



Santa Monica Elks Lodge 906 donated \$3,000 to Nourish LA Foodbank with the help of the Elks National Foundation Beacon Grant. The moneys are designated for COVID-19 relief in the local community. Natalie Flores, founder, and Demetrios Mavromichalis, co-founder, have started two drive-through sites to help the community with food and organic plants. The foodbank currently has 600+ volunteers between both hub sights since they started in March of 2020. They have donated over 1.3 million pounds of food, 350,000+ bags of food, and 20,000+ organic plants. They have contacts with local farmers and local community citizens who grow fruit in their backyards. Pictured from left to right: District Deputy Grand Exalted Ruler R.A. Pickett; Santa Monica Elks Exalted Ruler Jaynee Roszhart, PER; Nourish L.A. President Demetrios Mavromichalis; and Santa Monica Elks Food Bank Liaison Ilene Knebel.

Photos by Elise Knebel

## Passage of Prop. 19 Creates Significant Change in Inheritance Law

By Jeffrey L. Condon

The passage of Prop.19 results in the most significant change in inheritance-related law that I have ever encountered in my 32 year estate planning law practice.

If you are reading this article prior to February 16, you are allowed to transfer your house to your children, whether during your life or after your death, without that transfer resulting in a property tax reassessment. **In addition,** right now, you are allowed to transfer your income-producing property to your children, whether during your life or after your death, without a property tax reassessment if the assessed value of that property is less than \$1 million. (Assessed value is the value of the property as it appears on your property tax bill.)

But starting February 16, 2021.

property tax increase!

This is not an exaggeration designed for business-acquisition purposes. This is not “click-bait”. This is a real-deal sea change. The term “game-changer” is often over-used; that, it perfectly describes this development. If your children cannot afford to pay the increased property taxes, they will have to sell the property. Maybe that’s not what you want, or what your child wants.

There are solutions to this problem! But, those solutions involve documents that **must** be signed and processed prior to February 16. Not a lot of time left. But, they can still be done if you start right now by immediately contacting me, or any other attorney whose main area of practice is estate planning.

Jeffrey L. Condon of Condon &

## From Me to

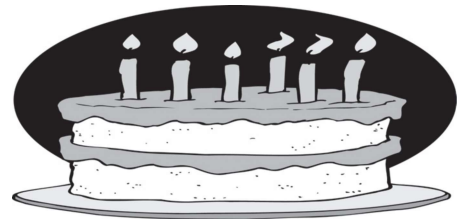
By Diane Margolin



How hard it is to condense the full lives of three women into stories that would share with you how special each was. There was so much more to write, but, alas, not enough space.

I wanted to thank the wonderful nurses, doctors, and case worker at Saint John’s Providence Health Center for their kindness, compassion, and understanding during the time Jean McNeil Wyner was a patient there. Terese, Evelyn, Rose, and Kristen were amazing. How blessed we are to have this impressive hospital in our area.

If you wanted to know more about Jean McNeil Wyner’s accomplishments, please see the January 15 issue of the Santa Monica Daily Press. They did a wonderful story.



Happy Birthday to Jerry Dobkin, Libby Atwater, Sara Frank, Rick Kennedy, Ken Waltzer, Russ Warner, Timur Berberoglu, Pam Andrews, Darby Navin, Kylee Navin, Katie Parr Morgan, Adam Bernard, and Daniel Bennett.

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Susan and I birthday at the

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