



WESTWOOD HILLS PROPERTY OWNERS ASSOCIATION NEWSLETTER - FALL 2016

Plan to Attend!

WHPOA ANNUAL MEETING

TUESDAY

NOVEMBER 1, 2016

6:30 pm Socializing

7:00 pm Election and Speakers

WESTWOOD
PRESBYTERIAN CHURCH
10822 WILSHIRE BLVD.

Featured Speakers
Councilmember
Paul Koretz

Assemblymember
**Sebastian
Ridley-Thomas**
and

LAPD Senior Lead Officer
Chris Ragsdale

Sponsored by
Larry Young Westside
Berkshire Hathaway
Home Services

Nancy Powell Eisenstadt
Partners Trust

Carole Schiffer
Coldwell Banker

Whole Foods Westwood
The Corner Bakery Cafe



Dear Neighbors...

THIS HAS BEEN A YEAR OF ACCOMPLISHMENT FOR WESTWOOD HILLS—we've had some of our worst streets repaved, planted dozens of new street trees, held a fun block party, and welcomed many new families into our neighborhood.

Westwood Hills is one of the loveliest and most desirable single-family neighborhoods on the Westside all because of you—our wonderful neighbors pitching in to keep it that way, participating in the email network, sharing referrals, advice and information, meeting and chatting with your neighbors when you walk, keeping an eye out for the security and safety of the neighborhood.

But right now, the whole concept of a single-family neighborhood, protected by zoning, is under siege on several fronts: proliferation of on-line short-term rentals; illegal group living homes including unlicensed sober living facilities; and threats to allow larger “granny flats” on single family lots. **Protecting the value our single-family neighborhoods will require your involvement.**

That's why it's important that you attend our WHPOA Annual Meeting, coming up on Tuesday, November 1st! We need a big turnout of caring neighbors to convince our elected representatives that they must be responsive to our concerns. This is your chance to ask questions and demand results from our elected representatives.

We are fortunate this year to have as our speakers two important decision makers--**our Councilman Paul Koretz and our Assemblymember Sebastian Ridley-Thomas. And as always we look forward to welcoming our LAPD Senior Lead Officer Chris Ragsdale.**

We're meeting in the WESTWOOD PRESBYTERIAN CHURCH, 10822 WILSHIRE BLVD. (the south side of Wilshire, next door to the new iPic Movie Theater). Surface parking will be available for our meeting in the lot behind the church.

We especially encourage our newest neighbors to attend! Our Annual Meeting is always a great opportunity for us to get together, meet new neighbors, renew old acquaintances, and catch up on local news. I look forward to seeing you all on November 1st!

Best regards,

Terry

Neighborhood Block Party and Disaster Preparedness Fair

Disasters come in all sizes and shapes: earthquakes, fires, floods, and many more so the goal of our recent block party was to have fun and to educate our neighbors in how to prepare for any kind of disaster, and with the help of a number of organizations we were able to disseminate information that will be helpful to all of us.

This was a big undertaking and it couldn't have been done without the generosity of Don and Dana Lumpkin, who saw to it that their home and street were inviting and spacious enough to hold all of the people and vendors who came, and the fair committee and the rest of the WHPOA board who worked tirelessly donating time and treats to help make the event the success that it was.

We wanted neighbors to see what was available for them in case of a disaster such as an earthquake or even a fire, and with the help of a number of organizations we were able to send people home with information from the City of Los Angeles Emergency Management Department, FEMA's Information For Pet Owners and Information For Older Americans, Earthquake Country Alliance's Seven Step to Earthquake Safety, SOS Survival Products Catalog, American Red Cross's Emergency Preparedness Guide, Prepare SoCal-a list of Essential Emergency Documents, and a host of other materials.

This was also an opportunity to meet and greet with neighbors, and thanks to our Traffic Chair, Debbie Nussbaum, there were numerous activities for the children and even a clown who did face painting.



(left) Councilmember Paul Koretz with WHPOA President Terry Tegnazian and Event Chair Don Lumpkin at the recent WHPOA Block Party and Disaster Preparedness Fair.

My ah-ha moment came when the woman from the Red Cross asked me who my first responder was. Without thinking I said, "Probably the Fire Department." She answered, "No, you are." That got me thinking; how many of us realize that we truly are our own first responders and that is why each one of us should be prepared. We need to have supplies organized, packed up and easy to reach in the event of any disaster. We need to have supplies at home, at work and in our cars. We need to plan for our families and even our pets. How many of us have out of town contacts that members of our families can call if they can't reach us?

We used to hear we needed to be prepared to be on our own for at least three days. The reality is we need to be prepared for maybe three weeks. There aren't enough emergency personnel to reach every one that might need assistance, so we need to be prepared to help ourselves. Another thing that might be useful is for each block to have a telephone roster and a telephone tree in the event of any disaster.

-- Jane Schwab, Security Chair

At Last! Neighborhood Watch Signs...

Thanks to the persistence of WHPOA Board Member Jane Schwab, we have had eleven Neighborhood Watch signs installed throughout Westwood Hills. You may have noticed them at entrances to Westwood Hills.



Reports Jane: *“This project took three to four years to complete. The signs had to be approved by three different departments, and I was fortunate to have Officer Ragsdale supporting this effort with positive reinforcement and staff in the Department of Transportation who offered me guidance whenever it was needed. I had to be patient and tenacious when dealing with a large bureaucracy because the length of time it took for completion of this project was more than frustrating. But, I was able to see just how satisfying it is to work with neighbors who are supportive of a common goal. I am so appreciative of the eleven homeowners who allowed the signs to be installed in their parkways. I promised them cookies if the project were ever completed, so I'd best get to my baking because I don't think a simple thank you is enough.”*

...And Trees

WHPOA Board Members and Councilmember Paul Koretz cheered as City crews began planting new street trees in our neighborhood. Funded by LA Metro as a mitigation for trees lost to 405 construction, the new trees are the result many months of negotiation by the Councilmember and his staff member Jay Greenstein and staff in the office of Los Angeles County Supervisor Sheila Kuehl.



Councilmember Paul Koretz with WHPOA Board Members at the tree planting ceremony.

Head's Up: More Traffic?

Westwood Hills' proximity to the 405, UCLA and other centers of employment expose our neighborhood during the evening commute hours to motorists seeking short cuts. In fact, most Westwood Hills homeowners have reported cut-through traffic on their streets. The Waze app, which suggests short cuts for impatient motorists, has made things worse and speeding seems to go hand in hand with impatient commuters taking short-cuts.

We have asked the Los Angeles Dept. of Transportation (LADOT), to help reduce cut-through traffic and speeding on our streets. Earlier this year, we worked with LADOT to slow traffic on Veteran Ave. Their solution was to add edge lines along Veteran Ave., which they say visually narrows the street with the result that motorists drive more slowly. We look forward to their next plan.

Ballot Measure Targets Sepulveda Pass

City and County officials are eagerly discussing speeding up construction of additional subway lines and connectors, plus adding a north/south transit project. Driverless cars, more public shared transportation options, bike lanes and pedestrian safety are the focus of government and transportation engineers as they try to reduce greenhouse gases and comply with the state's Global Warming Solution Act of 2006, AB 32.

Measure M on the November ballot, will add a permanent ½ cent sales tax and at the same time make 2008's **Measure R** ½ cent sales tax a permanent tax. These next taxes would be in addition to two other permanent sales tax increases for transportation that were passed in 1980 and 1990, raising the total tax for Metro to 2 cents per dollar spent. **Measure M would bring in an additional \$860 million per year.**

Some of the projects on Metro's 40-year countywide project list that are close to Westwood Hills are:

- **Sepulveda Pass Express Bus Transit Corridor – Adds two Express Lanes in each direction along the I-405 from I-10 to US-101**, while maintaining current general-purpose lanes, to provide express bus service connecting the San Fernando Valley to Westwood. The Express Lane, which would be a toll lane for cars, would eliminate the HOV Lane. Project opening date: 2026 - 28. Ballot measure contribution: \$260 million.
- **High Capacity 8.8-mile Transit Project between the Orange Line's Van Nuys station and the Purple Line extension Wilshire/Westwood station, with a stop on the UCLA campus.** Most likely a tunneling between Van Nuys and Westwood. Projected opening date: 2033 – 35. Ballot measure contributions: \$5.65 billion.
- **High Capacity 10-mile project between the Purple Subway Line Wilshire/Westwood station and the Airport Metro Connector 96th St. transit station.** Projected opening date: 2057 - 59. Ballot Measure Contribution: \$3.86 billion.
- **Purple Subway Line extension to Westwood** acceleration would finish the project between 2024 and 2027 instead of the current target date of 2035.

For a list of countywide projects and operation costs go to:

http://theplan.metro.net/wp-content/uploads/2016/09/factsheet_measurem.pdf

-- Debbie Nussbaum, Traffic Committee Chairperson

New 405 Soundwall Sought!

Without WHPOA's efforts, we wouldn't have the trees and vines that have been planted along Sepulveda Blvd., north and south of Montana. Alas, we have yet to see trees promised for the area near Cashmere and Sepulveda where an oil company removed mature trees to make room for construction staging. In addition, Metro and Caltrans have balked at planting along the 405 south of Cashmere where freeway planners abruptly ended the sound wall and provided only chain link fencing. Their excuse is that tree roots would threaten underground pipes in the area. However, the lack of screening poses a nighttime safety concern for southbound motorists on Sepulveda. Bentley residents are currently engaged in an effort to persuade Metro and CalTrans to follow through on promises to screen Sepulveda Blvd. from on-coming 405 motorists. **Stay tuned.**

Ask Your Elected Officials

Westwood Hills residents who attend the Annual Meeting will have a chance to ask our CD 5 Councilperson and State Assemblyman for an update on three related planning and zoning issues that have the potential to change the traditional concept of the single-family neighborhood.

R-1 restricted to residences: Currently, homes in single-family neighborhoods may not be used as businesses and may not be subdivided to provide separate dwelling units, except for a small 645 sq. ft. "granny flat." A homeowner may not operate a rooming house or a transient hotel or construct a second home or provide short-term rentals on a property zoned R-1. However, long term rentals of 30 days or more are okay.

What is new: With the rise of on-line booking services, short-term rentals have dramatically increased in residential areas, giving rise to a number of problems for the neighborhoods and threatening to undermine the City's efforts to increase the housing supply for permanent residents. To make matters worse, the City has seen homes taken out of the housing pool to be used solely for profitable short-term rentals, which are actually quasi-hotels that pay no taxes or license fees.

Currently: The City is seeking to control the proliferation of hotel uses by requiring the operators to pay taxes, and limiting the number of days that rooms or homes can be rented on a short-term basis. Short-term rentals of non-owner occupied properties would continue to be forbidden.

Meanwhile, efforts to enforce prohibitions against commercial rooming businesses in R-1 areas are proceeding at a slower pace. This is because State regulation has exempted *licensed* group home businesses—such as sober living facilities—from R-1 zoning restrictions. Unlicensed sober living facilities nevertheless may continue to be subject to zoning prohibitions against operating a business in a single-family neighborhood.

On a third front, one solution advanced to ease the housing shortage, but so far not successful, doubles the size of the second unit or "granny flat" allowed in an R-1 zone, thereby increasing density in the neighborhoods and essentially rendering R-1 a multi family zone.

In our neighborhood: City authorities know of two unlicensed sober living facilities that operate on Sunset Blvd. and of at least two other non-owner-occupied properties in our neighborhood that provide short-term rentals where disturbances have required multiple calls to LAPD. City efforts to enforce existing law are helped if neighbors who experience active disturbances report them to the LAPD and that they report other negative impacts of illegal activity to the City Attorney.

Who's Who in Westwood?

It's easy to forget that many local organizations work to benefit the Westwood community. To help our neighbors better understand these organizations and get involved, WHPOA Board member Eric Tung provides this handy guide.

Los Angeles City Council District 5

Westwood Hills is part of **City Council District 5**, which is one of 15 geographical areas that are represented on the governing body of the City of Los Angeles. CD5 includes many Westside neighborhoods, including Westwood, Bel-Air, Rancho Park, and Mar Vista, as well as the Fairfax area and Beverlywood, and is represented by **Councilmember Paul Koretz**, to whom we often look for help with our neighborhood issues. Council members are elected to 4-year terms.

Learn more here: www.councilmemberpaulkoretz.com

Westwood Neighborhood Council (WWNC)

The **WWNC** represents Westwood in a system of Neighborhood Councils established by an amendment to the Los Angeles City Charter. Neighborhood Councils operate under by-laws certified by a **Board of Neighborhood Commissioners** appointed by the Mayor, and are funded and supervised by a City agency called the **Department of Neighborhood Empowerment**. Members are elected to two-year terms and represent various local constituencies such as homeowners, business owners, renters, students, faith-based organizations, and schools. The WWNC meets monthly to discuss community concerns and advises the Councilmember and the City on community issues, including new development, enforcement of local laws, and infrastructure. Westwood Hills resident **Scott Whittle** holds one of four residential seats on the Board.

Learn more here: www.wwnc.org

Westwood Community Council (WCC)

WCC is an independent California non-profit corporation organized to provide a forum for Westwood community stakeholders, including businesses, property owners, renters, non-profits, religious institutions, service organizations and seniors, to discuss and speak out on community issues. **WCC is not part of a government entity** and doesn't receive public funding. Some Board members are appointed by member organizations, including homeowner associations; others are elected by the WCC Board. WCC and the WWNC share the goal of working to improve the viability and welfare of the Westwood community. **WHPOA** names two representatives to the WCC Board.

Learn more here: www.westwoodcommunitycouncil.org

Westwood Village Improvement Association (WVIA or BID)

Westwood Village property owners and businesses make up the **Westwood Village Improvement Association**, a non-profit organization whose mission is to make Westwood Village a clean, safe and friendly place for the community through maintenance, security, and enlivening programs. The BID takes positions on district-wide short- and long-term opportunities, and considers issues such as city planning and zoning, parking, events and other services that impact businesses in the village. WVIA members elect representatives to a governing board. Learn more here: www.thewestwoodvillage.com

Westwood Hills Property Owners Association (WHPOA)

WHPOA is one of four Westwood area volunteer homeowners' associations. Founded in 1958 as a non-profit corporation, WHPOA represents the interests of the **Westwood Hills** residential neighborhood, an R-1 zone that comprises 605 single-family homes. Located in the area bounded on the north by Sunset Boulevard, on the east by Veteran Avenue, on the south by the Veterans Cemetery, and on the west by Sepulveda Boulevard. Like its fellow associations (representing Holmby-Westwood, Westwood south of Wilshire, and Comstock Hills), WHPOA's purpose is to preserve the present desirable characteristics and

conditions of Westwood Hills, as a residential area, and to maintain and enhance the value of the homes and property therein.

WHPOA is different from a condo association or a planned or managed community association in that it:

- Has no authority to enforce how owners use or maintain their property; there are no enforceable CC&Rs for our neighborhood, however the properties are governed by local, state and federal laws.
- Has no office, equipment, or employees; all work of the association is done by volunteers, and the WHPOA's board of directors members are all unpaid volunteers.
- Does not require membership or enforce payment of dues; membership in the WHPOA is entirely voluntary.

So what DOES the WHPOA do? Like the organizations above, the WHPOA advocates for the interests of our specific Westwood Hills neighborhood. Examples of our work include:

- Representing the interests of the Westwood Hills neighborhood to local organizations and officials (see above)
- Working with City and County to install landscaping, replace trees, repair roads and mitigate noise and traffic following the multi-year 405 Freeway-widening project
- Organizing installation of Neighborhood Watch signs throughout the neighborhood
- Requesting increased safety patrols and monitoring of the area
- Monitoring city planning, laws and initiatives that may impact the integrity of the neighborhood
- Maintaining the neighborhood Email network for safety alerts, job and sale postings, and more
- Hosting Annual Meeting for the Westwood Hills neighborhood (November 1st!)
- Producing and distributing Annual Newsletter
- Organizing neighborhood block party and earthquake preparedness fair

Not a Member Yet?

If you'd like to get involved in supporting the work of the WHPOA with your time and effort, join the email network, or offer ideas and suggestions, please send an email to: westwoodhills-owner@yahoogroups.com or contact Sue Polep at s.polep@gte.net for more information and a membership application. More than 85% of Westwood Hills residents are members of WHPOA and most of them subscribe to the WHPOA **neighborhood email network**. Unlike other homeowner associations, there are no annual dues, just a one-time payment of \$100.

Sunset Blvd. and Veteran Avenues, **THEN AND NOW**

historical photo courtesy of California Automobile Club



**WESTWOOD HILLS
PROPERTY OWNERS
ASSOCIATION**

Officers

Terry Tegnazian

President

Carole Magnuson

Vice President

Alvin Milder, Esq.

Vice President

Margot Barron, CPA

Treasurer

Sue Polep

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Caroline Lee

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Harry Macy

Debbie Nussbaum

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This newsletter is published by
the Westwood Hills Property
Owners Association as a
service to members

Board Elections

Each year at the Annual Meeting, WHPOA elects members to serve on its Board of Directors for the coming two years. Candidates for election to a first term are **Robert Edelstein** (Cashmere). Candidates for **re-election** this year are **Terry Tegnazian** (Cashmere), **Carole Magnuson** (Ophir), **Margot Barron**, CPA (Tavistock), **Sue Polep** (Barlock), **Judy Brown** (Bentley), **Debbie Nussbaum** (Cashmere Terrace), **Sherry West** (Montana) and **Stephen Rohde** (Montana). Serving the second year of a two-year term are **Sam Grayeli** (Veteran), **Joe Hilberman** (Bentley), **Wayne Hodges** (Thurston), **Caroline Lee** (Bentley), **Donald Lumpkin** (Montana), **Alvin Milder, Esq.** (Greenfield), **Frank Ponder** (Homedale), and **Jane Schwab** (Bronwood) and **Eric Tung** (Bronwood).

Welcome New Members

We would like to welcome the following families who have joined the Westwood Hills Property Owners Association since October 2015: **Valerie and Bradford Cohen** (Tavistock); **Jenna Mannos and Aaron Mintz** (Glenroy); **Laleh and Valeh Rashidian** (Bentley); **Rebecca and Noah Kaplan** (Cashmere Terrace); **Peyton and Jasmine Berookim** (Denslow); **Erin Rananhan and Ian Eisner** (Dalkeith); **Brenda and Kyle Mansfield** (Montana); **Suzanna and Paul Makkos** (Montana); **Jeremy and Michelle Weiner** (Tavistock); **Laura and Evan Pozarny** (Bentley); **Tahereh and Jamshid Jafari** (Glenroy) and **Simon and Sharon Mendelson** (Denslow).

We apologize if your name is missing. Please email westwoodhills-owner@yahogroups.com

Thank you to our wonderful sponsors

We are happy to announce that **Whole Foods Market**, located at 1050 Gayley Ave., is continuing as a sponsor for this year's annual meeting. In addition, we want to welcome as a new sponsor, the **Corner Bakery Café**, located at 1015 Westwood Blvd. We are fortunate to have such wonderful establishments in our community. Their generosity is greatly appreciated by all of us who live and shop in Westwood. And special thanks to"

Larry Young, LARRY YOUNG WESTSIDE, Berkshire Hathaway Home Services, 9696 Wilshire Blvd. Beverly Hills, California 90212; Office: 310-777-2879, larry@larryyoungwestside.com;

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