



**Neighborhoods  
*of Distinction*  
Awards**

**2025  
Best Practices**



# 2025 Award Winners

## **DISTINCTION**

**Little Beverly Hills  
Baristo**

## **HONOR**

**Vista Las Palmas  
Old Las Palmas  
Tahquitz Creek Golf  
Melody Ranch  
Upper West Side  
Andreas Hills**



## **I would like more information about:**

**Ideas to start a newsletter.** Read: [page 4](#) for information, visit the website <https://littlebeverlyhillsp.com/>.

**How to start a National Night Out for your Neighborhood.** Read [page 5](#), visit the website <https://BaristoPS.com>.

**For Traffic Calming suggestions,** Read [page 5](#).

**How to start a foundation.** Read [page 6](#).

**Fundraise for a specific project or event?** Read [page 7](#).

**Create and engage a committee of the Neighborhood.** Read [page 8](#).

**Learn about leadership for results in Palm Springs.** Read [page 9](#).

**Ideas to motivate youths say “no” to gang membership.** Read [page 10](#).

**Developing relationships with PSPD & PSFD, Working with the Bureau of Land Management, Working with the Desert Riders.** Read [page 11](#).

# LITTLE BEVERLY HILLS

For much of our lives, we've all heard of Beverly Hills. Maybe we've heard of it in a movie, a song, a documentary or a TV Show – or all of the above.

But now, thanks to Brian Ramos's involvement in his Neighborhood Organization, I wouldn't be surprised if most Palm Springs area residents have also heard of LITTLE Beverly Hills.

And yes, since you're going to ask anyway, Little Beverly Hills was renamed after Beverly Hills in the 1990's, as its streets had all been named after Beverly Hills Streets. For those of you looking to change the name of YOUR organization, please know that Ramon Rise Estates is now available!

Brian's contribution to the Neighborhood over the past three years has transformed the Community into an active and cohesive community, and with that, a clear Neighborhood Identity has emerged.

A few of Brian's contributions are:

- ▶ Obtaining residents' contact details to increase Neighborhood involvement
- ▶ Enhancing and maintaining Little Beverly Hills' website
- ▶ Publishing "The Enchanted Villager" Newsletter, a newsletter for residents and highlighting community activities; it's widely popular and also serves as a great introduction for new residents
- ▶ Partnering with another resident historian to research the development of Little Beverly Hills.
- ▶ Brian constantly shares pertinent and helpful information with other neighborhoods.

Brian is a co-organizer for the Little Beverly Hills Modernism tour which has put the Neighborhood "on the map" in addition to being a significant fundraiser for the community.

Brian has provided presentations to the ONE-PS Board and the monthly general meeting, sharing his strategies and learnings freely with all who are interested

And Brian is involved in the Friends of Prescott Preserve and serves as host and emcee for fundraising events.

**Nominated by [Randi Merel, 4randi@att.net](mailto:4randi@att.net)**

# BARISTO

OK, it's time for a quiz. Can you name a Neighborhood that has 2,000 households and not a single free-standing house? If you guessed Baristo, with its fourteen HOA developments and seven apartment complexes, you'd be right!

Baristo was one of the City's first Official Neighborhood Organizations, founded in 2006 and then rebooted post-COVID in 2022. The Neighborhood needed cohesion, and these accomplishments aimed squarely at it.

Over the last year, the Baristo Board worked tirelessly with the City on pedestrian safety along the Calle El Segundo corridor between Ramon and Tahquitz. El Segundo and the roads east are used for overflow parking for restaurants, bars, and events held in downtown Palm Springs. These visitors walk across the busy El Segundo Road to go downtown. Traffic speeds through as there are no stop signs or traffic calming measures along this stretch of road. Additionally, the School District bus stops to let children out at the El Segundo and Saturnino intersection.

The Neighborhood Organization was successful in getting two speed limit signs where there were none before, a lower speed limit from 35 to 30 mph, a lighted crosswalk at the El Segundo and Saturnino intersection, and two additional crosswalks on Saturnino leading to the lighted crosswalk.

Last Month the Baristo Board hosted its second National Night Out in Baristo Park with generous financial support from the City and incredible efforts by Parks and Recreation. We joined Movie Colony East as the only Neighborhoods to celebrate both Palm Springs police and firefighters since the City cancelled its event. The Night Out consisted of police and firefighters playing games and sharing a meal with our families, strengthening the trust between law enforcement and the constituents they protect. The well-attended event was opened by Palm Springs Mayor deHarte, who is also Baristo's District 3 representative.

The importance of having our City's highest official open the event recognizes the value of this diverse, working-class neighborhood. The Board's focus on the Park through this event encourages neighbors to use the Park and its facilities so that it remains safe for our neighborhood children.

**[Nominated by Patrick Vincent \(traffic\) / patricksvincent@mac.com](#)**

**[\(for National Night Out Ned Barker, Admin@Baristo.com\)](#)**

# VISTA LAS PALMAS

In 2022 the Vista Las Palmas Neighborhood Organization created the Vista Las Palmas Neighbors Foundation in order to raise funds to support our neighbors more efficiently. The Foundation's most significant impact comes through their annual Modernism Week Home Tour. This sold-out event featuring six homes has generated as much as \$30,000 annually for local charities.

The Vista Las Palmas Annual Pet Parade is in its 6th year! Under the leadership of Kevin Comer, this incredible event and best costume contest has united the neighborhood and publicized the outstanding work of the Palm Springs Animal Shelter. In addition, the foundation has made an annual \$5,000 donation to the shelter. In 2024 in collaboration with Palm Springs Unified School District and led by Board Co-Chair Kevin Comer, we held a t-shirt design contest with local middle school art classes for their Modernism Week Home Tour.

When the Little Tuscany Fire threatened the neighborhood in June of 2024, the Foundation responded immediately. After Palm Springs Fire Department, CalFire, and the Bureau of Land Management successfully diverted and extinguished the fire, the Foundation hosted them in Vista Las Palmas and donated \$5,000 while individual members contributed \$2,800—totaling \$7,800 for first responders who protected their community.

In November 2025, the Foundation organized an evening at artist Phillip K. Smith III's PKS3 Studio in Palm Desert supporting the Palm Springs AIDS Memorial. Combined Foundation and member contributions for this event exceeded \$50,000, demonstrating significant commitment to installing this community memorial. The Foundation also improved neighborhood identity through civic partnerships. This summer, led by Kermit Ferrer's team—including designer Tom Dolle, Office of Neighborhoods Manager Denise Goolsby, and City Engineer Robert Beltran—updated Vista Las Palmas blade signs atop neighborhood street markers, creating enhanced branding for the community.

Through strategic fundraising, direct community support and thoughtful social endeavors, The Vista Las Palmas Neighbors Foundation has channeled substantial resources to organizations serving Palm Springs' residents while strengthening neighborhood cohesion and civic pride.

**Nominated by Bryan Beak [bryanbeak@yahoo.com](mailto:bryanbeak@yahoo.com)**

# OLD LAS PALMAS

It was another typically gorgeous morning in Palm Springs on Saturday, May 17. Until 10:49am, when an explosive blast ripped through portions of the City, turning May 17 into a day that will long be remembered throughout the City and Region.

Many homeowners suffered property damage including broken windows, damaged doors and damaged window frames. These were expected to be covered by home insurance.

The businesses along North Palm Canyon were very close to the blast and anticipated challenging repair work in addition to loss of income. However, these small businesses, many located within the borders of Old Las Palmas, had a compounding challenge.

In order to avail themselves of needed assets to investigate the bombing, authorities including the FBI categorized the the bombing as a terrorist event. Unfortunately that categorization had downstream ramifications for the businesses. Many of these small businesses were appropriately insured, but had not opted for the terrorism riders that may have been offered by their carriers. Therefore there was a significant gap between damages and coverage.

As this issue became more clearly understood, a fund was created by the City to help business owners cover the gap. The fund is known as "Rebuild Palm Springs."

Acknowledging that several of the damaged and uncovered businesses were Neighbors, in every sense of the word, the Old Las Palmas board decided unanimously to contribute ten thousand dollars to the fund. This would turn out to be the largest single contrition to made to Rebuild Palm Springs.

Moreover, the Board publicized the fund to its neighbors, generating an additional five thousand dollars of contributions by Old Las Palmas residents. Happily, all businesses are still in operation.

**Nominated by Dan Kiser [Dankiser51@gmail.com](mailto:Dankiser51@gmail.com)**

# TAHQUITZ CREEK GOLF

For years, people entering and driving by the Tahquitz Creek Golf Neighborhood saw a dusty and empty 8,000 square-foot lot. Not so, said the Neighborhood's Board of Directors, who saw only possibilities.

In early 2024, the Neighborhood formed a Garden Committee to explore how to beautify this empty lot at the corner of Waverly and Broadmoor.

The committee officially formed in April of 2024, and had its first meeting at the lot in order to get a sense of how big the area was, and learn what challenges lay ahead. After its first meeting the Committee emailed the entire community looking for a professional landscaper to volunteer and join in the design process.

They were lucky to have found Mario Benito, Landscape Architect, who would come to donate more than 100 hours to the project. With Mario's leadership and talents, the Committee was soon able to develop its vision.

They began with an entrance sign design, thanks to the efforts of Steve Badeau. The Neighborhood Organization wanted to stay on-brand with its blade sign, which Steve had previously designed.

Normally, the holdup with a project like this is funding. But not for this Committee. The committee members themselves paid for the sign, the labor, and the cleanup and painting of the wall, all around \$2,000.

As the project continued, progress became visible to the entire Neighborhood, and excitement followed.

The Committee leveraged this progress by creating storyboards showing the final design. And this became the stepping stone for the next level of fund raising, resulting in more than \$20,000 raised by the Committee.

The Neighborhood is hosting home tours for the 2026 Modernism Week event, after which funds will go towards Phase 2 of the Garden Lot..

**Nominated by Paul Sehl [psehl@aol.com](mailto:psehl@aol.com)**

# MELODY RANCH

They say that Batman is a fictional character.

Yet when Palm Springs raises its Bat Signal for Community Service Help, Peter Sipkins usually shows up first.

Since the establishment of Melody Ranch in 2014, Peter has been a cornerstone of civic engagement, contributing leadership to its three HOA's, the Parker Resort and more than 900 households, serving and chairing our board of directors.

Not an easy task. Yet, Peter Sipkins didn't stop there.

He joined the ONE-PS Board of Directors, and and later, as Chair of the Board, guided the Organization through the Covid Period. While serving as Chair of ONE-PS, he fostered unity among diverse communities, and promoted civic participation across Palm Springs.

And still, Peter Sipkins didn't stop serving. In his current role as Chair of the Measure J Commission, Peter oversees one of the city's most vital funding sources for public infrastructure and amenities.

His careful stewardship ensures transparency, accountability, and equitable investment in projects that benefit residents, businesses, and visitors alike. His work directly contributes to improving parks, streets, public facilities, and economic vitality throughout Palm Springs.

In the last fiscal year, the Measure J Commission under Peter Sipkins stewardship awarded approximately Six Million Dollars to Community Initiated Projects!

Who knows where Peter's Bat-Car will show up next?

In the meantime, for his decades-long commitment to civic engagement, his exemplary leadership across multiple organizations, and his enduring impact on the City of Palm Springs, Peter Sipkins truly merits recognition with this Neighborhoods of Distinction HONOR award.

**Nominated by Kate Castle [k8castle@yahoo.com](mailto:k8castle@yahoo.com)**

## UPPER WEST SIDE

A real estate group meeting.

A builders' association.

A Boys & Girls Club.

They don't seem to have much in common, and they certainly wouldn't cause one to think of gangs. Unless that someone was Ken Alexander.

After experiencing a series of gun shots and cars being shot at, Ken realized that gang activity in the sprawling Upper West Side Neighborhood was a problem. That's when he attended a meeting held by a real estate group. The group had invited the CEO of Desert Valleys Builders Association to speak. Its CEO expressed concern that many construction workers throughout the Valley would be retiring and there would soon be a shortage of qualified workers in the area.

That's when Ken figured out that opportunities to learn skilled trades within the construction industry could further his goal to impede gang recruitment efforts within the Upper West Side. He further understood that youth gang members join gangs while in their teens, though many stay just a year, or less. This means that known prevention practices at the middle school age group level can have an outsized impact.

So Ken, working with his board, developed a presentation aimed squarely at this group. He began by working with and presenting to the Desert Valleys Builders Association.

Ken and his board members then partnered with Jarvis Crawford, Community Center Manager at the James O. Jesse Desert Highland Unity Center, where they reached out to young people attending a summer camp, regarding career opportunities.

Ken and his board also presented to the Boys and Girls Club of Palm Springs continuing to pursue his goal, "...to offer alternatives to joining gangs."

**Nominated by Ken Alexander [KAlexander001@gmail.com](mailto:KAlexander001@gmail.com)**

# ANDREAS HILLS

Several years ago culprits committed a home invasion. While the police promptly arrested the perpetrators, the criminals failed to realize their biggest mistake. They had committed the crime in Andreas Hills, home to attorney Robert Silberstein.

Not only did Silberstein assist in their prosecution. He vowed “never again.” One of Silberstein’s actions was to form an official ONE-PS Andreas Hills Neighborhood Organization. For Silberstein this wasn’t the end of the matter – it was the beginning of a years-long campaign to improve the safety and security of the Neighborhood’s residents.

His beginning point was to initiate working relationships with Palm Springs Police and Fire Departments. The Neighborhood collaborated with the Fire Department to ensure that potential Neighborhood fire hazards were eliminated. But Robert Silberstein didn’t stop with the City’s departments.

The Neighborhood reached out to the Bureau of Land Management regarding the safety, security and cleanliness of the Frank Bogert Trailhead’s Parking Lot. The Neighborhood removes trash, and notifies the proper agency on sign repair and damage. The Neighborhood has also worked with the Bureau of Land Management regarding trail signs that reduce the chances of hikers getting lost or going “off trail.” And they further monitor the parking area for illicit activities, and works to stop graffiti activity “in its tracks.”

The Neighborhood also works with the Desert Riders to establish Hitching areas for Horses. This is important as the Palm Springs Mounted Police Search and Rescue, a volunteer organization, may have to use the area in an emergency. Speaking of emergencies, the Neighborhood helped establish a no-parking area for Emergency Vehicles. As an environmental initiative the Silberstein-led Neighborhood Organization brought Doctor David Jeffrey and his team of experts to help relocate Rattlesnakes safely to the benefit of both homeowners and the snakes. Regrettably, the snakes were not able to be with us this evening.

**Nominated by Dr Henry Fernandez [drhenryfernandez@gmail.com](mailto:drhenryfernandez@gmail.com)**

**Sharing NODA Best Practices, a  
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