say that if we are paid \$200.00, we will patch up the oiled road from the main highway to Snyder's, and oil the road from Snyder's past Anderson to your place, and have it done in the near future.

I did ask \$100.00 from each of you, but that included the installation of the culverts and the regrading to divert the water into the culverts. This alone has cost us, roughly, \$500.00. It cost over \$350.00 to put in the ninety foot culvert at the turn in the road South of Snyder's and Till. On second thought, we decided we would pay for this ourselves.

If you four or five property owners en route will put up the \$200.00 we will put up the balance and do the job within the next thirty days. Otherwise, we will let everything rest until Spring. We must work together and chip in together, or else we will have to form a district, and it will be twice as expensive to keep up the roads. When there are enough people there to warrant it, the County petition will undoubtedly take over the roads under certain conditions, but they won't do it now.

Please let me know within ten days from date whether or not there is any inclination on the part of the land owners to join in. I am sending a copy of this letter to Snyder, Till and Anderson. If I were you, I would follow this matter up personally by your writing a letter to each one of them. Let the four each put up \$50.00, I should say.

Very sincerely yours,

EFing

PAUL R. SHENEFIELD, D. D. S.
218 FIRST NATIONAL BANK BUILDING
POMONA, CALIFORNIA

October 28, 1946.

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

My dear Senator Fletcher:

This will acknowledge your letter of October 23, in which you set forth your offer to patch up the oiled road from the main highway to Mr. Till's and Mr. Snyder's place, and to grade and oil the road from their places past Mr. Anderson's place to and including the road in front of my property.

Instead of writing a letter to Mr. Till, Snyder and Anderson as you suggested, I decided that the most practical method would be to have a personal meeting with these parties. It so happened that they were all up here this weekend and we got together in a joint meeting and decided that, to use your words, "we must work together and chip in together" in order to demonstrate to you that we do wish to be cooperative in having proper roads for ingress and egress to our respective properties. In this meeting of the above named property owners, it was pointed out that they had already subscribed of their own funds to the amount of approximately \$800.00 in the joint participation of oiling these roads previously and that without any consultation with them, portions of these roads were torn up by a bulldozer this summer preparatory to establishing a more comprehensive road system in your tract. It was the concensus of opinion in this meeting that both you and we have a mutual problem and a mutual desire to have adequate roads that can be used the year around. From your standpoint it is to your benefit to have adequate and satisfactory roads to make the plots of your subdivision more desirable to prospective purchasers. On the side of present property owners and prospective purchasers, it is necessary to give consideration to adequate roads for two purposes:

1. The ordinary automobile travel to and from such properties.

2. These roads should be of sufficiently durable construction that they will permit the hauling of building materials by truck to these various locations. As time goes on and more lots are purchased, more and more building will occur which will necessitate more and heavier traffic over these roads. Therefore, the most economical procedure in your contemplated road program will be a road that will meet these contingencies.

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In this meeting, that I am reporting to you, with the above mentioned property holders, we decided mutually that we would subscribe \$200.00 as per your offer in your letter of October 23, 1946, to your road construction program with the following reservations:

1. That the road from the main highway to Mr. Snyder's and Mr. Till's place be renewed in a manner satisfactory to this group.

2. That the unpaved road from Mr. Till's and Mr. Snyder's place up to and including my entire road frontage, be oiled 20 feet in width in a similar and satisfactory manner.

3. That the definition of "a satisfactory manner" shall include grading and surfacing in a manner that is acceptable to our mutually appointed representative, Mr. Fred Till, and that when the road work is completed and upon the approval of the job by Mr. Till, we, the above mentioned property owners will pay the \$200.00 as our portion of the expense in doing this work.

Now, Senator Fletcher, I recognize the fact that you have had many problems and difficulties in developing your subdivision and that if I were in your place, I might feel just as you do about it. However, there are always two sides to every question and I would like to offer for your consideration a few of the thoughts that have occurred to me if I were faced with these same problems and situations that you have been. I think I might say to myself that here five fellows who have purchased property from me in this subdivision because they were enthusiastic about the whole setup with its many advantages for the sportsman and nature lover. Furthermore, I would probably say to myself that these five fellows have shown their sincerity and demonstrated their enthusiasm by each building homes and living quarters that, conservatively, would aggregate \$40,000 exclusive of the cost of the lots. In thinking of such a situation it would occur to me that here are five high type men with their families that would constitute five enthusiastic salesmen for this tract, who would never require any commission for the good things that they might say, could say and would say for this subdivision, and its owner, because they would be doing it out of their sheer enthusiasm in the project themselves.

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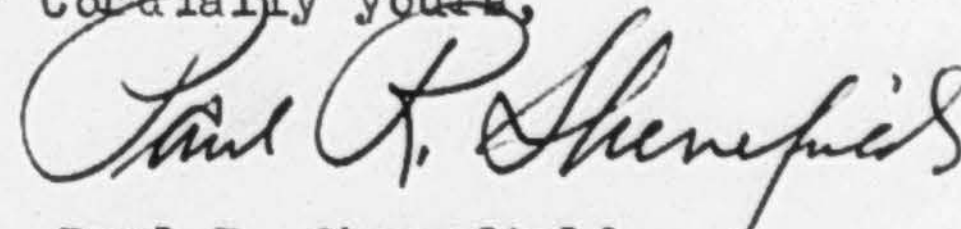
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Therefore, it might be good business psychology for me, if I were a subdivider, to maintain the good will of these individuals, because I could see where it would pay great dividends in the development of such a subdivision.

Now, my dear Senator, at the risk of making this letter lengthy, I feel compelled to remind you of one other item that was discussed at our group meeting. This item is that of the status of Mr. Keith, who is also faced with the critical problem of access to his home the year around. As you know, Mr. Keith has built a nice home on the property he purchased from you and by his own admission has an investment of approximately \$10,000. In conversations I have had with Mr. Keith, he has informed me that he also paid approximately \$180.00 for oiling of the original roads in the tract which included an oiled road to his place. He has also stated to me that this oiled road was torn up without any consultation with him, but he assumed with the other property owners that it was for the purpose of improving the roads. However, until these roads are properly graded and oiled they are very dangerous and in places impassable in bad weather. In view of the fact that Mr. Keith is a full time resident in your tract, he certainly is deserving of equal consideration of any other property holder in the subdivision. I am sure that Mr. Keith's situation is purely an oversight on your part and am equally sure that you would want him included in your road program on the same basis of fairness and equality with the rest of us. Therefore, I am taking the liberty of sending Mr. Keith a copy of this letter.

Trusting that this will find you in your usual good health, and thanking you for your many favors, I remain

Cordially yours,


Paul R. Shenefield,

November 4, 1946

Dr. Paul R. Shenofield
218 First National Bank Bldg.
Pozona, California

My dear Dr. Shenofield:

Answering your letter of October 28, I appreciate your friendly attitude and your endeavors more than I can say.

The other side of the question is this: they bought the property with their eyes open, as is at the time they purchased, with a definite knowledge that they would have to pay their share in any further improvement of the roads and maintenance. Without consulting us, Anderson and Snyder put in their own bulldozer, knocked out all our surveying pins and stakes, developed a lot of soil for the improvement of their lots, and regraded the roads to suit themselves.

You bought the property as is, with no promise of any additional work, but I widened the road ten feet or more to your property and made a big improvement. As I remember it, you were to pay some of that cost and agreed to do so. I don't remember whether you ever paid anything or not. I know you hired a bulldozer to do some work around your own place.

Regarding Mr. Keith and Mr. Teague, the road was built and oiled in accordance with my agreement with them and accepted without a protest. Later on, Mr. Keith complained about the road, and so at my own expense we went in and spent several hundred dollars putting that road into shape, without any contribution from either Mr. Keith or Mr. Teague, and we widened the road all the way down to the paved road. In addition, we have oiled the road recently up to the junction of the road with Mr. Keith and Mr. Teague.

It was generally understood that we would try and get the County to take over these roads, and that each would pay his part in putting them in condition. We have paid over \$1400.00 in putting in reinforced concrete culverts, over half of it on your road and Mr. Keith's road, without any expense to you property owners.

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Mr. Anderson said that he called my attention to the necessity of putting in a permanent drain pipe to take the water across the road South of Snyder, all caused by Mr. Anderson's and Mr. Snyder's grading of the road, and they were to pay a portion of it. Instead, I put in over \$250.00 into that one culvert, all reinforced concrete pipe, in accordance with County Standards.

I don't feel called upon to do anything more at the present time. Nothing that I do seems to be satisfactory to you people, and from now on you go ahead and make your own plans and get the work done, and the company will pay our share. If we can't agree on what is right, I will leave it to arbitration.

As Mr. Anderson and Mr. Snyder well know, I did not want to subdivide the property then, and only did it as an accommodation, foolishly, during the war. I followed Mr. Botti's and Mr. Anderson's advice, putting down a well and developed water, got it analyzed and approved by the County, paid exorbitant prices to put in a pumping plant and tank. The well alone cost me nearly \$2,000.00, and I have nearly \$7,000.00 invested in a water system that is a complete loss. But it did help you all by giving you water to build your houses when you needed it and couldn't do without it. But I am glad you have developed your own water supply and I have no further responsibility.

Good luck to you all, and no hard feelings.

Sincerely yours,

RF:mg
CC: Anderson
Snyder
Keith
Teague
Till

Ed Fletcher Papers

1870-1955

MSS.81

Box: 25 Folder: 2

General Correspondence - Shenefield, Dr. Paul



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