



# WESTWOOD HILLS PROPERTY OWNERS ASSOCIATION

## NEWSLETTER - FALL 2017

Plan to Attend

### WHPOA ANNUAL MEETING

Wednesday  
October 25, 2017

Westwood  
Presbyterian Church  
10822 Wilshire Blvd

6:30 pm  
Socializing

7:00 pm  
Agenda

#### Speakers

**LA Metro Representatives**  
discussing

Purple Line construction  
and

Wilshire traffic lane  
reductions to begin  
January 2018...

What will it mean for our  
neighborhood?

Councilmember 5<sup>th</sup> District  
**Paul Koretz**

LAPD Senior Lead Officer  
**Chris Ragsdale**

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**Dear Neighbors -**

**Welcome to our Fall 2017 Newsletter!** We consistently hear from real estate agents and new owners that Westwood Hills is one of the loveliest and most desirable single-family neighborhoods on the Westside. It's all because of you—our wonderful neighbors—who care about the neighborhood and demonstrate your caring time and time again.

Those of you who were here during the 405 Freeway expansion recall the years-long disruption we endured. Again, we're facing impacts from years-long construction projects: UCLA's plans to build high-rise dorms on the east side of Veteran across from our neighborhood; and the "Subway to the Sea" under Wilshire Blvd. (aka the Metro Purple Line extension), which is scheduled to begin construction on Wilshire Blvd. in Westwood three months from now, in January 2018.

In addition, the concept of a single-family neighborhood (the technical term is R-1 residential zone) continues under siege on several fronts, including unregulated placement of cell towers; short-term rentals "Airbnb"; unlicensed sober living facilities; and expanded "granny flats". Protecting the value of single-family neighborhoods requires your involvement—writing and calling our elected representatives, attending meetings and testifying at hearings.

That's why it's important that you attend our **ANNUAL MEETING**, coming up on **WEDNESDAY, OCTOBER 25th!** We need a big turnout of caring neighbors to convince our government representatives that they must be responsive to our concerns. This is your chance to ask questions and demand results from our government representatives.

Our featured speakers this year include our **CD 5 Councilman Paul Koretz**, a presentation from Metro on the **Wilshire "Subway to the Sea" construction in Westwood**, and our **LAPD Senior Lead Officer Chris Ragsdale** who will address neighborhood crime and security issues.

We especially encourage our newest neighbors to attend! Our Annual Meeting is always a great opportunity for us to socialize, enjoy some delicious munchies, meet new neighbors, renew old acquaintances, and catch up on local news. I look forward to seeing you all on October 25<sup>th</sup>!

Best regards,

**Terry**

## Meet WHPOA'S Board Members-to-be

*Each year at its Annual Meeting, WHPOA elects members to serve on its Board of Directors for the coming two years. This year's candidates for election to a first term are Valerie Cohen (Tavistock); Ron Mohrhoff (Greenfield); Julia Shuart (Veteran); and Charles Vogel (Bentley). Candidates for re-election are Sam Grayeli (Veteran); Caroline Lee (Bentley); Frank Ponder (Homedale); Jane Schwab (Bronwood); and Eric Tung (Bronwood). Serving the second year of a two-year term are Margot Barron (Tavistock); Judy Brown (Bentley); Robert Edelstein (Cashmere); Carole Magnuson (Ophir); Debbie Nussbaum (Cashmere Terrace); Sue Polep (Barlock); Steve Rohde (Montana); Terry Tegnazian (Cashmere) and Sherry West (Montana). A WHPOA welcome to these first-term nominees.*

### **Valerie Cohen:**

Valerie Cohen and her husband, Brad, moved to Tavistock Avenue last summer. Prior to that, she and her family lived in Little Holmby for 22 years where she was an active member of the Holmby Westwood Property Owners Association board of directors. A retired lawyer, Valerie was a former chair of the Board of Directors for the Harriet Buhai Center for Family Law, a non-profit providing free direct family law assistance and legal education to the poor. Presently, she serves on the board of directors of the Center for the Art of Performance at UCLA, and she is looking forward to continuing her life of service as a member of the board of WHPOA.

### **Ron Mohrhoff:**

Ron has lived on Greenfield since 2001 when he joined WHPOA. A television commercial producer and pilot, he volunteers private flights for Angel Flight West, a non-profit at Santa Monica Airport. He went to UCLA and graduated in 1988. From a pilot's perspective, he had several meetings with UCLA to persuade them to fly friendly neighborhood routes to minimize the impact of low-flying turbine helicopters over our homes. He loves our neighborhood and wants to see its special features kept intact.

### **Julia Shuart:**

Julia grew up in Westwood, graduating from UCLA with degrees in Art and German. She received a Master in Landscape Architecture from Harvard in 2007. She and her husband moved back to Westwood in 2014. Now living on Veteran, Julia and her family "absolutely love Westwood Hills and all of the neighbors that they know." She is currently on the Westwood Community Design Review Board and has been working with the WHPOA to decrease the impact of UCLA's proposed massive dormitory/Lot 15 project. She is enthusiastically looking forward to assisting the Board and our community in any way that she can.

### **Chuck Vogel:**

Chuck Vogel and his wife, Miriam, have lived in Westwood Hills since 1991, having moved here after all of their kids "scattered." A graduate of UCLA School of Law, he was a presiding Justice of the California Court of Appeal, Second Appellate District, Division 4, retiring "around 2003." Following that he was a mediator and arbitrator with JAMS until he finally "retired for real" in July of this year. Chuck can be seen walking the neighborhood almost every day with his dog, Benji.

**Thank You! And a Fond Farewell...**



*After 40 years of commitment and service to Westwood Hills, our colleague **Alvin Milder**, will be leaving the Board. We extend to him our deepest gratitude for contributions to our neighborhood too many to name. In addition to his decades-long tenure as WHPOA Vice President, Alvin has monitored UCLA's impacts on the greater Westwood Community as founder and member of **UCLA Watch**. Throughout his years of public involvement, Alvin has demanded integrity from institutions and political leaders, standing as a tireless steward of the environment, earning admiration and respect even from*

*adversaries. So Alvin, many thanks from your neighbors and colleagues and our very best wishes to you and Sharon for continued enjoyment of your lovely home on Greenfield.*

This year is also the last of Board service for **Wayne Hodges**, who will be missed by all who have had the pleasure to work with him. Since joining the Board in 1995, Wayne has served his neighborhood with great devotion, giving generously of his time and talents in many capacities. Goodbye also to **Joe Hilberman**, who has served as a Board member for two very busy terms.

## **UCLA Plans Massive Increase in Campus Housing**

*UCLA will ask the University Regents to approve construction of housing for 6900 students at five campus locations over the next seven years. The housing would be constructed in two phases, with the first construction phase beginning next year. This first phase would housing for 4500 students at three sites, including one on Lot 15 between the existing Hitch and Saxon residential suites. The Lot 15 site lies on the east side of Veteran Ave., in an area where land use is controlled by the 1978 Stipulated Agreement between the Regents and the Westwood Hills Property Owners Association. In order to approve the addition of 1800 student beds in this area as UCLA has proposed, the Regents must find that conditions within the University have changed to a degree that modification of the existing Stipulated Agreement is warranted. WHPOA is in continuing discussions with UCLA regarding the proposed modification.*

The Housing plan also proposes construction of a 20-story student apartment building on a Le Conte Ave. site now occupied by University Extension offices, across from the Chevron gas station. Although owned by UCLA, the site is surrounded by residential and commercial property zoned for lower heights. A third housing complex would be located on the site of the UCLA's Warren Hall, on Weyburn Ave. between Veteran and Gayley Aves. A later construction phase provides housing for 2000 students at sites near the Bradley International Student Center on Gayley Ave. and another near Drake Stadium.



## **Dumping Problems in North Village**

*WHPOA Board member Sam Grayeli has worked diligently with City officials to rid Veteran Ave. of sidewalk garbage piles (such as the one pictured) but City Inspectors are often slow to respond. This sort of neglect breeds neglect. Residents can report dumping and trash violations by using the City's great app: MyLA311 or by logging on at [www.MyLA311.com](http://www.MyLA311.com).*

## **Talking Transit at WHPOA's upcoming**

## Annual Meeting

*WHPOA looks forward to neighborhood and community-wide challenges early in 2018 as work on the long-heralded Purple Line extension begins in Westwood. You'll have a chance to ask our elected representative and Metro spokespeople who will be on hand at our ANNUAL MEETING - WEDNESDAY, OCTOBER 25 to answer questions.*

Some background: Start and completion dates for many transit projects have been moved up thanks to the passage of Measure M, which provides funding for transit projects. Among these, most notably and very close to home is the **Subway Purple Line Extension to Westwood Village and the VA Hospital**, known as Section #3. Although efforts are underway to add a subway entrance on the south side of Wilshire, **as currently proposed the Westwood station will have only two portals, one at the NW corner of Wilshire & Westwood and the other on UCLA's Lot 36, on Wilshire between Gayley and Veteran Aves. The construction of the Westwood stations will have traffic impacts.**

Starting in January 2018, workers will begin relocation of utilities, such as telecoms, gas, water, power, and sewer lines, on Wilshire Blvd. in the stretch between Westwood Blvd. and Veteran Ave. **Work will be scheduled during both day- and night-time hours, and traffic lanes on Wilshire Blvd. could be reduced to as few as two lanes of traffic in each direction.** Hopefully, lane closures will be avoided during AM and PM commute hours as was the case on Sepulveda Blvd. during the I-405 Widening Project.

**Our Westwood Section #3 and the Beverly Hills/Century City Section #2 of the Subway Purple Line Extension are forecast to be completed in 2024!**

From what we have seen it looks like lanes in and out of the Village at Gayley, Westwood, and Veteran will be reduced or even closed, and potential traffic congestion is a concern! To add more excitement to the already congested Westwood Village Wilshire corridor, during this same 6-year period, UCLA will be constructing dorms and apartments for 6500 students at five sites, including one at LeConte and Gayley. That means dirt haul routes and construction material deliveries for the subway construction and UCLA construction in the same one-mile radius!

## Good News!

*We've made some progress in the quest for safer and healthier streets...*

-- As part of the mitigation measures for the I-405 Sepulveda Pass Widening Project, more than 75 trees were planted in the parkways of Westwood Hills and additional trees were planted in Westwood Village.

-- Montana Ave. was re-surfaced and new lines painted. A through arrow/ right-turn arrow sign was posted for westbound Montana Ave. just before the Sepulveda intersection and the same symbol was painted on the street, to make clear that through traffic is allowed from the curb lane. The curb lane at Church Lane continues to be right turn only.

-- Edge Lines (painted white solid lines a car's width out from the curb and parallel to the curb) were added to both Montana Ave. and Veteran Ave. As stated by LADOT, this visually narrows the traffic lane and motorists tend to drive slower, making both streets safer.

-- At the northbound I-405 Sunset Off-ramp, at Sunset Blvd. the "No Right on Red" sign was finally removed.

-- Long overdue landscape maintenance was finally done along Sepulveda south of Montana.

**-- Debbie Nussbaum, WHPOA Traffic Committee Chairperson**

## How the LAPD Handles Complaints

*Like many of you, I have concerns about recent incidents that you have read about on our email network. As a result, I have been in continuing contact with our **LAPD Senior Lead Officer Chris Ragsdale**. I am happy to report that Chris will be joining us at our Annual Meeting. In the meantime, I think that it is important for all of us to understand exactly how LAPD tracks and monitors crime. In that interest, I want to share with you some of his comments relative to our concerns, as follows:*

*“We continue to monitor and track crime on a daily and weekly basis focusing resources on our identified crime trends and patterns that have been identified. This process includes the West Los Angeles Area Commanding Officers, Watch Commanders, Lead Detectives, Senior Lead Officers and Crime Analysis staff who meet and review all Part 1 (serious) crime over the past 24 to 72 hours to identify any crime trends and patterns. In addition, we meet at a weekly Crime Control Meeting, which frequently includes personnel from neighboring agencies and security partners to discuss the same.*

*From these meetings, we develop crime suppression and apprehension mission strategies. This is where we will identify specific areas where crime trending or patterns exist and assign Patrol and other resources to address the problem. Other resources typically include Traffic Enforcement Officers, Gang Enforcement Officers, plain clothes surveillance details, Narcotics, Vice, etc.*

*It’s important to note that the Area Commanding Officers and Lead Detectives must report to the Commanders and Chiefs downtown at the monthly COMPSTAT Inspection Meeting to review the Area’s crime trends and the effectiveness of the crime reduction mission strategies.*

*I share this information to reassure the community that we are aware of the crime trends and activity occurring in your neighborhood and responsive to what is occurring. While you may not always see the police, we are conducting patrols and enforcement in the neighborhood.*

*On a positive note, the Westwood area is significantly down in crime, -16% less crime this year to date than this same time last year. There is one area where we are slightly up and that is Residential Burglaries (9.1%/13 crimes). Burglaries are up across the city so this is consistent with other areas.”*

Our neighborhood is actually one of the safest in LA – our neighbors are generally very alert, and many have installed the Ring or Nest system, as well as other camera and alarm systems. But we can’t be reminded too often that it is up to us to follow through on the excellent advice that Officer Ragsdale frequently provides.

We look forward to seeing Officer Ragsdale at our Annual Meeting on Oct. 25 where he’ll be giving a security update, and can answer questions.

**-- Jane Schwab, WHPOA Security Chairperson**

## Email Network Making Positive Connections

Our WHPOA email network has grown to 900 members since its inception 16 years ago, with neighbors frequently expressing their gratitude for service recommendations, help finding a lost pet, crime and traffic alerts, and notices of library programs and other events. But our network serves our community in other ways as well.

On August 2<sup>nd</sup>, I received an email from the Violence Intervention Program (V.I.P.), a non-profit organization in East Los Angeles that treats nearly 20,000 patients a year suffering from physical abuse, sexual abuse and neglect. The email was titled "Family in Crisis" and detailed the story of a single mother whose 8-year-old son had been hit by a car. He had broken his leg and had abrasions on his face.

His mother was struggling to support him and his six-year-old brother on her own, so Astrid Heger, M.D., the Executive Director of V.I.P., reached out to her email community in hopes that someone could help. Dr. Heger also posted a picture of the mother's hand-written wish list on Instagram, which included new shoes for her older son, who had lost his only pair in the accident. The mom also asked for "proper beds, like a bunk bed," a car seat for her six-year-old, bike helmets, backpacks and back-to-school clothes.

I knew that our family had an extra car seat we could spare and emailed Terry Tegnazian asking if she could share this woman's wish list with our neighborhood group via email. In a matter of hours, a neighbor on Cashmere offered clothes for the mom, a neighbor on Bronwood offered a second car seat if needed, and a neighbor on Barlock emailed to say she had a bunk bed. "I actually have a bunk bed which I would be happy to donate to this family," wrote the neighbor on Barlock. "We are no longer using the bed and I would be very pleased to pass it on to a family in need."

I am so appreciative to these three neighbors, and know that the mother in crisis is deeply grateful too. My hope is that our neighborhood network will continue to connect us in positive ways. To join, email [westwoodhills-owner@yahoogroups.com](mailto:westwoodhills-owner@yahoogroups.com).

-- Elizabeth Jenkins, *Denslow Avenue*

## New Businesses in Westwood Village!

Recently Opened...

**Amazon @ Westwood:** Offering secure, convenient Amazon package pick-up, and free return drop-off services. Open at 923 Westwood Boulevard, 9 a.m.-9 p.m. Monday through Friday, 12 noon to 9 p.m., Saturday and Sunday.

**MAC Cosmetics:** Premium luxury cosmetics retailer featuring a full line of signature make up, skincare, fragrances, and other beauty products, located at 1035 Westwood Boulevard.

**Plaza La Reina Hotel:** A 44-room all-suites luxury boutique hotel at 10850 Lindbrook Drive (former site of Flax Art Supplies). Features award-winning architectural design in classic Westwood Village Mediterranean style by architect Stefanos Polyzoides. Offers both daily rates and long-term guest stays.

And Coming soon...

**Fellow:** New sit-down restaurant with full bar at 1071 Glendon Ave. (formerly The Glendon Bar and Kitchen, and before that, the Moustache Café). Executive Chef Michael Bryant (Joe's, Father's Office, The Churchill, The Larchmont, and Norman's) will be serving lunch, dinner, and Sunday Brunch. Expected opening mid-October for delivery; lunch and dinner service planned for November. ...with more to follow in 2018

## **Poisoned Rats Pose Neighborhood Problem**

*In recent weeks there have been several dead rats and a dead squirrel found on Glenroy and Montana, and a family's pet cat on Glenroy suddenly sickened and died. While we don't know for sure the cause of all of these deaths, there is a very distinct possibility that someone might be using poison to get rid of rats -- and as rats are part of a natural food chain, they might be the cause of the other deaths. I realize that most of us do not like rats, but we need to take a look at how to deal with the problem in a safer manner.*

### **POSSIBLE CAUSES**

- 1) Construction: Since there is a lot of construction going on, that does bring out rats. Their habitat is being disturbed, so they are on the move for food, water, and shelter.
- 2) Overgrown Vegetation: As I walk the neighborhood, I notice a lot of overgrown shrubs, trees, etc. This provides easy hiding and nesting places, and also gives access to people's homes. If you have branches growing close to, or over, your homes, you have helped to give the rats a pathway to enter your houses. The same can be true of squirrels, possums and raccoons.
- 3) Food and Water Outside: Leaving food and water outside, whether for pets or in easily accessed garbage bins, will definitely attract rats.

### **POSSIBLE SOLUTIONS**

- 1) Examine your property for places of access to the house and close up all holes. You might want to call an extermination company to help you do this.
- 2) Cut back vegetation around your house.
- 3) Do not leave unsupervised food and water outside for pets.
- 4) Keep garbage, trash, and garden debris in receptacles with tight-fitting lids.
- 5) Pick up fallen fruit from under trees.
- 6) Use spring traps. They can be baited with dried cranberries. If you have an extermination company on monthly retainer (as we do), it is easy for them to check the traps and remove any rats that might have been caught when they come for their monthly visit. If I sense there is a rat, or rats, before the monthly visit, they come out ASAP. The traps are hidden in places where my dogs cannot get to them.
- 7) NO POISON PLEASE! Poison is dangerous to children and pets who think pellets may be treats.
- 8) Avoid using bait boxes, as poisoned rats can escape to die in the environment and become prey for other animals.
- 9) More information is available at [www.urbancarnivores.com/alternatives-to-poisons](http://www.urbancarnivores.com/alternatives-to-poisons). Let's keep our neighborhood safe for everyone!

**-- Jane Schwab, Security Chair**

## **Temporary Post Office on Gayley**

*The USPS is finalizing plans to open a temporary full-service Post Office in Westwood Village in the coming weeks. The new Post Office will provide services that haven't been available locally since the UCLA Wilshire Center branch Post Office was closed. The main Federal Building Post Office was closed for repairs months ago. The new temporary Post Office will be located at 1001 Gayley Ave. just south of Weyburn, in space formerly occupied by Westwood Copies, which has relocated one storefront to the north.*

## Westwood Hills Property Owners Association

### Officers

Terry Tegnazian  
*President*

Alvin Milder, Esq.  
Debbie Nussbaum  
*Vice Presidents*

Margot Barron, CPA  
*Treasurer*

Sue Polep  
*Secretary*

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

## Welcome New Members

We would like to welcome these new homeowners who have joined the Westwood Hills Property Owners Association since November 2016. They are: **Jeff Marx** and **Andrew Hawkins** (Cashmere); **Anoop Lohara** and **Catherine Choi** (Bronwood); **Liane Teplitsky** and **Edwin Pankau** (Homedale); **Siddharth Hariharan** and **Nabiha Basathia (Glenroy)**; **Hillary** and **Larry Tate** (Sunset); **Lindsay Kozberg** (Glenroy); **Shawn Kohanpour** (Denslow); **Bobbi** and **Akash Bajaj** (Glenroy); **Adela Maria Greeley** and **Andre Scott Jung** (Veteran); **Robert Freundlich** and **Jill Jablonow** (Veteran); **John** and **Tracy Behzad** (Bronwood).

## Not a Member Yet?

WHPOA—the Westwood Hills Property Owners Association—is a 59-year-old all-volunteer organization devoted solely to maintaining the quality of life in the Westwood Hills, a community of 605 single family homes bordered by Sunset Blvd., Veteran Ave., the Veterans Cemetery and Sepulveda Blvd. More than 85% of Westwood Hills residents are members and most of them subscribe to the WHPOA **neighborhood email network**. Unlike other homeowner organizations, there are no dues, just a one-time payment of \$200. For more information about our neighborhood and its history, and for a detailed explanation of how our email network works, log on to our public website at [westwoodhillspropertyowners.org](http://westwoodhillspropertyowners.org).

## And Thank You to Our Wonderful Sponsors...

We are happy to announce that **Whole Foods Market**, located at 1050 Gayley Ave., and **Napa Valley Grille** are continuing as sponsors for this year's annual meeting.

In addition, we want to welcome as a new sponsor **Sweetfin Poké**: With a philosophy from “pole to bowl,” Sweetfin combines sustainably caught fish, local produce, and creative toppings to offer a delicious spin on Hawaii’s most popular “street food.” Located at 1146 Westwood Boulevard (north of Peet’s Coffee), Sweetfin is open daily for lunch and dinner from 11 a.m. to 9:30 p.m., and offers dine-in, take out, and delivery via [www.sweetfin.com](http://www.sweetfin.com), UberEats, and Postmates.

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

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