



WESTWOOD HILLS PROPERTY OWNERS ASSOCIATION NEWSLETTER - FALL 2019

Agenda

WHPOA ANNUAL MEETING

**Wednesday
November 13, 2019**

**Westwood
Presbyterian Church**
10822 Wilshire Blvd
(next to the iPic Theater)

6:30 pm
Socializing & Refreshments

7:00 pm
Elections & Speakers

Speakers

Paul Koretz
Councilmember
5th District

**Captain III Victor
Davalos**
WLA LAPD
Commanding Officer

Chris Baker
LAPD
Senior Lead Officer

Glyssa Robles
Metro Purple Line
Construction Relations
Officer

Refreshments
Napa Valley Grille
Sweetfin Poke

Raffle Prizes
Napa Valley Grille
CAP UCLA
The Bel Air Restaurant

WHPOA ANNUAL MEETING

Annual Meeting: Your attendance matters

Your input and feedback at our WHPOA Annual Meeting Hills is critical for the well-being of our neighborhood. The annual meeting is an incredible opportunity for us to hear directly from our local civic leaders and learn about the issues that directly affect us, including transit development, construction, and security.

This year, we are fortunate to have our **5th District Councilmember Paul Koretz** as our featured speaker. In addition we will be hearing from our new **WLA LAPD Commanding Officer Captain III Victor Davalos** and **LAPD Senior Lead Officer Chris Baker** and **Metro Purple Line Construction Relations Officer Glyssa Robles**.

Councilman Paul Koretz will speak about changes proposed in local zoning as part of the statewide effort to combat homelessness and more. Our new LAPD Commanding Officer will speak about crime and what we can do to make our neighborhood even safer. Metro Purple Line Construction Relations Officer Glyssa Robles will update us on how subway construction will affect our lives in the coming year. We will be electing new members to the WHPOA Board as well.

Come, ask questions and be heard. Your input matters.

Welcome New Members

Our WHPOA Annual Meeting is a great opportunity to meet new neighbors and to chat with friends. Our social hour starts at 6:30 p.m. and we are fortunate to have refreshments provided by **Napa Valley Grille** and **Sweetfin Poke**.

Among those to welcome are these Westwood Hills homeowners who have joined the Westwood Hills Property Owners Association since October 2018: **Trevor and Julie Rose** (Montana); **Daniel Popielinski and Vanessa Lindeman** (Cashmere Terrace); **Steve and Wendy Baldikoski** (Bronwood); **Hubert and Clarice Chu** (Ophir); **Janet Lonner** (Glenroy); **Pierre and Maria Haas** (Tavistock); **John O'Donnell** (Thurston); **Kate and Chris Oldre** (Montana); **Amanda Smith and Chapin Hunt** (Bronwood); **Sarah Moore and Tom Collier** (Bentley); **Howard Cho and Ingrid Shensi Yang** (Bentley); and **Jaime and Linda Rodrigue** (Bentley).

THANK YOU TO OUR WONDERFUL SPONSORS:

LARRY YOUNG, *Proud and Grateful Supporter of WHPOA*
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President's Annual Message...



This is my first Annual Message as the new President of the Westwood Hills Property Owners Association, so let me begin by expressing my deepest gratitude to my predecessor, **Terry Tegnazian**, who has served, and continues to serve, our neighborhood as an exceptionally knowledgeable and dedicated advocate for our community.

Let me also thank all of the hardworking and talented members of our Board of Directors who graciously volunteer their time and expertise in a wide variety of roles, from representing our neighborhood before various governmental bodies, which are helping to keep our community safe and well informed about matters of public interest, to responding to inquiries on a myriad of issues, to providing an online clearinghouse for information on services and opportunities to help improve the experience of living in Westwood Hills.

I believe that a homeowners association such as ours plays an increasingly vital function in our complex society as our neighborhood is challenged by the same issues that confront our region and other communities: increasingly dense population, our interaction with a major educational institution such as UCLA, regional traffic and infrastructure issues, and the impact of freeway and subway construction. In all this, we need to interact with a complex (and sometimes conflicting) set of jurisdictions - City, State, Caltrans, Metro, Federal, and law enforcement.

The good news is that Westwood Hills continues to be a beautiful and vibrant community that attracts energetic and active new homeowners and families who contribute to making this a thriving neighborhood. We extend a warm and embracing welcome to everyone who has moved in during the last year.

I've mention community several times. "The greatness of a community is most accurately measured," *Coretta Scott King wrote*, "by the compassionate actions of its members." I encourage you and your families to be active and compassionate members of our community, to help your neighbors, to volunteer when opportunities present themselves, and to engage with elected officials on issues that affect our neighborhood.

A great opportunity to do all of that in one place is our **Annual Meeting on November 13 at 6:30 pm at Westwood Presbyterian Church**. We encourage everyone – and especially our newest neighbors – to come and socialize, enjoy some great food, see old friends and make new ones, and catch up on important local issues by hearing from local officials and law enforcement representatives and by asking questions that are on your mind. (See all the details of the Annual Meeting on the preceding page.)

I look forward to seeing you all on November 13 and continuing to work together to make Westwood Hills a great place to live.

Best regards,

Stephen Rohde

President

Candidates for Election to WHPOA Board

Each year at our Annual Meeting, **WHPOA** votes to elect members to serve on its **Board of Directors** for the coming year. First-time nominees for election to a two-year term on the Board are **Carol Lifland** (Bronwood) and **Tracey Fitzgerald** (Cashmere). They join a slate that includes current members **Valerie Cohen** (Tavistock), **Sam Grayeli** (Veteran), **Frank Ponder** (Homedale), **Jane Schwab** (Bronwood), **Julia Shuart** (Veteran), **Eric Tung** (Bronwood) and **Charles Vogel** (Bentley), who are candidates for re-election to two-year Board terms.

Continuing in the second year of their two-year terms are **Margot Barron** (Tavistock), **Nabiha Basathia** (South Glenroy), **Judy Brown** (Bentley), **Robert Edelstein** (Cashmere), **Eric Kaufman** (Bronwood), **Randi Levine** (Greenfield), **Debbie Nussbaum** (Cashmere Terrace), **Sue Polep** (Barlock), **Stephen Rohde** (Montana), **Melanie Spiller** (Tilden), **Terry Tegnazian** (Cashmere) and **Sherry West** (Montana).

Your Westwood Hills Neighbors: Exceptional Women

This year the WHPOA Board is fortunate in having two exceptional women joining our slate of candidates for election to a first term on the Board. They are **Tracey Fitzgerald** and **Carol Lifland**, both of whom are long-time residents of Westwood Hills.

Tracey Fitzgerald has lived in Westwood Hills since the age of four, attending Bellagio Road Elementary School, Emerson Jr. High, and University High. She obtained a degree in international relations at the University of Redlands and a masters degree in business at Pepperdine where she met her husband, Ron. Tracey and Ron have two sons, the eldest of whom lives in Washington, D.C., where he works with cyber-security and is in aerospace. Their younger son works as an EMT while planning to go to medical school.

Tracey's interests are varied. While a Warner Avenue parent, she was president of the P.T.A. and helped run the always-successful Warner Carnival, working also with Eagle Scouts. Currently Tracey is a consultant with Fitzgerald and Associates and was recently elected as a member of the Westwood Neighborhood Council for our neighborhood, replacing Scott Whittle.

Tracey has many concerns relating to Westwood Hills. Among these are safety in our neighborhood and the continuation of R-1 protections for single-family homes. She is concerned as well with the regulation of scooters and motorized bikes and with the revitalization of Westwood Village.

Carol Lifland and her husband, Dan Giesberg, have three children, all of whom live in Los Angeles. Carol and Dan met on the East Coast where Carol did her undergraduate work at Yale before moving westward to attend law school at Northwestern. A retired lawyer, Carol now works at home where she and Dan have a medical equipment brokerage business that, thanks to the internet, allows them to work while they travel. Carol is able to fulfill her broad interest in the arts at the Geffen, the Hollywood Bowl and in numerous venues downtown. She loves walking and she and Dan, with their dog Buster, have formed a walking group that walks to UCLA and throughout neighborhood.

Carol has many concerns for our neighborhood. One of her biggest is Westwood Village where she would like to see many changes for the better, including more parking and more and better restaurants and businesses serving families and adult residents. She is concerned that with rapid growth in student enrollment and the recent expansion of UCLA into the Village surrounding neighborhoods are being overlooked

WHPOA is proud to present these extraordinary women as nominees to join the other hardworking volunteer neighbors on our WHPOA Board.

-- Jane Schwab, Vice President, Security

Disaster Preparedness: Get Ready for the New Normal

- *Fires are burning out of control in the Amazon rainforest.*
- *Out of control wildfires are burning vast acres of U.S. forestland, destroying whole towns and displacing thousands of citizens.*
- *The National Weather Service issues red flag warnings as high winds increase fire danger in California.*
- **FIRE SEASON IS NO MORE; IT IS ALL YEAR LONG!**
- **IS THIS THE NEW NORMAL?**

I've heard the phrase "the new normal" used often, but it was just another phrase until I attended a Community Police Advisory Board meeting at the West LA Police Station recently. When you hear that phrase uttered by our own LAPD talking about the risk of fire danger all year long in our own neighborhood, it's time to reevaluate our own preparedness.

Our own LAPD Senior Lead Officer Christopher Ragsdale spoke of another meeting where participants were having a serious discussion on "**Go Bags.**" Never having heard that phrase before I had to do some research.

As security chair at Fairburn Avenue Elementary School for a number of years, I was trained to deal with earthquake safety. Now in the era of the new normal, with the greater possibility of fires closer to us, we have to begin to think of a different kind of emergency. **We need to think of Go Bags.**

Just what is a Go Bag? A Go Bag is a pared down survival kit you have to have ready at all times in case you have to evacuate quickly due to fire. There should be one for every member of the family and one for each pet. Much like earthquake kits, you need a Go Bag for home, at work and in your car. You can use a backpack or a small suitcase. Your Go Bag shouldn't be too heavy.

During the Woolsey Fire, earlier this year, many people who evacuated from Malibu, Thousand Oaks, or elsewhere took themselves to hotels or homes of friends or relatives. But they still needed Go Bags.

Your Go Bag should contain cash, medications, prescription drugs, over-the-counter drugs, an extra pair of glasses (if needed) and personal hygiene items. It should have copies of personal documents: birth certificate, social security card, CDL, passports, insurance policies, deed or lease to your home. These should all go in a zip lock bag. There should be family and emergency contact information, not just in your mobile phone, but also in a separate book. Additionally you need checks and bank records as well as extra keys. There should also be shoes and extra clothing appropriate for the weather and time of year.

Your pets need collars, leashes, ID tags, dog licenses, dog meds, bowls, dishes and carriers if necessary.

It is important that you rethink your needs every year and update the kits as your needs change. Keep the kits in a designated place and have them ready in case you have to leave home quickly. Make sure that every member of your family knows where these are kept.

You can purchase what is called "Go Bags" from many sources; just Google "go bags". The problem as I see is that they become costly, do not necessarily fit each member of a family, and seem more elaborate and geared more toward earthquake survival.

Homemade or purchased, I see Go Bags as something you need as one who lives in an urban environment and has to deal with the "new normal."

-- Jane Schwab, Vice President, Security



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IF YOU ARE BOTHERED BY MOSQUITOES, AND WANT ASSISTANCE, CALL LOS ANGELES COUNTY WEST VECTOR CONTROL AT 310-915-7370.

Learn more about a new invasive mosquito activity in our area at

www.glacvcd.org/vector-information/mosquitoes/

Meanwhile remove standing water on your property, install tight-fitting window screens, and wear protective clothing at all times.

Talking Traffic for a Change

Looking forward, three traffic and transportation related issues for Westwood Hills, in addition to the everyday congestion resulting from lots of people living and driving in West Los Angeles come to mind.

Major Purple Line Subway Impacts on Wilshire begin Spring 2020

To date, The Purple Line Subway has been working on relocating utilities with work and closures taking place only at night and on weekends. But beginning Spring 2020, construction activities will require **full-time lane closures on Wilshire between Westwood Blvd. and Veteran Ave.** From time to time, lanes on Wilshire will be reopened and operational depending on the type of construction work underway, but we should expect periodic lane closures until the project is completed in the Fall of 2027. Metro representatives will be on hand at our Annual Meeting to discuss Purple Line construction. For more information go to www.metro.net/purplelineext.

How will the (Tunnel?) (Train?) Get from There to Here?

In an attempt to reduce congestion in the Sepulveda Pass, **Metro is exploring a rail connection that would provide fast public transportation between the San Fernando Valley and the Westside.** Metro has reduced possible routes to four, in which all options would be underground on the Westside. Each option provides a portal/station on the UCLA campus and connects to the Westwood Village Purple Line Subway portal at Wilshire & Westwood Blvds. Details at www.metro.net/projects/sepulvedacorridor/.

There is a catch. Metro will open up the project design to outside groups in what is referred as a Public Private Partnership (P3's). (P3's take on part of the financial risk and in return run the finished transit project for 30 years.) **A P3 project could be designed completely above ground along the 405 median and/or Sepulveda Blvd. and how it would connect to the UCLA campus or Westwood Village is in question.** Such above ground options are cheaper to build, but will have greater negative impacts on neighborhoods. The Sepulveda Pass Transit project is being fast tracked with a 2028 completion date.

City to Regulate Bikes and Scooters

The City of Los Angeles has launched an effort to better understand the implications of dockless technology on the City and its citizens, and citizens can help by reporting problems and transgressions. The City says it needs everyone's feedback to make this work. Citizens are asked to report e-scooters or e-bikes parked or ridden in violation of existing laws. These include:

- In front of driveways, crosswalks, and transit stops
- Near ADA access ramps
- Near utilities (such as fire hydrants)
- Along color curbs (such as Accessible Parking Zones-blue and Loading Zones-yellow)
- On landscaped areas or grass
- On sidewalks less than 3 feet wide
- Leaving less than six feet of sidewalk space for pedestrians and persons with disabilities

In addition

- E-scooters and e-bikes should be driven only in the street and all traffic laws should be obeyed. (\$197 fine if found riding on the sidewalk).
- Users must be 18 years old and have a valid California driver's license.

Report violations via the free **MyLA311** app. **MyLA311** is easy to use: just open the app or log on at MyLA311 and look for the Transportation heading. Fill in what is requested and attach a photo if you have one. Additional information at: www.ladot.io/programs/dockless.

-- Debbie Nussbaum, Vice President



Bike Lanes

The new student-led **North Westwood Neighborhood Council (NWWNC)** and the City's very active bicycle lobby want to add dedicated bike lanes to connect the UCLA campus with the EXPO station at Pico Blvd. However, the limited street network in Westwood north of Wilshire, where only **Westwood Blvd. and Gayley Ave.** connect directly with the campus poses formidable problems. Both Gayley and Westwood, the proponents preferred routes, already operate at or near capacity many hours of the day. In addition, and perhaps most important, these streets provide the only direct, and the fastest, potentially life-saving, access to the UCLA Reagan Hospital Emergency Room, one of the few Level Five trauma centers remaining in the County. Reducing traffic capacity on either of these streets will increase congestion and traffic on the other, impeding emergency access. Other slightly less direct alternatives for a bike lane exist, for example, Tiverton Ave. or Midvale Alley behind Gayley. Hopefully, the Los Angeles Department of Transportation will consider alternatives when it evaluates the traffic and environmental impacts of the proposed roadway changes. We will have a chance to discuss the status of the proposals with Councilmember Koretz at our Annual Meeting.

New Businesses

Westwood Village said goodbye to some favorite businesses this year, including Tanino Ristorante, Sepi's, and Falafel King, but it said welcome back to **800 Degrees Woodfire Kitchen** (Lindbrook), and hello to full-service restaurants, **Fellow** (Glendon), **The Broxton** (Westwood at Broxton) and **Audrey at the Hammer**, (Lindbrook) in the courtyard of the Hammer Museum. **Tocaya Organica**, (Kinross), was among new-fast casual establishment that included **Baja California Tacos** and **Shahi Café** (both on Broxton); and **Dip n Mix**, **Kaido Sushi** and **Meat Your Seoul** (all on Gayley). Also opening were **Brewin' Coffee** (Westwood), **Crazy Falafel** (Lindbrook) and **Northern Cafe Chinese Teppanyaki** (Weyburn). In addition, three new non-food businesses opened: **Heather Taylor Home** (Glendon and Kinross), selling lovely textiles and home furnishings, **Lagree Fitness** (Gayley), and **Palihotel Westwood Village** (Tiverton).

Who's Who in Westwood Village

If you want to join the conversation about the future of Westwood Village, a good place to start is with our Councilmember Paul Koretz, who represents our Council District 5 area on the City Council. The Councilmember is the point person with the City on key proposals such as changes to the area zoning and planning overlay known as the Westwood Village Specific Plan, and on proposals to change the existing traffic grid. His local deputy is Jasmine Shamolian, jasmine.shamolian@lacity.org. Councilmember Koretz maintains an informative website at <http://www.councilmemberpaulkoretz.com> and recently circulated an informative Special Newsletter on Homelessness available on-line at <http://j.mp/2JhfE7M>.

The Westwood Village Improvement Association (WVIA) is the City-authorized Business Improvement District (BID) entity for the Village. It operates a “clean, safe, and beautiful” program and employs an outreach coordinator to work with the Village’s homeless and organizes special events. WVIA supported the recent student-led effort to create a new neighborhood council by removing Westwood Village and environs from the larger community-wide **Westwood Neighborhood Council, (WWNC)** to create a new **North Westwood Neighborhood Council (NWWNC)**. For more information regarding WVIA or Westwood Village, visit thewestwoodvillage.com or email info@thewestwoodvillage.com.

Other local organizations represent communities with an important stake in what happens in Westwood Village. In addition to **WHPOA**, these include three other property-owners associations: **Westwood Homeowners Association (WHA)** and **Comstock Hills Homeowners Association CHHA**, representing homeowners south of Wilshire Blvd. and **Holmby-Westwood Property Association (HWPOA)**, representing homeowners northeast of UCLA. In addition, there are the **Westwood Neighborhood Council (WWNC)**, an official organization of the City of Los Angeles with a jurisdiction that includes all of Westwood except for the area claimed by the NWWNC; and the **Westwood Community Council**, a broad-based independent, volunteer community organization established to provide a forum for discussion of important local issues.

Why All the Cranes?

UCLA’s already major impact on Westwood and its neighborhoods is expanding as the campus responds to pressures to house an enrollment that has it bursting at its physical seams. The construction cranes visible from Westwood Hills signal a **1,781-bed student housing project** under construction in an area east of Veteran Ave. that subject to a decades-old agreement between WHPOA and the campus

Meanwhile, in Westwood Village more cranes at Gayley and LeConte Aves grace the site of a **high-rise, 1,159-student housing tower** going up opposite the **newly-renovated 216-student Margan Apartments**. And cranes will soon rise at a third construction site nearby on the north side of Weyburn Ave. between Gayley and Veteran Aves. where **another 2,279 graduate student beds** are to be added to the existing graduate student housing complex. In addition UCLA is planning to build **55 to 85 faculty apartments** on land formerly occupied by the Christian Science Church at Hilgard and Lindbrook.

UCLA recently expanded its commercial holdings in Westwood Village, acquiring the Gayley Center office building at Gayley and Kinross Avenues. This acquisition adds to UCLA’s Westwood Village holdings that include two Wilshire Blvd. office towers, the Bank of America building at the northeast corner of Westwood Blvd. and Le Conte and the Crest Theater.



Westwood Hills Property Owners Association

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

Not a Member Yet?

It's easy to join. If you own a home in Westwood Hills you are qualified to become a member of WHPOA, which is staffed entirely by volunteers. There is no paid staff and there are NO annual dues. A one-time membership fee of \$200 entitles you to WHPOA membership as long as you own your home in Westwood Hills. You can join on-line by logging on at www.westwoodhillspropertyownersassociation.org and choosing "membership" from the menu or by emailing westwoodhillspoa@gmail.com.

Why Join?

Your membership helps to keep Westwood Hills a wonderful area in which to live. In addition to its location close to so many of the Southland's cultural and historical landmarks, as well as UCLA's thriving campus, Westwood Hills is among the safest areas in the city, and the Westwood Hills Property Owners Association (WHPOA) works diligently with LAPD and UCLA PD to keep it that way.

WHPOA also works with our LA County and LA City elected representatives, as well as UCLA, Westwood Village and City and State departments and agencies, to mitigate potential problems, especially those that we believe will drive more traffic through our neighborhood. We also promote a Neighborhood Watch program—to help neighbors get to know each other and to keep our neighborhood safe.

To keep our neighborhood connected, WHPOA maintains a neighborhood **Email Network**, open only to members of the Association and their tenants, that links neighbor to neighbor and provides up-to-the-minute information about local issues, including police and traffic alerts, worker/handyman recommendations, lost pet notices, and more. The email network is fully moderated by volunteer moderators.

More than 83% of your neighbors in Westwood Hills are members of WHPOA. Only with an active membership can we sustain the Association and have a positive effect on issues of importance to our community. We look forward to welcoming you to WHPOA!

myLA311 Works -- Ask WHPOA Volunteers



Use <https://myla311.lacity.org/> to request city services, including removal of illegally dumped items and trash, pothole and small asphalt repair, removal of bulky items (mattresses) or appliances (refrigerators) from your home. You may also report abandoned vehicles, homeless encampments, and request graffiti removal. Reports may be made via phone, computer or landline. Most convenient is via the handy myLA311 app available for download.