

WESTWOOD HILLS PROPERTY OWNERS ASSOCIATION

newsletter

FALL 2011

**WHPOA
ANNUAL MEETING
Wednesday
November 2**

Village Church
343 Church Lane
(North of Montana west of
the 405)

AGENDA

6:30 p.m.
Refreshments and
conversation

7 p.m.
Speakers

Supervisor
Zev Yaroslavsky

Councilmember
Paul Koretz

405 Project Manager
Mark Van Gessel

Westwood Village BID
Andrew Thomas

LAPD Lead Officer
Chris Ragsdale

Elections and Prizes

*Mark your calendar.
Plan to attend!*



Dear Neighbors -

This past year has been a challenging one for our neighborhood, as we've had to deal with all the impacts of the 405 construction.

That's why it's especially important that you attend this year's Annual Meeting on Wednesday, November 2! **We need a big turnout of caring neighbors to convince our elected representatives that they must be responsive to our concerns.**

Our featured speakers include our Los Angeles County Supervisor **Zev Yaroslavsky** (who also sits on the Metro Board of Directors, which is overseeing the 405 construction); our Councilman **Paul Koretz** (who can help us with LA City agencies that approve traffic and landscaping mitigations); **Mark Van Gessel**, Metro Project Manager for our part of the 405 construction; **Andrew Thomas**, Executive Director of the new Westwood Village Business Improvement District; and our LAPD Senior Lead Officer **Chris Ragsdale**.

We have two broad areas of concern with respect to the 405 construction:

(1) **short-term**, i.e., for the duration of the construction—mitigation of traffic (particularly with the imminent 90-day closure of the Wilshire Blvd. NB on- and off-ramps), noise, air pollution and other impacts our neighborhood is suffering; and

(2) **long-term**—providing appropriate landscaping, including the originally promised (but now uncertain) replacement of the hundreds of trees removed along Sepulveda Blvd. from Wilshire to Sunset, and covering the massive new concrete retaining walls on both sides of Sepulveda with ivy or other greenery; and acceptable soundwalls.

Our Annual Meeting is also always a great opportunity for us to get together in person—socialize, enjoy some delicious munchies from local Westwood businesses, meet new neighbors, renew old acquaintances, catch up on local news, and maybe even win a raffle prize!

I look forward to seeing you all on November 2.

Best regards,

Terry

Security 101

— Jane Schwab,
Security Committee Chairperson

Every year the annual newsletter affords me the opportunity to reach a wide audience of homeowners.

We are continually faced with adjusting to all of the construction going on west of us. I have written before about the destruction of the animal habitat as a result of the ongoing 405/Sepulveda construction. Today, I'd like to express another concern. I have often felt that with the designated detours through our neighborhood, there is the possibility that some newcomers to our streets are looking for more than detours.

For this reason, I'd like to share with you some excerpts from an article I found on-line. It is provided by ConsumerReports.org and was written by Celia Kuperszmid Lehrman. Many of the ideas expressed here are some that I have written about on-line, but a gentle reminder can help. The article is titled:

"10 Things That Make Your Home a Target for Thieves"

1. **Leaving your garage door open or unlocked. *Instead:*** Always close and lock the garage door. Consider getting a garage-door opener with random codes that automatically reset.
2. **Hiding spare keys. *Instead:*** Give a spare set to a neighbor or family member.
3. **Storing ladders outdoors or in unlocked sheds. *Instead:*** Keep ladders under lock and key.
4. **Relying on silent alarm systems. *Instead:*** Have both silent and audible alarms.
5. **Letting landscaping get overgrown. *Instead:*** Trim any bushes and trees around your home.
6. **Keeping your house dark. *Instead:*** Replace burned-out bulbs promptly, add lighting where needed, and consider putting fixtures on motion sensors, or light sensors, so that they go on automatically.
7. **Not securing sliding doors. *Instead:*** When you are out, put a dowel down in the channel, so that the door can't be opened wide enough for a person to get through.
8. **Relying on your dog to scare away burglars. *Instead:*** Make your home look occupied by using timers to turn lights, radios, and TVs on and off in random patterns.
9. **Leaving "goody" boxes by the curb. *Instead:*** Break down big boxes such as flat screen TV, stereo, or other big-ticket items into small pieces and bundle them together so that no one can tell what was inside.
10. **Posting vacation photos on Facebook. *Instead:*** Wait until you get back before sharing vacation details, or make sure that your security settings only allow trusted "friends" to see

Neighborhood Watch Block Captains Needed

First, a heartfelt thank you to all of our wonderful, diligent, and loyal WHPOA Block Captains. We love our block captains, but sometimes they move and we find ourselves with a captain-less block. You could fill one of those posts. Our Neighborhood Watch is only as strong as the individuals in the neighborhood. It is important that we stay in contact with our neighbors, taking care to note the comings and goings of each of us. Please contact me if you would like to be a block captain. I can be reached at mintjam9@yahoo.com

Have a safe and happy holiday season!

I-405 Construction Activities For the Coming Months - In and Around Westwood Hills

— Debbie Nussbaum
WHPOA Traffic Committee Chairperson

Construction activities require lane reductions and closures on Sepulveda Blvd. in the coming months. Alarmingly, this Sepulveda work overlaps with a planned 90-day closure of two heavily used Wilshire ramps: the WB Wilshire to NB I-405 on-ramp and NB I-405 to WB Wilshire off-ramp!!

Chevron Pipeline Relocation & Other Utilities

Sepulveda has a superhighway of 26 utilities buried underneath that must be relocated before the freeway can be expanded to the east. Expect lane reductions on Sepulveda 24/7 for days and months between Wilshire and Moraga to relocate each utility. Upcoming Chevron pipeline relocation alone is a 3+ month project utilizing jack and bore to relocate this deep pipeline. Two work sites for drilling are being established on Sepulveda at either end of the planned tunnel, one just south of the Montana off-ramp (1 SB & 2NB) and the other work site just north of Moraga Drive (1 SB & 1 NB).

Sunset Bridge Phase 2 of "flip" preparation concludes Oct 29.

With the conclusion of Phase 2, contractors will be ready to undertake demolition and reconstruction of the north side of the bridge which will take about a year beginning this winter. Bridge work continues to strain the patience of the many motorists who use the SB 405 Sunset off-ramp expecting easy access to reach Sunset Blvd. Church Lane north of Sunset by the Angeleno & Luxe Hotels remains closed through Oct. 29th. Good news, however: the portion of Church Lane south of Sunset has reopened!! The SB 405 Sunset off-ramp is closed weekday mornings 6am-10am with traffic directed to use Getty or Wilshire off-ramps. When the SB 405 Sunset ramp is open, the best detour option to reach Sunset is NB Church, to SB Sepulveda, to WB Montana, to NB Church, back to EB & WB Sunset.

Wilshire Ramps 90-day 24/7 Closure may begin November 2011

Two ramps, **WB Wilshire to NB I-405 on-ramp** and **NB 405 to WB Wilshire off-ramp**, will be demolished and rebuilt during a 90-day 24/7 closure. This work will add its own set of challenges to all surrounding streets. The Wilshire Ramp demolition plan requires full closure of Sepulveda (Wilshire to Montana 9pm-6am) and westbound Wilshire (Veteran to Federal 9pm-6am) during 3-4 nights of demolition. Sepulveda will require 15 additional night closures. Because the Wilshire Ramp closures overlap with utility construction on Sepulveda Metro may change the November start date.

Posted Detours for Wilshire Ramp closures:

NB I-405 to WB Wilshire off-ramp – use either Montana or Santa Monica off-ramp and circle back to Wilshire.

WB Wilshire to NB I-405 on-ramp – travel north on Sepulveda and use the Moraga on-ramp.

Traffic Calming Measures

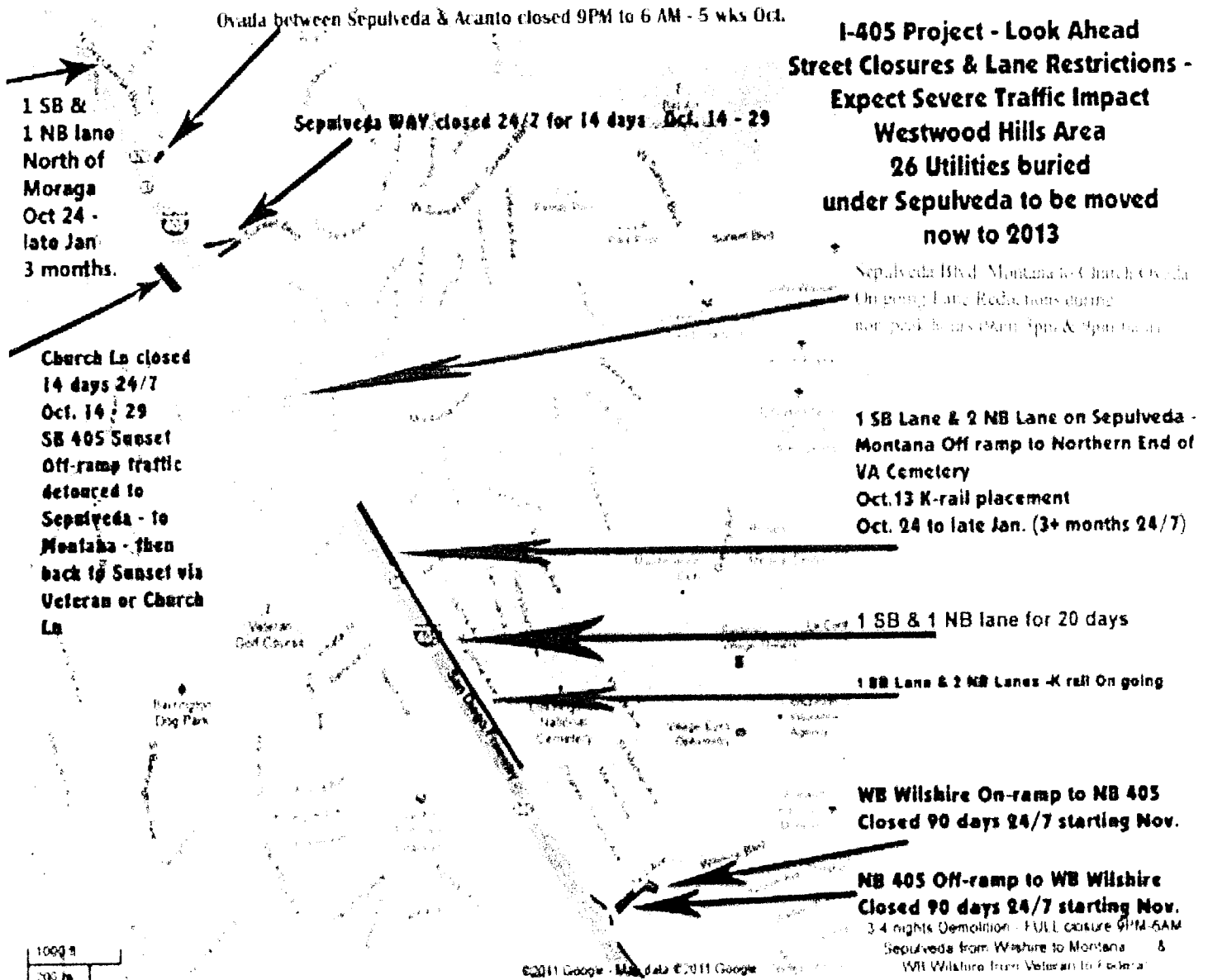
The lane restrictions, lane closures and ramp closures have brought an increase in congestion and cut-through traffic through the residential streets of Westwood Hills. LADOT and Metro are reluctant to place "Road Closed" signs posted on sawhorses at street ingresses along Sepulveda or Sunset. A number of traffic calming ideas have been suggested by neighbors, i.e. barricading ingresses from the major streets that are our perimeters, more local access only signs, stop signs, speed radar signs, no right turn or no left turns, and speed bumps. Many people have expressed opposition to any measure that would make it difficult to easily get to their homes. We will all wind up living with the imposed conditions if any are implemented so caution is indicated. Some measures might be applauded by one street of homeowners and frowned upon by the next street over. The Traffic Committee continues to seek relief from cut-through traffic for our neighborhood.

Continued next page ...

Construction Activities and Westwood Hills

Over the last year much work has been put into following 405-related issues on behalf of Westwood Hills. Thank you to all who have helped be the eyes and ears for our neighborhood in reporting violations of FEIR Mitigation Measures and Metro promises such as: dust control, excessive noise, construction trucks wandering through the neighborhood, reckless drivers cutting through the neighborhood, detour compliance, and inadequate signage.

For latest I-405 Meeting Presentations, closures, or detours see I-405 website at www.metro.net/405



Write, Call or E-Mail

Councilmember Paul Koretz (310) 289-0353; paul.koretz@lacity.org ; Deputy: Jay Greenstein Jay.Greenstein@lacity.org

Supervisor Zev Yaroslavsky (213) 974-3333; Deputy: Vivian Rescalvo, vrescalvo@lacbos.lacounty.gov

Assemblymember Mike Feuer (310) 285-5490; Deputy: Ellen Isaacs, Ellen.Isaacs@asm.ca.gov

Senator Fran Pavley (310) 314-5214; Field Deputy: Kara Seward, Kara.Seward@sen.ca.gov

Representative Henry Waxman (310) 652-3095; Deputy: Lisa Pinto, Lisa.Pinto@nyd.house.gov

Notes from the Neighborhood

WESTWOOD VILLAGE

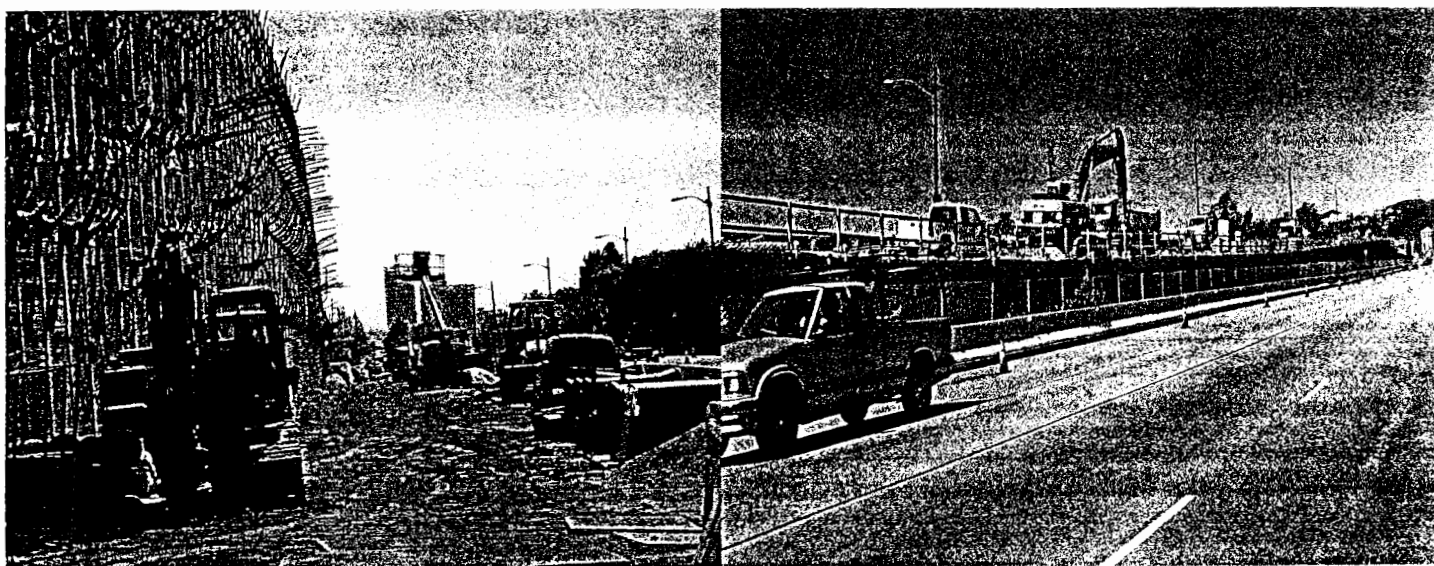
At last, Westwood Village has a new business improvement district (BID). The Westwood Village Improvement Association (WVIA) officially kicked off on August 1st and is working to make the Village clean, safe and beautiful. Already tree trimming and electrical infrastructure repairs have taken place on Broxton Avenue. But perhaps the most immediate and visible impact will come later this month when maintenance and pressure washing crews hit the streets. Once these crews and public safety ambassadors are on the job we can expect to see a much cleaner and more welcoming Village. The Executive Director of the WVIA is Andrew Thomas, who comes to the Village after 10 years with the Downtown Santa Monica business improvement district, which includes the incredibly successful Third Street Promenade. WHPOA welcomes Andrew and the WVIA to the neighborhood and looks forward to a vibrant and flourishing Westwood Village. Eric Norton, whom many of us know from his former position as Councilmember Paul Koretz's local field deputy, is Assistant to the Executive Director. Board meetings are public. The next Board of Director meeting is Oct. 20th at 8:30 am at

UCLA

If you think Westwood is more crowded since classes began, you aren't imagining things. UCLA has announced that this year's freshmen class is the largest in its history, up nearly 25 percent from last year. Official figures won't be available for a few weeks, but given that last year's total fall enrollment (including interns) was 39,593, that adds up to a lot of students in dorms and nearby apartments. Campus estimates of total daily population range from 60,000 to 74,000, raising questions about the validity of the population forecasts assumed in the most recent development plan EIR. Some of the new students will be housed in the huge residence halls that are going up on Gayley within a few feet of the curb. Campus officials promise landscaping to soften the impact, and we hope they mean lots of big trees.

PAVE PARADISE. PUT UP A PARKING LOT?

We want trees and plants! In spite of repeated promises that trees and other landscaping will be provided along Sepulveda, the responsible State and City agencies can't decide who will pay for their care and so won't commit in writing to provide them. These photos show areas where WHPOA wants plants and trees installed to replace the hundreds cut down by the 405 widening project. If other sections of land along the expanded freeway and Sepulveda Blvd. are to be replanted, why not also plant trees along the area opposite the Veterans' Cemetery and between Constitution Ave. and Bronwood Ave.? There is room and replanting as many trees as possible along both sides of the 405 will have a big impact on the air quality along the freeway and the visual aesthetics of Sepulveda Blvd. as well as fulfill EIR mitigations.



WESTWOOD HILLS PROPERTY
OWNERS ASSOCIATION

Officers

Têry Tegnazian

President

Carole Magnuson

Vice President

Alvin Milder, Esq.

Vice President

Margot Barron, CPA

Treasurer

Sue Polep

Secretary

Directors

Aphrodite Banks

Judy Brown

Wayne Hodges

Russell Korobkin, Esq

Caroline Lee.

Larry Steven Londre

Harry Macy

Debbie Nussbaum

Frank Ponder

Stephen Rohde, Esq.

Jane Schwab

Stacey Siegel

Sherry West

Mitchell Wong, M.D.

P.O. Box 24515, Los Angeles, CA 90024

E-mail: [westwoodhills-
owner@yahoogroups.com](mailto:westwoodhills-owner@yahoogroups.com)

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

© 2011 Westwood Hills Property Owners Assn.

Welcome New Members

We would like to welcome the following families to WHPOA: **Tim and Joan O'Brien** (Bronwood); **Saman Lashkari** (Bentley); **Michael Ahdout** (Cashmere); **Silvia Obagi & Raffy Karamanoukian** (Greenfield) **Matt and Solmaz Kraus** (Ophir); **Haleh and Arash Nowain** (Glenroy); **Laura Kim and Terence Tao** (Veteran); **Raj and Naina Kothari** (Barlock); **Mitch Rose** (Veteran); **Marta Smokler and Ernest Padilla** (Thurston); **Barbara Buys and Craig Segar** (Cashmere); **Robert Pasnau** (Homedale); **Lynn Jacobs** (Homedale).

If we missed any new members, we apologize—please let us know. WHPOA is devoted exclusively to protecting and enhancing the quality of life enjoyed by the residents of Westwood Hills.

Our Association is staffed entirely by volunteers. Unlike other homeowner Associations, we do not have annual dues. There is a one-time nominal membership fee of \$100, which provides you with the privileges of membership for as long as you live in the neighborhood. One of the most important such privileges is the **Westwood Hills email network** which links neighbor to neighbor and facilitates updates on urgent issues (see below). If you wish to receive more information regarding membership please contact Sue Polep, Membership Chair, at s.polep@gte.net

Board Elections: Slate for 2012-13

Each year at the Annual Meeting, WHPOA elects members to serve on its Board of Directors for the coming two years. Candidates for election this year are **Aphrodite Banks** (Veteran), **Wayne Hodges** (Thurston), **Russell Korobkin** (Bentley), **Caroline Lee** (Bentley), **Larry Londre** (Cashmere), **Alvin Milder** (Greenfield), **Frank Ponder** (Homedale), **Jane Schwab** (Bronwood), **Stacy Siegel** (Tavistock) and **Mitchell Wong, MD.** (Bentley). In addition to participating in regularly scheduled and special meetings, the Board members monitor community issues on behalf of the neighborhood and represent the interests of Westwood Hills to public agencies and officials.

Thanks to Our Meeting Sponsors

WHPOA thanks our meeting Sponsors and Contributors:

Larry Young, Prudential California Realty * **Whole Foods Market** on Gayley; and

Joseph Gillard, Executive Chef, **Napa Valley Grille~Westwood** * **Lemonade**, on Barrington in Brentwood * **The Luxe Hotel**, on Sunset in Brentwood * **Palomino Restaurant**, Westwood Village * **Shane's Jewelry**, Westwood Village.

Join the WHPOA Email Network

It's free and easy—open to all WHPOA members and their tenants. Just send your name, street address and phone number to westwoodhills-owner@yahoogroups.com. Ours is a moderated, totally private network. Only members may post and read. No one sees your address and you will not be spammed!