



# WESTWOOD HILLS PROPERTY OWNERS ASSOCIATION NEWSLETTER: FALL 2018

## WHPOA ANNUAL MEETING

**Tuesday  
November 13, 2018**

**Westwood  
Presbyterian Church  
10822 Wilshire Blvd**

**6:30 pm - Socializing  
7:00 pm - Agenda**

### Speakers

#### **LA Metro Representatives**

Purple Line and  
SM Mountain Tunnel  
construction:

*What will it mean for our  
neighborhood?*

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

**Chris Ragsdale  
LAPD  
Senior Lead Officer**

### Sponsors

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**Whole Foods  
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*Dear Neighbors -*



**Welcome to our Fall 2018 newsletter!** It is with mixed feelings that I write this year—after 11 years, I will be stepping down as President of the Westwood Hills Property Owners Association at the end of 2018. It has been a pleasure and an honor to serve our neighborhood over these years. Together we've faced some big challenges, including the years-long 405 Freeway expansion with all its attendant issues, UCLA high-rise construction proposed along our borders, and, most recently, fending off an attempt by UCLA students to include our neighborhood under their jurisdiction.

**There will be new challenges as we go forward into 2019.** On the traffic front, the "Subway to the Sea" construction under Wilshire Blvd. (aka the Metro Purple Line extension) promises to be extremely disruptive as it progresses over the next five or so years. Metro is also proposing to build a tunnel under the Santa Monica Mountains from the Valley to the Westside—depending on the route they ultimately take, our neighborhood may be impacted any such project.

**In addition, the concept of the R-1 single-family neighborhood is under siege on several fronts**, including short-term rentals; unlicensed sober living facilities; unregulated placement of cell towers; and the proliferation of homelessness with its related issues. *Your involvement is needed to make a difference—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 **Tuesday, NOVEMBER 13th!** 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 Councilman Paul Koretz**, a presentation from Metro on the **Wilshire "Subway to the Sea" construction** and **the proposed tunnel under the Santa Monica Mountains**, and our **LAPD Senior Lead Officer Chris Ragsdale** who will address local crime and security issues.

We're meeting at the Westwood Presbyterian Church, 10822 Wilshire Blvd. (next door to the iPic Theater), 6:30 p.m. for socializing and munchies, 7:00 p.m. meeting starts.

**We especially want to encourage our newest neighbors to attend!** Our Annual Meeting is always a great opportunity for us to get together in person—socialize, enjoy some delicious munchies, meet new neighbors, renew old acquaintances, and catch up on local news.

Best regards,

*Terry*

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

Each year at our Annual Meeting, **WHPOA** elects members to serve on its **Board of Directors** for the coming two years. We are pleased to introduce this year's candidates for election to a first term. They are **Nabiha Basathia** (South Glenroy), **Eric Kaufman** (Bronwood), **Randi Levine** (Greenfield) and **Melanie Spiller** (Tilden). They join these current Board members who are candidates for re-election to a second term: **Margot Barron** (Tavistock), **Judy Brown** (Bentley), **Robert Edelstein** (Cashmere), **Debbie Nussbaum** (Cashmere Terrace), **Sue Polep** (Barlock), **Stephen Rohde** (Montana), **Terry Tegnazian** (Cashmere) and **Sherry West** (Montana). Continuing in the second year of two-year Board terms are **Valerie Cohen** (Tavistock), **Sam Grayeli** (Veteran), **Caroline Lee** (Bentley), **Ron Mohrhoff** (Greenfield), **Frank Ponder** (Homedale), **Jane Schwab** (Bronwood), **Julia Shuart** (Veteran), **Eric Tung** (Bronwood) and **Charles Vogel** (Bentley).

### Welcome to these new first term nominees:

**Nabiha Basathia** came to us from Chicago, Illinois, where she graduated from the University of Chicago with a BA in Economics. Formerly an Investment Banker at Goldman Sachs and JP Morgan, she took a break to raise her three boys. Moving to Los Angeles, she and her family have lived in Westwood Hills for three years. Energetic, passionate, social and efficient, Nabiha cares deeply about the neighborhood, its homeowners and renters who have chosen to call it home. She would like to continue to foster a strong sense of community and friendship. One of her goals is to help create more events and opportunities for all of us to interact in order to build an even stronger, thriving community.

**Eric Kaufman** and his wife, Shana, are parents of a three-year old boy named Otis. One of the things they love about Westwood Hills is that it is a real neighborhood where families interact with other families while they are "out and about." Eric and his wife grew up just north of Sunset. His parents still live there—within walking distance from his own home. As such, they feel "married to this community." They are dedicated to ensuring the safety, closeness, and atmosphere of love in Westwood Hills. His concerns include the increase in cut-through traffic, break-ins, rodents, inappropriate bus bench advertising, homelessness and the lack of integration of local veterans into the community. Eric's goals are to become involved in local government relations and local public schools.

**Randi Levine**, mother of four nearly-grown children, is originally from Long Island, New York. She came to California on a one-way ticket to attend UCLA in 1980, and has lived on the Westside ever since. Although she graduated from UCLA with a BS in Chemistry and later got an MBA in Finance from USC, she said she is truly 100% a Bruin. Randi loves this area and when life circumstances afforded her the opportunity to move anywhere, Westwood Hills was her choice. Recently, Randi heard a neighbor describe Westwood Hills as a little bit like the fictional Mayberry. Loving this small town feeling, she would like to keep it that way, which is why she is a candidate for the WHPOA Board. Most recently, Randi was the President of Leo Baeck Temple, a role that, although filled with many fiduciary responsibilities was a great way to hone her listening skills which she anticipates putting to use as a Board member.

**Melanie Spiller** hails from South Orange, New Jersey. Having attended Boston University and the Fashion Institute of Technology, she started her career as a wardrobe person in film and television in New York, which was how she met her husband, Michael. The mother of two children, Melanie is an artist who loves to cook, sew, entertain, letterpress print and take care of her cats, a dog and chickens. Moving to Westwood Hills in August of 2014 from Upper Bel-Air, Melanie says she and her husband fell in love with the "quiet charm" of our community. It reminded her of the New Jersey neighborhood where she grew up. She feels that it is "lovely to live so close to everything that makes Los Angeles a great city and still feel as though we live in a peaceful and charming hamlet". As a person who has an open mind, is creative and hardworking, Melanie hopes that she can bring a fresh new perspective and help to support and improve our "wonderful little haven."

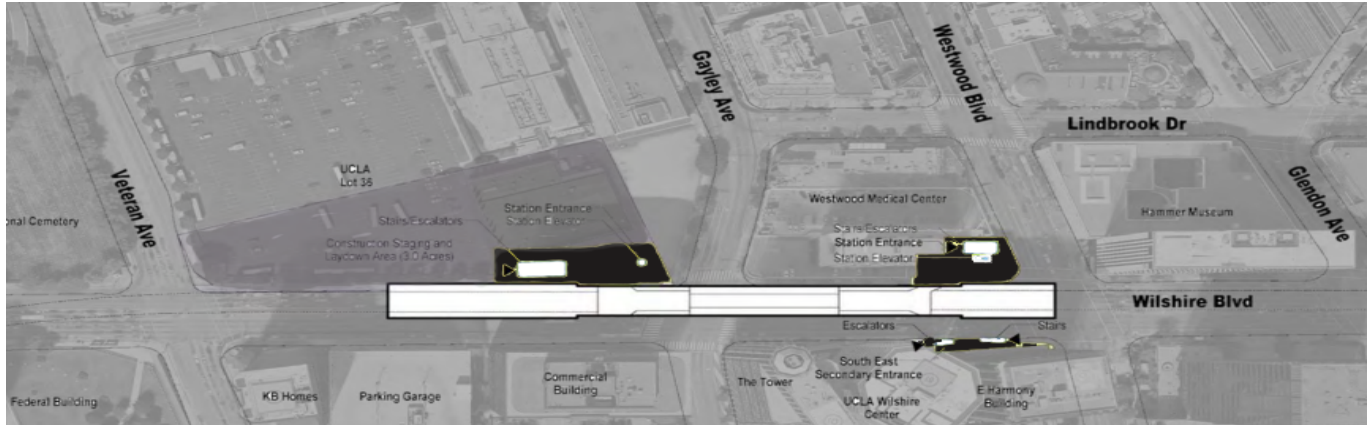
## Talking Traffic at WHPOA's Upcoming Annual Meeting

To put it mildly, the Westwood area has had an active transportation scene this year. Construction on the Purple Line Subway has started; Metro transit planners have announced that they are considering six possible routes for a Sepulveda Transit Corridor Project; a student-led North Westwood Neighborhood Council (NWWNC) formation committee is pitching a plan to add bike lanes to streets in Westwood Village, and the loosely-regulated Bird and Lime electric scooters have showed up scattered on our sidewalks. (Love or hate them, electronic scooters provide a long-sought way to connect transit hubs to desired destinations--what transit professionals refer to as first and last mile.) And, as if that weren't enough, thanks to the WAZE app, our Westwood Hills streets are experiencing more commuter cut-through traffic.

### Purple Line Subway

The Purple Line Subway extension to Westwood Village will have a subway station with three portals (Wilshire/Westwood NW & SW corners and UCLA's lot 36 along Wilshire). There will also be a station on the VA Property by the VA Hospital. The Purple Line Subway is scheduled to be completed and running by 2026 for the World Cup and definitely ready for the 2028 Olympics!

So far, the construction work has not been very disruptive, since they are only working at night and on weekends to relocate utilities such as water, gas, telecom, electrical, sewer and other unmapped treasures. However, in April 2020 when Metro begins constructing the underground station, whose size has been described as a 10-story building on its side, several traffic lanes on Wilshire Blvd. will be eliminated and concrete K-rail positioned to protect the section of Wilshire that will be excavated create the station. In the map below, the large white rectangle shows the position of the station box, the black shapes are the subway portal locations, and the shading on UCLA's lot 36 at Veteran and Wilshire is the construction staging and laydown area.



### Bike Lanes in Westwood Village

A priority for the new student-led North Westwood Neighborhood Council (NWWNC) is to add bike lanes to Westwood Village streets. One recent proposal adds bike lanes along Gayley Ave. between Wilshire and Le Conte by eliminating protected left turn lanes and reducing the number of traffic lanes to one lane in each direction. Los Angeles Department of Transportation has yet to weigh in on this proposal and they will have the determining voice. You can walk, bike, electric scooter, Uber/Lyft, take the bus, use Expo rail, take your car, or use the subway. Los Angeles is growing and changing by embracing urban planning and transportation concepts. Where do you stand on the changing trends of transportation?

-- Debbie Nussbaum, Vice President, Transportation

## Thoughts on Security, Crime and More...

This has been a somewhat unusual year for us; Westwood Hills was faced with a number of security issues. We experienced the “bicycle bandit” who rode our streets, usually at dark, casing homes. We had the door checkers who would test car doors to see if they were unlocked. If they were, the visible contents were examined and removed. If the car doors were locked, the perpetrators tried the houses and if the house doors were unlocked, they took whatever was nearest the entrance and ran.

Like many other neighborhoods, we heard of crime trends like the “knock knock” burglars who work in teams, knocking on doors to see if anyone is home and if they aren’t, they go around the back and enter by kicking in doors, or smashing windows. Then there are the criminals who pretend to work with a city agency (i.e. SoCal Gas, DWP, etc.) who say that they need to go around the back and read the meter. While the unsuspecting homeowner escorts the “worker” to the back or side of the house, a partner enters from the front and takes what might be considered easy pickings.

Earlier this year, in an attempt to address the mounting concern of many of our neighbors, a dedicated group of volunteers (Nasim Ravari, Brenda and Larry Clemens) and Board members (Valerie Cohen and myself) did extensive research on various security choices (license plate readers, dedicated cars, and security companies) that might enhance our security. We sent out needs assessments, papered the neighborhood with information and held a crime prevention meeting at Belmont Village Senior Living Westwood. A great deal of time and effort went into finding out our neighbors’ priorities.

It seems that when something happens people rise to the occasion and look for solutions. Then as time passes, interest seems to die down. Often it is because solutions become too expensive. That is, in my viewpoint, understandable and yet regrettable. It happens many times. However, one thing remains the same; it is something that I have always believed. **Even though we need to work together as neighbors...**

### **WE ARE OUR FIRST RESPONDERS.**

**This year, we seem to have many new families in the neighborhood, so I feel it is important to review a number of tips that LAPD recommends to help secure your home and harden the target.**

**ALARMS:** Ensure that your security alarm is in order; set it when you are not at home whether you are leaving for 10 minutes, or 10 hours. I suggest that you set it even when you are home. When you leave the house, and no one is going to be at home, it is always a good idea to yell out a message as you pull out of your driveway. Then if anyone is watching, they will think your house is not empty. It sounds wacky, but this was something I learned from the police.

**ALARM RESPONSE:** Consider hiring a reputable alarm company. I use mine for both monitoring and patrol. I have had a great deal of help and support from my alarm company this past year. They have been helpful in stationing, or patrolling, in front of my house when I was expecting something unsettling to happen.

**SURVEILLANCE CAMERAS:** There are many of them out there. They are motion sensor activated and allow you to view and monitor activity from your smartphone or computer. They alert you when there is activity, and allow you to share clues for an investigation if necessary.

**MOTION SENSOR LIGHTING:** Install motion lights around your home to illuminate dark areas around the house, garage, walkways, etc. These alert residents to outside activity. I always say it is a great idea to light up your house like a Christmas tree! When not at home, leave lights on in different windows.

**GATES:** Make sure that gates and access points to the side or rear of your house are locked and secured.

**LOCKS:** Make sure that all doors and windows are locked and secured with sturdy locks and there is a second mechanism securing all doors and windows as a second line of defense. If you own a dog and have

a doggie door, remember to lock it at night and when you are away from home. One of my neighbors, who had a rather large dog, left the doggie door open and someone came into the house. Fortunately, the person was frightened by the dog and went out the way she came in. Both the owner and the dog were safe.

**NOT HOME:** Close blinds and drapes when you are not at home to prevent criminals from looking in. Sound is important. Make sure you leave radios or TVs on so that people think you are home. Some people have these on timers in different rooms. If you are out of town, have a neighbor or family member pick up your mail and your newspaper.

**NEIGHBORHOOD WATCH:** Monitor suspicious activities in your neighborhood and alert your neighbors. Keep phone numbers, both landlines and cell phones, of your neighbors available at all times. If the activity escalates to a crime about to occur, crime in progress, or crime that just occurred, **CALL 911 IMMEDIATELY.**

## **Pay Attention to These Health and Safety Issues Now**

Every once in a while I get on my soapbox about health issues. These issues can be controlled by taking simple measures to assure we have a safe environment at home and even at work.

We all know about the dangers of standing water as breeding places for the mosquitoes that cause West Nile Virus. That is why it is important **to empty flower pot saucers, watering cans and any other item that collects water.** The problem with mosquitoes is that there are now two non-native mosquitoes that can transmit potentially deadly diseases. These mosquitoes can be identified by their black-and-white striped bodies and aggressive behavior towards humans. Daytime feeders, they actually follow people indoors often landing below the knee and around your ankles.

The Asian tiger mosquito arrived sometime around 2001, coming from China on shipments of lucky bamboo. This *Aedes* mosquito can transmit Dengue fever, yellow fever, Zika or Chikungunya. **Local communities can stop Aedes mosquitoes from spreading.** Since they rarely fly more than 200 yards in their lifetime, you and your neighbors can keep them under control by emptying even tiny sources of standing water on your property.

My concern is that **I often see standing water collecting in the street, by the curbs or even on the sidewalk, or walkways.** If you have that problem at your house or in the street in front of your house, I suggest you **call the city (311) and report it.** Remind them of the danger of standing water and insist that they take care of it. If the problem exists around your house, talk to your gardener or the plumber.

Another problem that I am reading or hearing about is **Typhus**—something I never dreamed we would have here. Typhus is a flea-borne disease that cannot be transmitted by people. It is associated with poor hygiene and overcrowding. You say that is not something that exists in Westwood Hills, but rats do. It is important to **treat your pets for fleas, keep them away from stray or infected animals and keep your trash cans covered so that they do not attract rats.** Another important method to control the rat population is to cut back your foliage. Trees, bushes, and shrubs should be cut back, especially those that hang over your house. Check for open entries to your homes that would allow rats, with or without fleas, to enter. Seal these openings and **remember, better safe than sorry.**

## **FYI: You Can Report Some Crime On-line**

It's possible to report non-injury, non-emergency crimes that occur in the City of Los Angeles online. For more information go to the LAPD website at [http://www.lapdonline.org/home/content\\_basic\\_view/60409](http://www.lapdonline.org/home/content_basic_view/60409). To report by telephone **DIAL 911 for an emergency or for non-emergencies, Call (877) 275-5273.**

**-- Jane Schwab, Chair, Security Committee**



## UCLA: Changing the Landscape

**UCLA's already major impact on Westwood and its neighborhoods is poised to expand** as the campus responds to pressures to house an enrollment that has it bursting at its physical seams. WHPOA was on the front lines early in the year as its Board concluded talks that enabled the campus to proceed with a **1,781-bed student housing project east of Veteran Ave.** That area, between Veteran Ave. and De Neve Dr., is the subject of a decades-old agreement between WHPOA and UCLA that limits development in the area. WHPOA Board members Julia Shuart, Sherry West and Sam Grayeli are continuing to work with the UCLA project team to ensure that design features aimed at limiting the project's impact on our neighborhood are implemented.

UCLA has been very, very busy in Westwood Village. Construction has already begun on a **high-rise, 1,159-student housing tower that will replace the vacated University Extension office building** at Gayley and LeConte Avenues (opposite the gas station). Already underway at Levering and LeConte, opposite this new tower, **are the renovated Margan Apartments that will house 216 students.** Approved, but not under construction are **another 2,279 graduate student beds** to be added to the existing Sunset Village just a few blocks away on the north side of Weyburn between Gayley and Veteran.

**UCLA plans to build 55 to 85 faculty apartments at Lindbrook and Hilgard Avenues** on land formerly occupied by the Christian Science Church and it has purchased the much beloved but little-used Crest Theater on Westwood Blvd. with plans to use it as a site for student performances. These acquisitions add to UCLA Westwood Village holdings that include two Wilshire Blvd. office towers and the building at Westwood Blvd. and Le Conte that is home to the Bank of America Westwood branch.

Meanwhile, campus administrators and faculty are engaged in a campus-wide effort to chart the development of the Southwest Campus, which includes the remaining vacant land in the Wilshire office corridor, in the context of the campus's anticipated needs over the next 30 years. The Southwest Campus includes all UCLA property west of Levering and Gayley Avenues between Strathmore Dr. and Wilshire Blvd. The area is currently occupied by parking and a variety of uses including housing, academic and medical facilities, offices, and The David Geffen Academy. Parking Lot 36 at Wilshire and Veteran will have a Purple Line portal and has long been considered an attractive site for major development.

### Renderings of Lot 15 Housing from campus looking west towards Veteran Ave. and tennis courts:



## Student Takeover in Westwood Village?

It's easy for all of us, and especially for newcomers, to become lost in the maze of organizations that work to benefit the Westwood community. To this already confusing scene now has been added a new element—a student-led neighborhood council, called the **North Westwood Neighborhood Council, (NWWNC)** which is empowered by the **Los Angeles Board of Neighborhood Commissioners (BONC)** (appointed by Mayor Garcetti) and funded by a City agency called the **Department of Neighborhood Empowerment (DONE)**, to advise the City on Westwood community issues. These include new development and enforcement of local laws in an **area that includes the UCLA campus, Westwood Village and the Wilshire Blvd. commercial corridor, the North Village and Westwood Blvd. south to Ohio.**

To create this new **NWWNC**, these powers-that-be used a process called “subdivision” to remove the campus and Westwood Village and other apartment and business areas from the jurisdiction of the existing Westwood Neighborhood Council (**WWNC**), which for ten years has represented stakeholders in **all** of Westwood's business and residential areas (Westwood Hills is represented on the **WWNC**). As a result, **Westwood now has two neighborhood councils**, one Council representing principally students and Westwood businesses and the other Council representing all of the residential neighborhoods surrounding the Village, which include Westwood Hills, Holmby-Westwood, Comstock Hills, and Westwood south of Wilshire.

All but two of the 21 candidates for election to the new **NWWNC Board** were endorsed by the student led group that spearheaded the subdivision, called Westwood Forward. These included eight candidates who are students and at least two who work for UCLA as staff or faculty. Information about the candidates and the election is available at: [empowerla.org/north-westwood-nc-2018-open-board-seats-and-candidate-statements](http://empowerla.org/north-westwood-nc-2018-open-board-seats-and-candidate-statements).

**Who thinks this is a good thing?** While substantial numbers of Westwood residents turned out to vote against the subdivision of the **WWNC** and only a tiny fraction of UCLA's 45,000-student voter pool showed up at the poll, the 2,004 yes votes carried the day by a margin of about 500 votes. The students had the support of the Westwood Village Improvement Association, an independent Business Improvement District (BID). The WVIA has long been critical of Westwood Village zoning, land use, and parking requirements, which they say prevent businesses from coming into the Village. **Westwood Forward**, which campaigned on a platform of affordable housing, bike lanes, cheap beer, bars, and more entertainment convenient to campus, supports plan and zoning changes in Westwood Village and surrounding areas, including the North Village.

**What happens in Westwood Village has direct bearing on our Westwood Hills quality of life.** City officials may find it easy on paper to sever the residential neighborhood from the **Village that has been its planned core since Westwood was subdivided in 1928.** But Westwood Village remains our neighborhood for shopping, dining and entertainment. And we are the first to advocate for improvement in all of those areas. But we take a long view. As residents and homeowners, we represent permanent, year-round patrons, with a substantial investment in the community, who deserve to be heard, and whose needs should be considered along with others as part of a wide-ranging neighborhood plan.

It would appear that **the key to maintaining a positive dynamic in Westwood Village and surrounding areas rests with our elected City officials.** Westwood Hills is part of City Council District 5, which is one of 15 geographical areas that are represented on the Los Angeles City Council. CD5 includes all Westwood's neighborhoods and is represented by **Councilmember Paul Koretz**, to whom we often look for help with many neighborhood issues and who will be a speaker at our Annual Meeting on November 13.

Learn more at: [www.councilmemberpaulkoretz.com](http://www.councilmemberpaulkoretz.com). An important contact for our neighborhood is Councilman Koretz's Local Field Deputy, Jasmine Shamolian (email [jasmine.shamolian@lacity.org](mailto:jasmine.shamolian@lacity.org)) who has been very helpful to us on a number of neighborhood issues.

-- Carole Magnuson, Outgoing Editor

## **Westwood Hills Property Owners Association**

### **Officers**

Terry Tegnazian

*President*

Debbie Nussbaum

*Vice President*

Margot Barron, CPA

*Treasurer*

Sue Polep

*Secretary*

### **Directors**

Judy Brown

Valerie Cohen

Robert Edelstein

Sam Grayeli

Caroline Lee

Carole Magnuson

Ron Mohrhoff

Frank Ponder

Stephen Rohde, Esq.

Jane Schwab

Julia Shuart

Eric Tung

Charles Vogel

Sherry West

### **Westwood Hills Property Owners Association**

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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 Westwood Hills homeowners who have joined the Westwood Hills Property Owners Association since November 2017: **Elizabeth and Atiq Hessami** (Montana), **Asif and Amirah Meghani** (Denslow), **Eileen F. Gallo and Bruce Ross** (Ophir), **Sara and Casey Priore** (Bronwood), **Robert Dickinson and Rong Fu** (Glenroy), **Daniel and Melanie Weinrot** (Dalkeith), **Penny Marcus and David Tellem** (Denslow), **Ivan and Meghan Mirabelli** (Dalkeith), **Kevin and Jenna Moller** (S. Thurston), **Katie and Keith Brennan** (S. Thurston), **Howard Cho** (S. Bentley), **Akash and Bobbbi Bajaj** (Glenroy).

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

### **Whole Foods Westwood**

1050 Gayley Ave., Westwood Village (310) 824-0858

### **Larry Young, Larry Young Wtside**

Berkshire Hathaway Home Services, 9696 Wilshire Blvd., Beverly Hills, CA 90212. (310) 777-2879, [larry@larryyoungwestside.com](mailto:larry@larryyoungwestside.com): "I feel very privileged and very grateful to have been welcomed into so many homes in this fine neighborhood. With 30 years of local experience, and over 21 years specializing in Westwood Hills, it is truly a gift to be able to work in such a close-knit, caring community. As many of you know, I fell in love with your neighborhood's meandering avenues and historic architecture during my years as a UCLA student and got my real estate license only a few years after graduating. The kindness you have all shown me has kept me energetic, passionate and enthusiastic, excited to come to work every day. I remain committed to your complete satisfaction and will continue to provide the highest level of service the industry has to offer. Thank you to all. With warmth and with gratitude, Larry Young..."

### **Carole Schiffer, Coldwell Banker Brentwood**

11661 San Vicente Blvd, Los Angeles, CA 90049. (310) 820-6651: A time-honored and well-experienced and respected real estate agent at Coldwell Banker Brentwood, is once again honored to be a sponsor of the Westwood Hills Property Owners Association. "I am an expert in Westwood Hills and look forward to working with you in the sale of your home or other real estate adventures. Please download my real estate app., caroleschiffer, realtor, from your friendly app site, (just type in my name and there you are), and or visit my web site [caroleschiffer.com](http://caroleschiffer.com)"...

### **Nancy Powell Eisenstadt**

(310) 259-7244, [nancy.@teameisenstadt.com](mailto:nancy.@teameisenstadt.com): "I am thrilled to once again be able to sponsor the Westwood Hills homeowners meeting. I have lived in Westwood Hills for 19 years and have been selling real estate for almost 10 years. I currently work for Pacific Union Real Estate but am excited to announce that we've joined @Compass, a nationwide real estate company. With this transition, I join in their mission — helping everyone to find a place in the world. I'm excited to bring all the new technology and all that Compass will offer into my sales team. It's our Westwood Hills Community and I'm your neighbor and your real estate resource!!"