



*C. R. Stowell Investment Corporation*

Rooms 208-209 Chamber of Commerce Building

1131 South Broadway

LOS ANGELES, CALIFORNIA

From the papers of Ed Fletcher, the following letters were removed to the alphabetized correspondence files:

"PINE HILLS MUTUAL WATER CO."

- Fletcher to MARSTON, George W., June 7, 1914
- SIBLEY, Berton W. (VP, Pine Hills Assoc.)
  - Sibley to Fletcher, June 13, 1914
  - Sibley, signed receipt of grant deed from Fletcher, June 13, 1934
  - Fletcher to Sibley, June 27, 1934
  - Sibley to Fletcher, July 31, 1934
- SMITH, C. Arnholt, to Fletcher, February 25, 1929

August 13th. 1929

Col. Ed. Fletcher  
San Diego, Calif.,

Dear Sir.,

Mrs Stewart of Los Angeles, was telling us about 1200 acres that you own between Pine Hills and Julian, S 13, 14, 24 & 28 and other parcels in the same district.

If you are interested in moving this property, and same can be worked out from a resort or Vacation Estates, we would like to have complete information on same, Price, Timber Water, conditions, roads and any other necessary survey to analyze same in Los Angeles.

It might be you have other property if this is not for sale or in such a condition that it could be used for our purpose, a reply will be appreciated.

Sincerely Yours  
C. R. Stowell Investment Corp.,  
By

*J. E. Jordan*  
Vice President

August Fifteenth,  
1 9 2 9

C. R. Stowell Investment Co.,  
1131 South Broadway,  
Los Angeles, Calif.

Attention Mr. J. E. Jordan

Dear Mr. Jordan:

Answering yours of the thirteenth regarding the 1200 or 1300 acres that I own will say that there is no better piece of property in Southern California for resort purposes or estates.

Cedar creek flows the year round through the property. There are all together three splendid dam sites with plenty of water behind them to fill them. One dam site has been completely surveyed with cross sections. The dam can be built for between \$15,000 and \$20,000 making a most interesting lake surrounded by oaks and pines with beautiful knolls, easily accessible.

The dam site has been approved by the state authorities and is practically a perfect dam site with bed rock exposed.

It will be ideal for trout fishing in the summer and duck shooting in the winter.

The road is paved to within four or five miles of the property with a splendid dirt road to the property and we are intending to put in a paved road to Pine Hills adjoining the property in the near future.

The elevation is around 4000 to 4500 feet.

The water conditions could not be better and there is only one private road running through the property. The county are anxious to take this road over and build their own road. So far I have kept them from doing it.

I have other splendid properties around Cuyamca Lake and 400 acres at Julian all covered with pine and oak timber. The Julian property is just to the south, at least a mile before entering Julian.

# 2

You get a nice view of the desert and the Pacific Ocean. Water is available.

I would be glad to show your representatives this property this coming week.

I have the best subdivision property in the county but have so much of it I want others to come in and help develop it.

I will be glad to sell on easy terms.

I may be able to see you Saturday when in Los Angeles on my way north or Wednesday on my return.

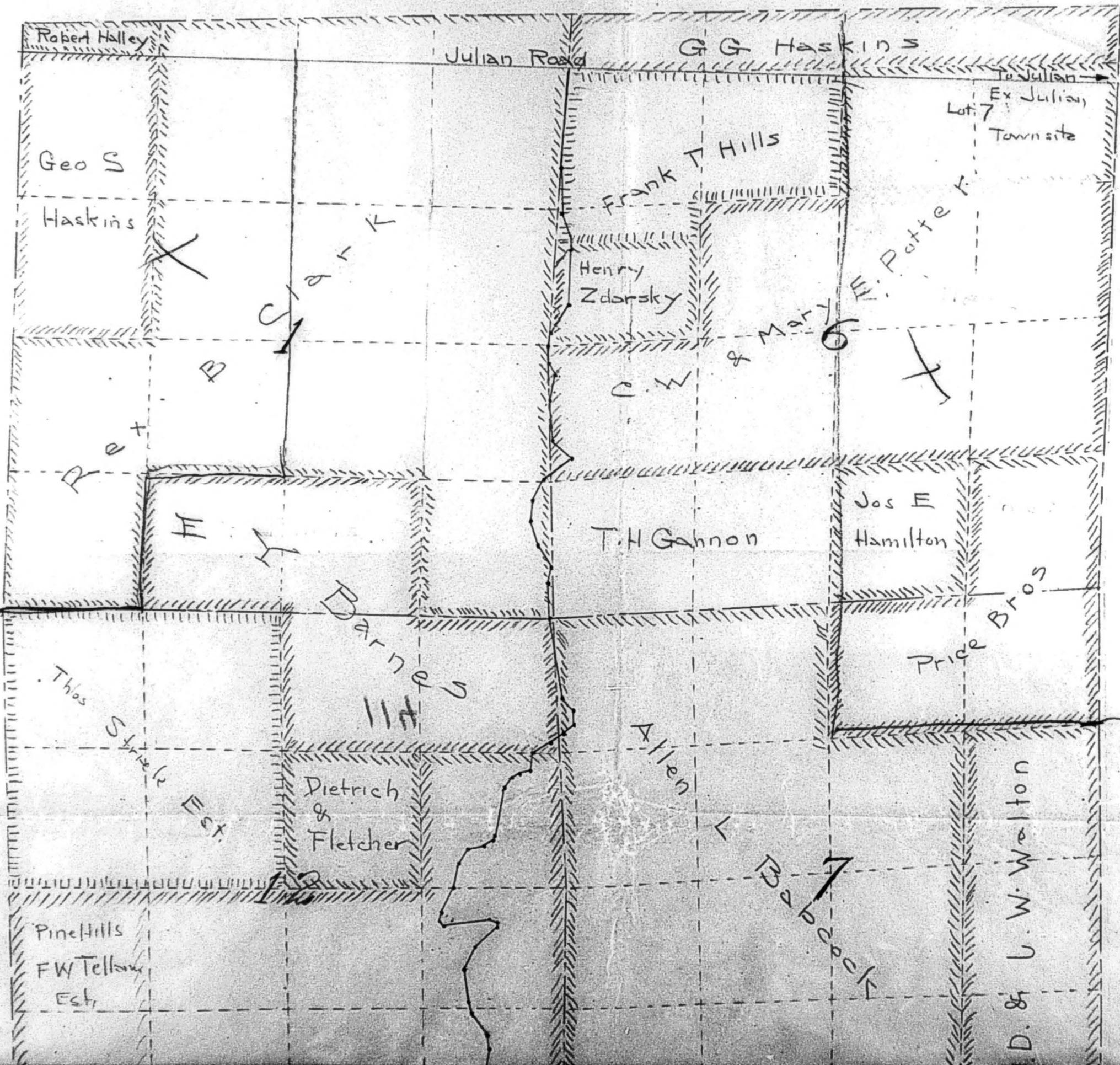
Yours very truly,

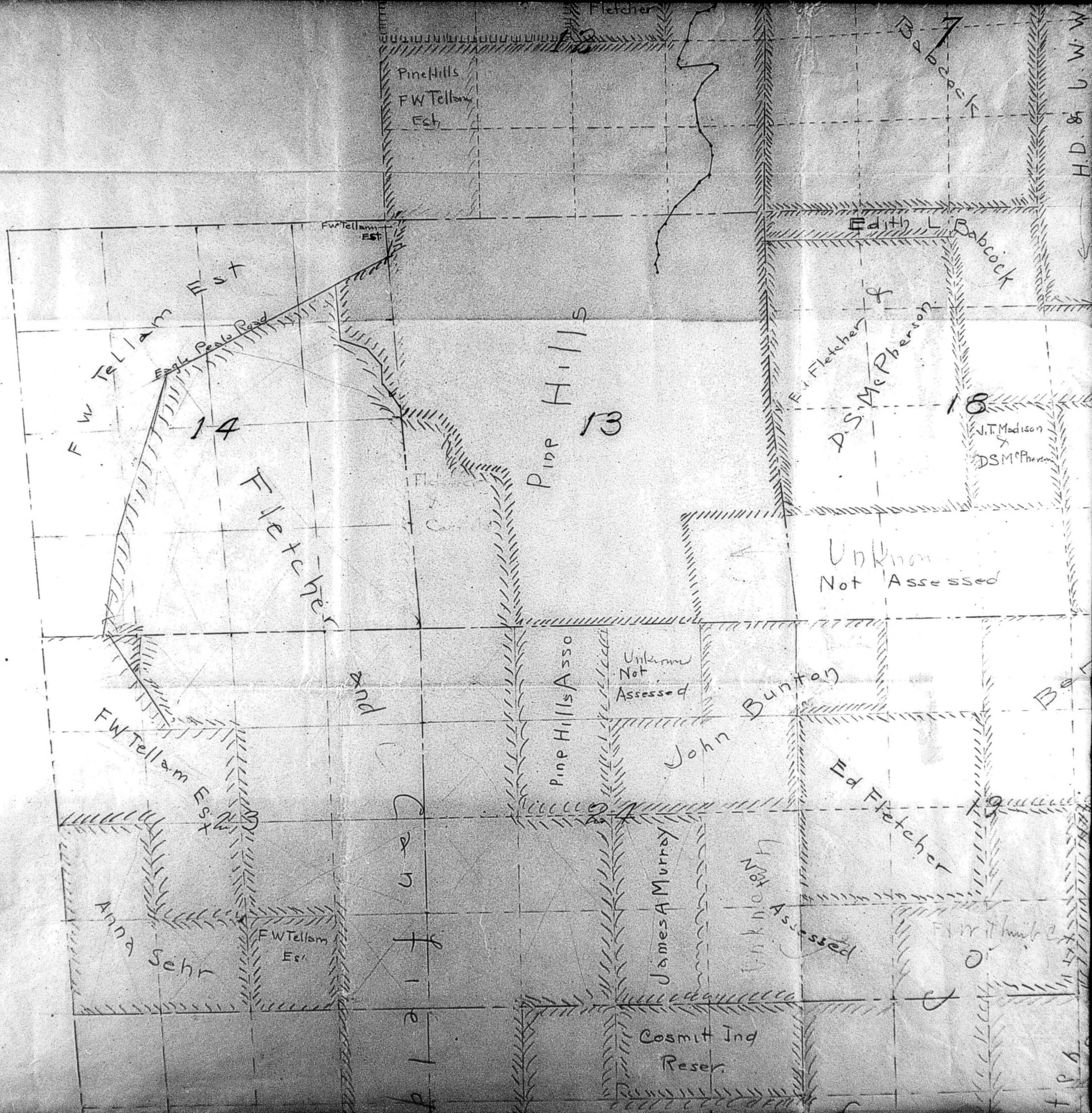
EF:AK

T 130

P 3 H

R 4 E





FW Tellam Est  
14  
Eagle Peak Road

Fletcher

Pine Hills  
13

18  
J.T. Madison  
&  
D.S. McPherson

Unknown  
Not Assessed

Unknown  
Not Assessed

John Bunton

Ed Fletcher

FW Tellam Est

Anna Sehr

FW Tellam Est

fire 19

James A Murray

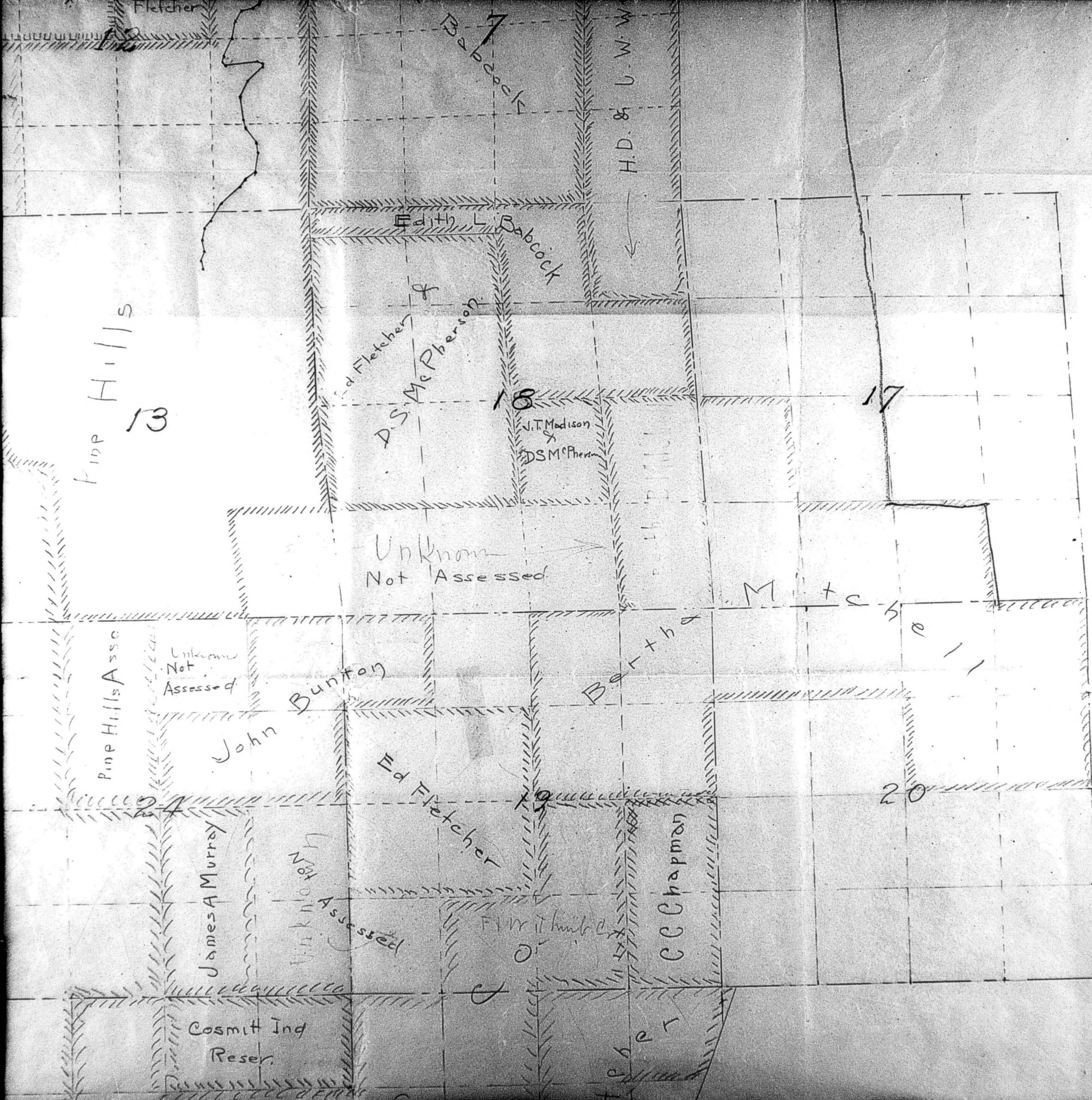
Cosmit Ind Reser.

Unknown  
Not Assessed

FW Tellam Est

H.D. & U.W.W

f p a



Pine Hills  
13

Babcock

H.D. & U.W.W.

Edith L. Babcock

D.S. McPherson &

J.T. Madison  
&  
DSM Pherson

Unknown  
Not Assessed

17

M. + S.

Pine Hills Assc

Unknown  
Not Assessed

John Bunton

B.G. + S.

11

24

James A. Murray

Unknown  
Not Assessed

Ed. Fletcher

20

C.C. Chapman

Cosmit Ind  
Reser.

H.D. & U.W.W.

26

p-1

25

Reser.

1 5 4

Ed Flet

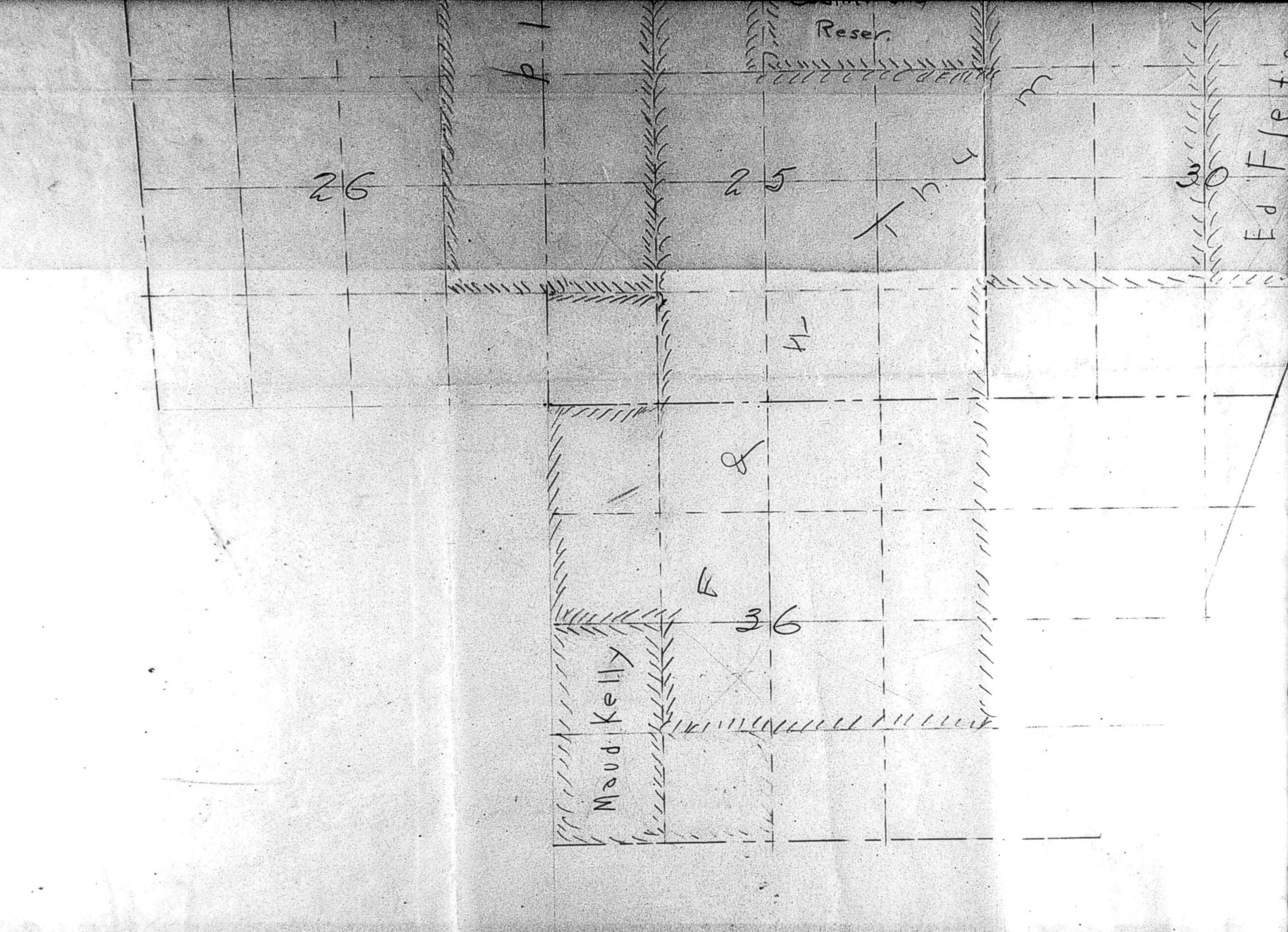
41

2

F

36

Maud Kelly



Reser.

25

41

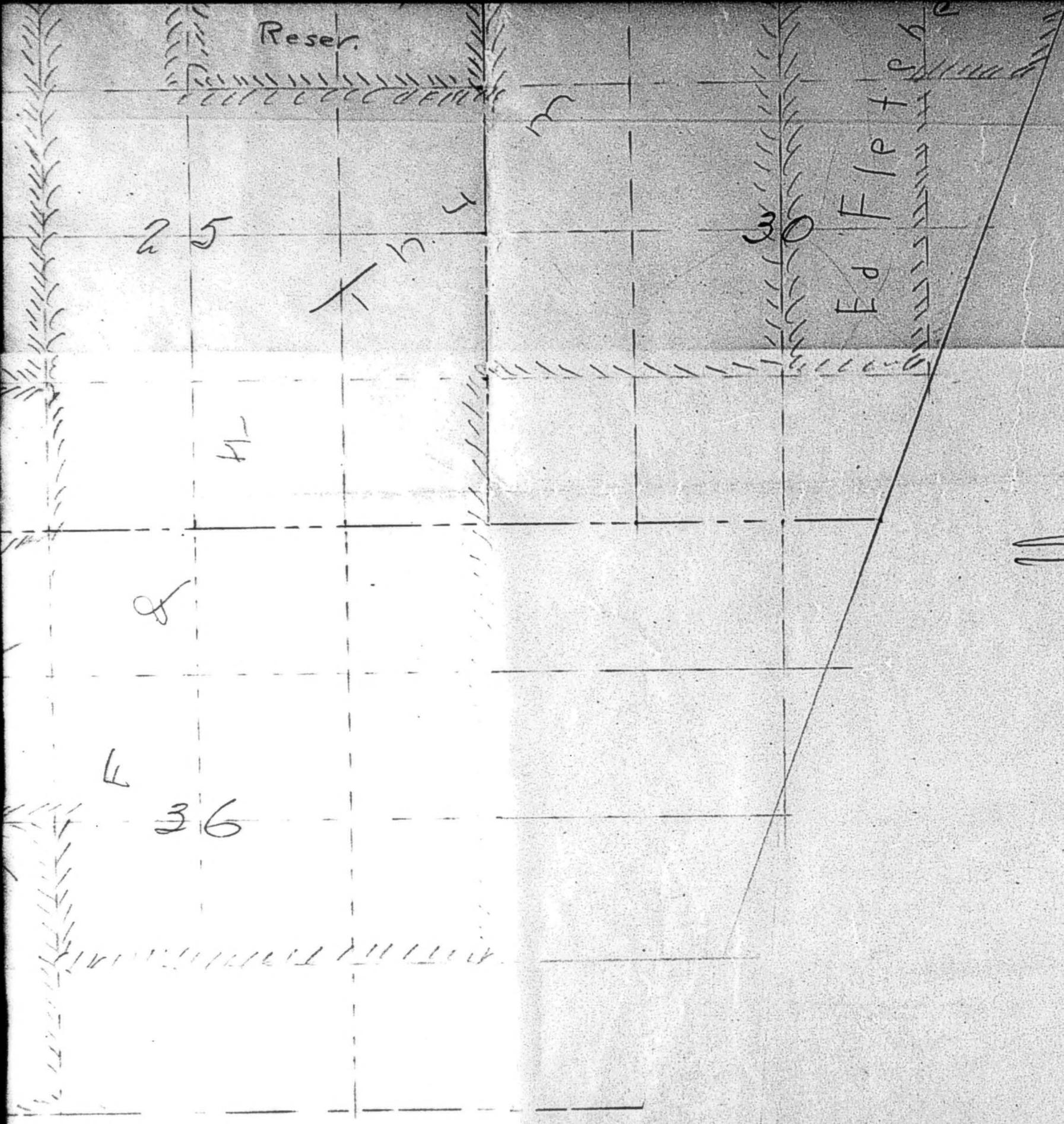
8

4

36

Ed Fletcher

Scale  $\frac{1"}{1000}$  ft



Description of Road

Beginning at the South line of the Julian Road at a point on the line between Sec. 1, T 13 S, R 2 E, and Section 6, T 13 S, R 4 E, whence the NW cor. of the said Section 6, T 13 S, R 4 E, bears North 5° 05' East 536.1 ft.

Thence South 5° 05' West 964.7 ft.  
 " South 0° 56' West 420.5 ft.  
 " South 19° 03' East 215.0 "  
 " South 5° 16' East 130.0 "  
 " South 2° 36' West 548.0 "  
 " South 34° 30' West 337.0 "  
 " South 7° 01' West 146.0 "  
 " South 0° 38' East 181.7 "  
 " South 23° 35' East 107.0 "  
 " South 8° 58' West 250.0 "  
 " South 0° 38' East 402.2 "  
 " South 45° 08' East B C 172.8 ft.  
 " 100° C R angle 100° T 77.8  
 " South 54° 52' West 350.0 ft.  
 " South 27° 54' West 150.0 "  
 " South 11° 20' West 195.0 "  
 " South 14° 38' East 220.0 "  
 " South 29° 05' East 250.0 "  
 " South 13° 46' West 150.0 "  
 " South 4° 28' West 100.0 "  
 " South 6° 08' West 331.8 "  
 " South 4° 54' West 812.8 "  
 " South 37° 08' West 162.9 "  
 " South 5° 57' west 41.5 ft.

Thence 50° CR angle 64° 20' 7" T 74.41  
 " South 58° 23' West 75.4 feet  
 " South 45° 14' West 143 "  
 " South 76° 46' West 238.9 ft. to a point whence the SE corner of NE<sub>1</sub> of NE<sub>2</sub> of Sec. 12, T 13 S, R 3 E, bears North 88° 11' East 276 feet;  
 " South 10° 41 $\frac{1}{2}$ ' West 149.3 feet;  
 " South 76° 47' West 97.4 "  
 " South 62° 08' West 83.1 "  
 " South 36° 45' West 104.3 "  
 " South 1° 59' East 477.9 "  
 " South 45° 44' West 158.7 "  
 " South 77° 12' West 162.2 "  
 " South 34° 37' West 160.5 "  
 " South 16° 03' West 265.7 "  
 " South 26° 46' West 249.1 "  
 " South 15° 47' West 92.8 "  
 " South 48° 18' East 50.6 "  
 " North 84° 53' East 431.8 "  
 " South 67° 20' East 87.9 "  
 " South 3° 03' East 51.6 "  
 " South 50° 17' West 294.7 "  
 " South 26° 37' West 226.4 "  
 " South 5° 11' East 319.7 "  
 " South 16° 6' East 113.4 "  
 " South 36° 20' East 252.2 "  
 " South 8° 19' East 145.6 "  
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 " South 7° 52' East 146.4 Feet;  
 " South 19° 57' West 140.8 "  
 " South 10° 04' East 123.4 feet to an inter-  
 section with Pine Hills Ave. as shown on the  
 map of Pine Hills on file in the Recorders  
 office of San Diego County, Calif.

# Description of Pine Hills Reservoir Lands.

All that portion of Lots 208, 209, 210, 211, and  
 217 of Tract No. 1393, known as "Pine Hills", a map  
 of which is on file in the office of the County Re-  
 corder of San Diego County, California, and also that  
 portion of the Southwest Quarter of Northwest Quarter,  
 Section 18, T. 13 S., R. 4 E., S. B. M., included within  
 the following described line:

Beginning at a point on the east line of Section  
 13, T. 13 S., R. 3 E., S. B. M., said point being distant  
 South 0° - 42' - 36" East 1892.2 feet from the Northeast  
 corner of Section 13, T. 13 S., R. 3 E., S. B. M., as  
 said Southeast corner of Section 13 is shown on said map  
 of Tract No. 1393 and running;

Thence	North	85°-03'	East	267.6	Feet
"	South	16°-47'	"	159.3	"
"	"	46°-52'	West	142.8	"
"	"	52°-43'	"	100.0	"
"	"	64°-50'	"	182.8	"
"	"	42°-28'	"	100.0	"
"	"	36°-46'	East	114.0	"
"	"	48°-25'	West	279.0	"
"	"	68°-42'	"	481.8	"
"	"	34°-05'	"	369.6	"
"	North	55°-55'	"	83.3	"
"	"	27°-41'	East	757.6	"
"	"	2°-17'	"	56.5	"
"	"	39°-11'	"	112.0	"
"	"	33°-17'	"	100.0	"
"	"	41°-01'	"	220.6	"
"	"	68°-55'	"	205.2	"
"	"	85°-03'	"	155.4	"

to the point of beginning. Containing 11.7 acres more or  
 less.

July 9, 1918

To the STOCKHOLDERS of the

**PINE HILLS ASSOCIATION:**

I submit the following report as to the status of the Pine Hills Association to date. The following property has been sold under contract:

Lot	Purchase Price	Payments	Am. Due
74 Fiedler & Wilkens	\$ 650.00	\$ 150.00	\$ 500.00
77 Clara E. Bennett	550.00	50.00	500.00
85 Anna C. Bach	600.00	150.00	450.00
88 L. A. Jones	600.00	100.00	500.00
151 Otto H. Haackel	600.00	10.00	590.00
158 Grace E. Nieman	600.00	250.00	350.00
159 H. Kuhn	600.00	25.00	575.00
213 1/2 Louis Lee	625.00	62.50	562.50
1016 James Forward	400.00	190.00	210.00
	<u>\$2225.00</u>	<u>\$ 987.50</u>	<u>\$4237.50</u>

No lots have been sold in Pine Hills since my letter to the stockholders of November 4, 1916. The list price of the unsold property is \$138,550.00.

The account of the Pine Hills Association has been checked over by Dr. Burnham, and the credits suggested by Dr. Burnham have been given to the Pine Hills Association as of date November 15, 1917. The account of the Pine Hills Association as of date of July 1, 1918 is as follows:

Total debits.....	\$ 27,703.06
Total credits.....	<u>26,751.38</u>
Leaving a balance of	951.68

moneys advanced by Ed Fletcher; subject to correction of my commission account for sale of lots.

There has been due the Morse Construction Co. for grading and street work, for several years \$2,063.77; there is still due a note of \$3,200. to the Southern Trust and Savings Bank; and there is still due on the Madison property unpaid the sum of \$1225. There is no urgency in paying either the Southern Trust and Savings Bank note or the Madison mortgage; but the Morse Construction Co. account should be paid. In lieu of interest on this account, I recommend that the Morse Construction Co. take the grader now owned by the Pine Hills Association. We have no use for it, and instead have a small grader at Pine Hills which serves the purpose.

The assessments have been paid, and I recommend an assessment of \$3000., or \$300. a share. This will pay all our bills and clean up the accounts until such time as we have sold enough property to pay off the rest of the indebtedness.

Yours very truly,

Secretary.

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Yours very truly,

Secretary.

OFFICE OF  
THE DISTRICT ATTORNEY  
SAN DIEGO COUNTY  
CALIFORNIA

DEPUTIES  
J. D. MALCOLM  
H. V. MATHER  
A. L. SHERMAN  
C. E. BUTLER

SAN DIEGO, CAL. July 19, 1916.

Col. Ed Fletcher,  
20 8th Street,  
San Diego, Calif.

Dear Sir:

In reply to your letter of 17th inst., I will give you the following information.

The road district improvement act of 1907 as amended in 1911 provides a method of building a road to Pine Hills as you suggest. This act provides for the formation of a highway district to be formed by the Board of Supervisors. The act provides for no petition on the part of property owners or voters, but if the property owners in the vicinity of Pine Hills wish to build the road as you suggest it would probably be well for the residents of that community to present a petition to the Board of Supervisors, asking that steps be taken to form a road district. There is nothing to compel the Board of Supervisors to act in accordance with such a petition but it would probably have some influence upon their decision in the matter.

After the matter is taken up by the Supervisors they may determine upon the formation of a road district of any size that they see fit. They then must pass a resolution of intention which resolution includes a description of the work to be done; a description of the district and a notice that the matter will come up for hearing any objections which are under the act entitled to be heard or allowed. This resolution must be published as provided in the act and at a time set in such resolution written objections may be heard by the board. Property owners are the only ones who may make objections. If a majority of the property owners residing in the proposed district object to the work proposed to be done, the Board of Supervisors must abandon the plan and cannot take action on the same matter during a period of one year. If a majority of the property owners of the district do not object, the work may proceed. A contract may be let and all expenses including the expenses of preparing specifications etc., are included in the contract. When the work is completed the Board of Supervisors must pass a resolution of acceptance after which the bonds of the county are issued for the payment of the work.

-2-

The bonds above referred to are paid by taxing all of the lands (not including improvements) within the road improvement district. In addition to this the Board of Supervisors must annually, at the time of making the tax levy, transfer from the general road fund of the county to the road district improvement fund such amount as in the judgment of the board is a fair proportion of such general road fund. No provision is made in the act whereby the Board of Supervisors may pay 1/3 and the property owners 2/3 of the costs of such a road.

The Board of Supervisors also have the power to determine the length of time, not to exceed twenty years, which the bonds shall run. They also have the power to fix the rate of interest not to exceed 7% per annum.

There are a great many details which it is not necessary to relate at this time. They outline the various steps to be taken by the Board of Supervisors in connection with doing the work.

Trusting that the above information will meet your needs,  
I am,

Very truly yours,

SPENCER M. MARSH, District Attorney,

By *H. V. Mather* Deputy.

HVM.RW.

*R. Maguire*

August 21, 1916.

Mr. Makin:

I enclose herewith letter from the District Attorney. I want to form a district to build this road. The concrete road will be 12 feet wide, 4 inches in thickness, and will extend from the county road one and a half miles below Julian to Pine Hills. It will follow the Eagle Peak road to a junction with the Pine Hills Road and the Eagle Peak road. This is what is known on the map as the Pine Hills Road to a junction of Pine Ridge Avenue and Pine Hills Road.

The territory that will be embraced in the district is all the Canfield Estate property; the F. & W. Thum Co. property; the Pine Hills Association property; ~~the Buntin property;~~ the Mitchell property; all my property and all the property for a mile on either side of the road from Pine Hills to the Julian road. I want you to please get busy on this matter immediately.

Ed Fletcher

*2743 Pol C,  
Ask Makin*

*Oct 14 1916*

See 1212 13 So. 3 E,

" 687. 13 " , 4 E

---

54.45

A 25000.

P E T I T I O N

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To the Honorable,  
The Board of Supervisors  
of the County of San Diego,  
State of California.

Your petitioners, who are all tax payers or residents of the after described sections of San Diego County, respectfully ask that this Board create a Road District under the ROAD DISTRICT IMPROVEMENT ACT of 1907 to imbrace all the pala School District to gether w ith that portion of the Monseratte School District lying w ithin a radius of three miles from Pala Mission, for the purpose of expending not to exceed \$10,000 in the construction of a five and a half per cent grade from Pala to the Temecula road now being projected by Riverside County up to the boundary of said County which said road is now under construction; and we further pray that this Board direct some one competent to furnish specifications of work, and have a District to be benefited by such work as required by Section Two of said act.

Description of Road

Beginning at the South line of the Julian Road at a point on the line between Sec. 1, T 13 S, R 2 E, and Section 6, T 13 S, R 4 E, whence the NW cor. of the said Section 6, T 13 S, R 4 E, bears North 5° 05' East 536.1 ft.

Thence	South	5° 05'	West	964.7	ft.
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"	South	5° 16'	East	130.0	"
"	South	2° 36'	West	548.0	"
"	South	34° 30'	West	337.0	"
"	South	7° 01'	West	146.0	"
"	South	0° 38'	East	181.7	"
"	South	23° 35'	East	107.0	"
"	South	8° 58'	West	250.0	"
"	South	0° 38'	East	402.2	"
"	South	45° 08'	East	B C	172.8 ft.
"	100° C R angle	100°	T	77.8	
"	South	54° 52'	West	350.0	ft.
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"	South	14° 38'	East	220.0	"
"	South	29° 05'	East	250.0	"
"	South	13° 46'	West	150.0	"
"	South	4° 28'	West	100.0	"
"	South	6° 08'	West	331.8	"
"	South	4° 54'	West	812.8	"
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"	South 58° 23' West	75.4 feet
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section with Pine Hills Ave. as shown on the  
map of Pine Hills on file in the Recorders  
office of San Diego County, Calif.

September 29, 1916.

Mr. Fletcher:

The property owners to be included in  
Pine Hills Road District are as follows:

- Rex B. Clark
- G. G. Hoskings
- Frank T. Hill
- Henry Zdarsky
- C. W. & Mary Potter
- T. H. Gamon
- E. Y. Barnes
- Allen L. Babcock
- Edith L Babcock
- H. D. & J. W. Walton
- Ed Fletcher & D. S. Mc Phearson
- J. T. Madison & D. S. Mc Phearson
- John Bunton
- Bertha Mitchell
- C. C. Chapman
- F. & W. Thum Co.
- Fletcher and Canfield
- James A. Murray
- Ed Fletcher
- F. W. Tellam Estate
- Arma Sehr
- Maud Kelley
- Thos Striek Estate

W. G. KERRICK  
 Vice-President  
 E. H. TOLK  
 Secretary  
 DIRECTORS  
 H. E. HUNTINGTON  
 C. V. DANFELD  
 W. G. KERRICK  
 E. W. KERRICK  
 H. W. KERRICK  
 H. P. BAUMGARTNER

(INCORPORATED)  
 MAIN OFFICE  
 SUITE 212 KERRICK BUILDING  
 LOS ANGELES, CAL.  
 PHONE MAIN 227

**South Coast Land Company**

H. W. KERRICK  
 PRESIDENT  
 SAN DIEGO, CAL.  
 DEL MAR, CAL.  
 BRANCO DIVISION

Ross, 15<sup>th</sup> Jan. 1923.

Ed. Fletcher Co.,  
San Diego,

Dear Sir:- I have your letter of 12<sup>th</sup>  
inst.

My price on Lot 160 Pine Hills  
is \$5000, \$3000 down and balance on  
time. I would pay 5% commission  
on this price.

Yours very truly,  
Lneas W. Andrew.

Fletcher Pine Hills Mutual Benefit Co

Reversed papers in  
this file - June 4, 1922

M. V. Jackson

ARTICLES OF INCORPORATION  
OF THE  
PINE HILLS MUTUAL WATER COMPANY.

-----oOo-----

KNOW ALL MEN BY THESE PRESENTS: That we, the undersigned, citizens and residents of the State of California, have this day voluntarily associated ourselves together for the purpose of forming a corporation under the laws of said State, and we do hereby certify:

First: That the name of said corporation shall be the "Pine Hills Mutual Water Company."

Second: That the purposes for which said corporation is formed are:

1. To furnish, supply and distribute, without profit, to its stockholders only, and to their and each of their lessees or licensees, water for any and all beneficial uses. Provided, however, that such water shall be distributed in such proportion to each stockholder as his her or its stock shall bear to the entire capital stock of the company.

2. To acquire by purchase, lease, condemnation, or by any other lawful means water water rights, water-bearing lands, rights of way, easements, canals, ditches, aqueducts, pipe lines, reservoirs, pumping plants, flumes, telephone lines, and all other structures, works or appliances, and real and personal property necessary or convenient for developing, collecting, storing and distributing water for the purposes above stated, and to improve, sell, or lease the same when necessary for the said purposes.

3. To borrow and loan money, and to mortgage, bond, hypothecate, pledge, exchange, issue bonds, and convey in trust, and otherwise dispose of and deal in and with any and all property of said corporation, real or personal, and to secure and pay any and all indebtedness that said corporation may incur in the carrying out of the purposes for which the said corporation is formed.

4. To acquire, buy, sell, lease or deal in and with shares of stock, bonds, obligations and evidences of debt of other corporations and of individuals and others, and its own stock; and

5. To do all things necessary or convenient in the transaction of the business of said corporation.

Third: That the principal place of business of said corporation shall be San Diego, California.

Fourth: That the term for which this corporation is organized is fifty years from and after the date of its incorporation.

Fifth: That the number of directors of said corporation shall be five, and the names and residences of the directors who are appointed for the first year and to serve until the election and qualification of their successors in office are as follows:

Names	Residences.
M.T.Gilmore	San Diego, California.
Ed Fletcher	" " "
George W. Marston	" " "
Lilla M. Burnham	" " "
Mary E. Fletcher	" " "

Sixth: The use of water represented by any stock in this corporation may be located and made appurtenant, under provisions to be made in the by-laws and under reasonable rules and regulations, to land belonging to members of this corporation, and after it has been so located and made appurtenant to land, such water may be freed from such location and relocation upon other land susceptible to irrigation or use under the system then in operation, in accordance with the provisions of the by-laws.

Seventh: Each member of the corporation shall have the right to lease the use of the water represented by his certificate or certificates of stock, whether located or unlocated, for use upon other lands belonging to other members of this corporation, subject to the provisions of the by-laws and reasonable rules and regulations in force, provided that such water shall not be required to be deliv-



In Witness Whereof I have hereunto set my hand and affixed  
the seal of my said office on the day and date in this certificate  
first mentioned.

Lou B. Mathews,

Notary Public in and for the County of San  
Diego, State of California.

My commission expires December 7, 1922.

(Seal)

Pine Hills Ass'n and Grossmont Park Company  
to  
Pine Hills Mutual Water Company, a corporation

All that portion of Lots 208, 209, 210, 211 and 217 of Pine Hills, acc. to Map thereof No. 1391, filed in office of Recorder of S. S. Co. June 10, 1912, and also that portion of the S. W. 1/4 of N. W. 1/4 Section 18, T. 13 S., R 4 "., S.B.M. included within the following described boundaries:

Beg. at a pt on the E. line of Sec. 13, T. 13 S., R 3 E., S.B.M. sd pt being distant S.  $0^{\circ}42'36''$  East 1892.2 feet from the N.E. corner of Section 13, T. 13 S., R 3 E., S.B.M. as said N.E. corner of Section 13 is shown on said map No. 1391 and running:

Th N.  $85^{\circ}03'$  East 267.6 feet; th So.  $16^{\circ}47'$  E., 159. 3 feet

etc etc Containing 11.7 acres more or less.

Also all of Lot 211 of Pine Hills acc to said Map No. 1391, not included in the above description, together with swimming pool and im provements located thereon;

Also the Pine Hills Water System, including pumping plant, reservoir now constructed and approximately 15,000 feet of pipe now laid, including all connections with pumping plant on said Lot 211, together with r/ow over and across any and all lots owned by the Grantors in said Pine Hills, with the right of ingress and egress to repair or renew said pipe lines, on the condition that said pipes will be placed at a depth below the ground so as not to interfere with plowing.

Subject to Y. M. C. A lease dated 5/20/1922 covering portion of Lot 211 of Pine Hills, expiring 5/19/29

MINUTES

A Special Meeting of the Board of Directors of the PINE HILLS ASSOCIATION was held in the office of George W. Marston, 548 C Street, San Diego, California, at 11 A. M. Friday, June 8, 1934.

Directors present: M. T. Gilmore, George W. Marston and Col. B. W. Sibley.

The President, M. T. Gilmore presided.

The minutes of the previous meeting were read and approved.

The Secretary read a letter from Ed Fletcher dated June 7, 1934 in which he transferred to the new Secretary, George W. Marston, the books and seals of the Corporation. These were checked by the members of the Board.

Referring further to letter of Ed Fletcher of date June 7, 1934, it was moved by Col. Sibley and seconded by George W. Marston, that in the transfer of the principal part of Ed Fletcher's stock in the Pine Hills Mutual Water Company to the Pine Hills Association, credit balances of \$195.96 in the account of the Pine Hills Association and \$84.23 in the Pine Hills Mutual Water Company be not allowed to Mr. Fletcher as compensation for said stock; that Mr. Fletcher should turn over this stock without any price consideration; and further, that in respect to the contract for land in Lots 207, 208 and 209 in Pine Hills, the Pine Hills Association will pay Mr. Fletcher \$150.00 with the understanding that the land contract be cancelled and that all accounts be settled without further payments either one to the other. Unanimously carried.

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195.96 P H Assn  
12.23 Pine H M W Co

Report of Vice President and Manager

Pine Hills Mutual Water Company

Annual Meeting of Stockholders

May 7, 1935

At a meeting of the Board of Directors on June 5, 1934 I had the honor to be elected Vice President, also Manager of your Company. At that time the property of the Company, owing to the shortage of funds, etc., was considerably run down and in need of repair. The pump at the power house was somewhat out of order and inefficient. By putting Mr. Sorenson, who is a competent mechanic, in charge we succeeded in reducing the pumping hours per day from a reported fourteen hours to from two to four hours. This of course materially reduced the consumption of gasoline and oil as well as wear on the machinery.

Previous to this time it had been the practice to run water into the well from which the water is pumped through a pipe leading directly from the stream. The fences having fallen down stray cattle and other stock were running through the stream. Thinking that the question might be raised as to whether this was a sanitary condition, also feeling sure that from an operating standpoint it was undesirable to have stock feeding on the property and wading through the water, we reconstructed and repaired the fences. In doing this it was found necessary to have a survey made by licensed surveyors to determine where the lines ran, as the original markings had been practically obliterated. The new fence as it now stands is practically on the line of the Water Company property. While this survey was being made it developed that the spillway on one side of the dam ran too close to the boundary, so we applied to Pine Hills Association and succeeded, with Mr. Marston's help, in getting the Association to deed, without cost to the Water Company, a strip of land twenty feet wide along a portion of the Eastern boundary.

It also developed that the site on which the Reservoir stands was still the property of the Pine Hills Association. Again with the assistance of Mr. Marston that has been deeded to the Water Company without cost to the Company.

It also came to our attention that the Lot #211 had erroneously been deeded to the Y. M. C. A. by the Association instead of the Water Company. That matter has been adjusted, we believe, to the satisfaction of the Y. M. C. A. as well as to other parties concerned. This latter adjustment left the Water Company without a direct road from the highway to the dam. This matter was taken up with Col. Fletcher and he said he would be glad to help out. Accordingly the balance of Lot 209 has been deeded by the Grossmont Park Company to the Water Company for the nominal sum of \$50.00. This not only gives the Water Company a convenient right of way, but also an excellent site for a play ground, or for picnic parties, who wish to overlook the lake.

Reconstruction of the fence around the property made conditions sanitary. The water being pumped into the Reservoir was clear and good during dry weather, but when the rains came and water flowed over the spillway into the stream, the water which flowed into the one small well through the pipe from stream became riled which, leaving out the question of contamination, made it unpalatable for drinking until after it had settled. The matter was taken up with the Board of Directors and the construction of a storage well was authorized. This well was constructed near the

old one with a four inch pipe connecting the two wells. When completed the new well was twelve feet in diameter and approximately twelve feet deep. It usually fills from the surrounding gravel to a depth of about seven feet in twelve hours. In conjunction with the old well it gives us something like seven thousand gallons of clear water before the pump is started. This enables us to pump continually for about three and a half hours. Ordinarily this keeps the reservoir practically full. In fact during the cooler months it has been only necessary to pump every other day.

The mains in our water system are old and give us considerable trouble due to bursts in the pipes. During the last year we have renewed a few lengths of pipe and patched others. It is probably only a matter of time before much of the pipe will have to be renewed.

Meters have been put in by water users and monthly readings since last June have been made to assist in checking on waste and leakage. This has resulted in a material saving to the Company. There is plenty of water for use, but waste is expensive.

Our Treasurer's Report shows the financial operation of the Company. It appears that over the years that the Company has been operating it has practically always operated at a loss. The deficits, I believe, have been made up by stock assessments. This obviously puts the greater portion of the burden on the Pine Hills Association and The Grossmont Park Company, who own a large majority of the stock. For instance, when a water user, who owns one share of stock, is assessed fifty cents on his share, Pine Hills Association must pay \$935.00 (1870 shares) and the Grossmont Park Company \$50.00 (100 shares).

In this connection it has occurred to me that perhaps it might be fairer if each of us water users paid a larger "Readiness-to-serve charge". For instance if the "minimum charge" per month were \$2.00 instead of \$1.00, it would be a very small amount in comparison to the actual cost of keeping water ready for our use. Even this charge would not keep the Association and the Grossmont Park Company from carrying the heavier end of the load, but it would reduce the amount of the deficit that has to be met by assessment.

In closing this rather lengthy report I wish to thank the Stockholders for the kind cooperation and support that has been given me.

Respectfully submitted,

BERTON W. SIBLEY  
Vice President and Manager

Profit & Loss Statement

PINE HILLS MUTUAL WATER COMPANY

1934

RECEIPTS

Water Sales to Stockholders

447.37

EXPENSES

Taxes 73.14  
Repairs, gasoline, labor & misc. expense 2115.83

2,188.97

Deficit

1,741.60

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Expenses 1934

Signs 23.00  
Salaries & Wages 450.30  
Pumping 210.00  
Hauling & Freight charges 22.97  
Gasoline 330.64  
Garage expense 19.11  
Use of Pine Hills Ass'n. truck for  
6 mos. @ 15.00 per month 90.00  
Miscellaneous repairs 59.27  
Bookkeeping expense (3/1/31 to 3/1/34  
Fletcher Company) 605.00  
Title expense in connection with  
lot deeded to Y. M. C. A. 13.66  
Compensation Insurance 24.42  
Repairs to old pipe line 244.11  
Miscellaneous expense 23.35  
2,115.83

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Cost of construction of new well:

Labor 207.75  
Ransom Bros.  
Cement, lumber 111.85  
Misc. material 30.00 349.60

Cost of construction of new pipe line@

Labor 29.50  
Western Metal 130.06 159.56  
Supply Co. for pipe  
and other material 509.16 (Capitalized)

## "Pinehill"

From the papers of Ed Fletcher, the following letters were removed to the alphabetized correspondence files:

### "PINE HILLS MUTUAL WATER CO."

Fletcher to MARSTON, George W., June 7, 1914  
SIBLEY, Berton W. (VP, Pine Hills Assoc.)

Sibley to Fletcher, June 13, 1914

Sibley, signed receipt of grant deed from Fletcher,  
June 13, 1934

Fletcher to Sibley, June 27, 1934

Sibley to Fletcher, July 31, 1934

**Ed Fletcher Papers**

**1870-1955**

**MSS.81**

**Box: 66 Folder: 21**

**Business Records - Land Companies - Miscellaneous land, with various Ed Fletcher companies - Pine Hills: Pine Hills Association, Mutual Water Company and Road Association; includes Water Company Articles of Incorporation and minutes**



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