



WESTWOOD HILLS PROPERTY OWNERS ASSOCIATION NEWSLETTER - FALL 2022

WHPOA ANNUAL MEETING

Thursday
December 8, 2022

7:00 – 8:15pm

(6:45 check-in)

Via Zoom

Look for Registration
Details Via the WHPOA
Email Network

Agenda

Elections & Speakers

Speakers

**Councilmember
5th District**

**Captain Craig
Heredia**
WLA LAPD
Commanding Officer

James Allen
WLA LAPD
Senior Lead Officer

Metro Representative

WHPOA ANNUAL MEETING

Annual Meeting: Your attendance matters

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

This year, we are fortunate to have our new incoming **5th District Councilmember** as our featured speaker. In addition, we will be hearing from our new **WLA LAPD Commanding Officer Captain Craig Heredia**, and **LAPD Senior Lead Officer James Allen** and a representative of **Metro**.

Our new Councilmember will speak about topics of interest to our community, including the monitoring of affordable housing units now under construction, Los Angeles' compliance with the Housing Element, measures to address homelessness, the Metro proposals for the Sepulveda Pass, the Westwood Village Specific Plan, and more. Our new LAPD Commanding Officer and Senior Lead Officer will address local crime issues and what we can do to make our neighborhood even safer. The representative from Metro will address the Sepulveda Pass Project and proposed locations and construction of local Metro stations. We will also be electing members to the WHPOA Board.

Log on, ask questions and be heard. Your input matters.

Welcome New Members

Traditionally, our WHPOA Annual Meeting is a great opportunity to meet new neighbors and to chat with friends. Because of COVID, and in recognition of the "Zoom fatigue" many of us are facing, we will not be having our customary social hour. Instead, check-in for the 7:00 pm Zoom meeting will commence starting at 6:45 pm.

Among those we'd like to welcome are these Westwood Hills homeowners who have joined WHPOA from October 2021 through September 2022:

Arianna Ashkar and Josh Warner (Bentley), David Barcay and Barbara Hayden (Bentley), Kurt Cross and Magge Rupa (Bentley), Paul and Theresa Henke (Ophir), William Mentlik and Susan Pondfield (Glenroy), Daniela Pakzad (Sunset), Michael Schindlinger and Irene Chen (Bentley), Riki Shaw (Bentley), Joanna Spilker (Thurston), Justine Spinazola and Jordan Greenhut (Dalkeith), Jason Woan and Joyce Lai (Tavistock).

THANK YOU TO OUR WONDERFUL SPONSOR

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President's Annual Message...

You might be familiar with my name, **Debbie Nussbaum**, as one of the co-moderators of the Westwood Hills Property Owners' Association (WHPOA) email network. As of January, I succeeded Steve Rohde as President of WHPOA. If you are unfamiliar with WHPOA or its moderated email network, find out details at <https://whpoa.org>.



I'd like to thank Steve for his stellar leadership as our President over the past two years, as he and his wife Wendy continue their lives in Northern California, closer to grandkids. Let me also thank all of the hard-working and talented members of our Board of Directors who graciously volunteer their time and expertise in a wide variety of roles. They represent our neighborhood before various governmental bodies and are helping to keep our community safe and well-informed about matters of public interest. They also respond to inquiries on a myriad of issues and provide an online clearinghouse of information on services and opportunities to help improve the experience of living in Westwood Hills.

Rolling into our third year of pandemic precautions, we have all learned to adapt to some degree. A bright spot is that safe and effective vaccines are now available and eligible neighbors are getting vaccinations and booster shots. Life is slowly getting back to normal as pre-pandemic activities resume. The UCLA campus is in full operation and the daily morning and afternoon commuter traffic on Montana Ave has roared back!

Over the past few years, we learned how to order groceries for curbside pickup or home delivery. Delivery trucks from UPS, Amazon Prime, etc. are a common sight in the neighborhood from early morning to late at night. USPS seems chronically understaffed, with service deteriorating as never before – with no mail delivery some days and bizarre delivery schedules on others. The other week, our mail was delivered through our front door slot at 11:35pm, and the package we were expecting was left on our front porch! “Porch Pirate” package theft continues to be a problem in our neighborhood and throughout the city. The sheer quantity of items being delivered and left on porches at odd hours has led to an uptick of packages being stolen and adds to the feeling that there is more crime in our neighborhood. Our local LAPD contacts assure us that compared to the rest of the city, Westwood Hills' crime rate is very low.

WHPOA keeps an eye not only on crime, but on local and state issues that can affect our Westwood Hills neighborhood. SB 9 & SB 10, signed into law last January, drastically change what single-family neighborhoods across the entire state will look like. SB 9 allows for lot splitting and adding two buildings per lot. SB 10 allows for multi-unit building in certain instances. Additionally, there are two major transit projects being planned to improve transit from the Westside to the San Fernando Valley (details in Traffic article).

Westwood Hills was greatly impacted by redistricting this last year. We are now in both a new state assembly district (AD 42), represented by Jacqui Irwin, and a new US congressional district (CA 32), with Brad Sherman as our new US Congressman. We will have new representatives in both Council District 5 and County Supervisor District 3. We have a lot of bridges and connections to build with all of these new representatives.

Please join us for the Westwood Hills (WHPOA) online Annual Meeting on Thursday, December 8th at 7:00 pm to 8:15 pm to hear about important local issues. Our speakers include: our new CD 5 Councilperson, new LAPD Captain Craig Heredia and Senior Lead Officer James Allen, and a Metro presentation on the Sepulveda Transit Corridor Project, a project that could greatly impact Westwood Hills. We will also have a short business meeting to elect our slate of board members including five new nominees.

To allow our speakers to prepare and to help us keep the meeting to one hour, we request that you submit your questions via the online email network by December 1st at info@whpoa.org.

We extend a warm and embracing welcome to everyone who has moved into the neighborhood during the past year. I look forward to seeing you all on Zoom on December 8th, as we all continue to work together to make Westwood Hills a safe and enjoyable place to live.

Best regards and stay safe.

Debbie Nussbaum – President

WHPOA Annual Meeting

Date: Thursday, December 8, 2022

Time: 7:00 pm to approximately 8:15 pm (you can sign in beginning at 6:45)

Registration: Fill out the registration form which will be sent to you via the WHPOA email network. You must register in order to attend (this is because we will be voting for Board members).

Sign in: Via Zoom invitation which will be emailed to you once you register

Agenda: Introductory Remarks by WHPOA President Debbie Nussbaum

Election of WHPOA Board Members

Speakers: Los Angeles City Councilmember-Elect
LAPD Captain Craig Heredia, Commanding Officer West Los Angeles
LAPD Sr. Lead Officer James Allen
Metro Representative

Questions: Please submit any questions you may have for our speakers via the email network at info@whpoa.org by December 1, 2022, so that the speakers can be prepared to respond.

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. We have an outstanding group of nominees for the WHPOA Board.

Our slate of current members who are candidates for re-election to two-year Board terms beginning January 2023 are: **Margot Barron** (Tavistock), **Judith Summers Brown** (Bentley), **Debbie Nussbaum** (Cashmere Terrace), **Sue Polep** (Barlock), **Melanie Spiller** (Tilden), **Terry Tegnazian** (Cashmere) and **Sherry West** (Montana).

Continuing in the second year of their two-year terms are **Valerie Cohen** (Tavistock), **Tracey Fitzgerald** (Cashmere), **Carol Lifland** (Bronwood), **Frank Ponder** (Homedale), **Jane Schwab** (Bronwood) and **Julia Stuart** (Veteran).

We also bid goodbye, with thanks and deep appreciation for all the contributions they have made to our community over the years, to four long-time Board members: **Steve Rohde**, **Charles Vogel**, **Sam Grayeli** and **Robert Edelstein**.

This year the Board has also nominated five new candidates for positions on the Board. All of them have affirmed their willingness to serve and the Board wholeheartedly recommends their approval. They are **Chet Bhavsar** (Thurston), **Nicole Brzeski** (Ophir), **Larry Clemens** (Denslow), **Chris Oldre** (Montana) and **Barbara Schenk** (Bentley).

Meet the Nominees

Margot Barron - A long-time resident of Tavistock, Margot, a CPA, is involved in many community organizations and has ably served WHPOA in the demanding role of Treasurer.

Chet Bhavsar – Chet, an attorney, has lived on South Thurston since 2005 with his wife and daughter. When the Sepulveda Blvd. widening project was underway, he collaborated with other neighbors on Thurston and hired a land-use attorney to help protect their property. Chet is interested in working to improve our neighborhood streets and sidewalks and would like to promote increased volunteerism in the community.

Nicole Brzeski - Nicole grew up in South Carolina, attended Duke University and received a master's in public health from UCLA. She and husband Jan have lived on Ophir in Westwood Hills for 21 years and love its small-town feeling. Nicole is interested in helping neighbors better prepare for disasters and will advocate with the city for assistance with our needs.

Judith Summers Brown - Judy is a resident of Bentley Avenue. Many know Judy as the neighborhood yoga teacher. She holds certifications in Iyengar Yoga and Yoga Therapeutics. Judy sits on the boards of the Iyengar Yoga Institute, L.A. and the Village Church in Brentwood Glen. She has a BS degree in psychology from the State University of NY, Buffalo.

Larry Clemens - Larry grew up in Los Angeles, graduating from USC and its pharmacy school. A Clinical Pharmacist at Valley Presbyterian Hospital In Van Nuys, California, Larry and wife Brenda have lived on Denslow, north of Montana, for 13 years. Larry is interested in contributing to the board and the neighborhood on issues of security and safety.

Deborah Nussbaum - Debbie ably represents our neighborhood as President of the WHPOA Board and Chair of our Traffic Committee. She serves as our liaison with all the various government agencies on Metro subway construction, 405

construction follow-up, and a host of other traffic and transportation issues. Debbie also acts as a co-moderator of our WHPOA email network. She and her husband Howard live on Cashmere Terrace.

Chris Oldre - Chris grew up in Scottsdale, Arizona and attended the University of Arizona. He has worked for Disney for 27 years in Chicago, New York and Los Angeles. He and wife Kate, who is Director of the Middle School at the Geffen Academy in Westwood, have lived on Montana since 2019. Chris would like to work on community events that bring people together and engage them, like block parties, and that provide neighborhood kids with opportunities to interact.

Susan Polep - A long-time resident of Barlock Ave. and former LAUSD teacher, Sue serves as recording secretary for the WHPOA Board and maintains the important records of the Association.

Barbara Schenk - Barbara and her husband, Harry, have lived on Bentley, South of Montana, since 1995. Born in Los Angeles, Barbara did her undergraduate work at UCLA, and received a masters from USC in Intergovernmental Relations. She worked in Sacramento, Washington DC and Los Angeles in politics and government. After her children were born, Barbara got a master's in clinical psychology at Antioch University, after which she worked as a therapist with UCLA students. Barbara wants to see that Westwood Hills stays livable. Her special interest lies in politics.

Melanie Spiller - Melanie hails from South Orange, New Jersey. Having attended Boston University and the Fashion Institute of Technology, Melanie started her career as a wardrobe person in film and television in New York. She and her husband bought their house on Tilden 8 years ago.

Terry Tegnazian - Terry served as president of WHPOA for eleven years. In 2001 she created and, since that time, has been co-moderator of our Westwood Hills email network. An attorney by training, Terry is co-founder and president of Aquila Polonica Publishing. In 2008, Terry and her husband launched the L.A. Musical Salon, a local nonprofit that sponsors free music programs at the library in Westwood. Terry has lived on Cashmere Street, north of Montana, for more than 30 years.

Sherry West - Sherry and her husband John are long-time and passionate Westwood Hills residents. Sherry has enjoyed her role on the Board as an advocate on behalf of our neighborhood, especially involving UCLA's expansion plans.

Emergency numbers

EMERGENCIES IN PROGRESS: Call 911

- Life-threatening emergencies in progress needing police, paramedics or LAFD.
- For things like a shooting, heart attack, home invasion or fire.
- Report should include: YOUR ADDRESS, PHONE NUMBER AND A BRIEF DESCRIPTION OF THE EMERGENCY.
- Based on your description, the operator will determine if you need LAPD or LAFD.
- DO NOT HANG UP!!!!

Please note: if you call 911 from a cell phone, the call will be routed through the nearest cell tower which may send it to either the CHP or LAPD operator.

SUSPICIOUS ACTIVITY: 1-877-ASK LAPD (1-877-5273)

- Non-emergencies such as loud parties, verbal disputes, public nuisance.
- Once you get an operator and report an incident, remember to get the "INCIDENT NUMBER" which will ensure the report is recorded.
- The non-emergency line often requires a long wait time, sometimes as long as 45 minutes. You are encouraged NOT TO HANG UP!
- Depending on the incident, the operator may ask you to use the Community Online Reporting System ("CORS").
- Many incidents can be efficiently reported using CORS.

COMMUNITY ONLINE REPORTING SYSTEM (CORS): <https://lapdonline.org/file-a-police-report>

- Crimes that can be reported on CORS include harassing phone calls, lost property, vandalism, theft, theft from vehicles, minor traffic collision, hit and run. To see other criteria, go to the link above for details.
- LAPD usually will not send an officer out to investigate these reported incidents, but will review your submission and, if approved, will issue a final police report that you can use with your insurance company.
- The CORS system allows you to upload both videos and photos.

PLEASE NOTE: THE LOBBY at the WEST LAPD STATION will be staffed only during regular weekday business hours. More information can be obtained at: https://www.lapdonline.org/west_la_community_police_station.

MyLA 311 (the app) – use 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, standing water, non-functioning streetlights and requests for graffiti removal. You can also call 311 or go online to <https://myla311.lacity.org>.

Important LAPD Contacts:

Captain Craig Heredia 31900@lapd.online He is the new Commanding Officer of WLA LAPD.

SLO James Allen 39318@lapd.online He is our Senior Lead Officer. He will respond by email.

Office: 310.444.0741; LAPD Community Relations Office: 310.444.0748

Email: 39318@lapd.online

Website: www.lapdonline.org

SLO Matt Kirk 34713@lapd.online He is the Senior Lead Officer for Brentwood who keeps Terry abreast of things.

Brian Espin 37430@lapd.online He frequently fills in for our SLO when James is on assignment elsewhere.

Scott Alpert 36921@lapd.online He is a sergeant who supervises all the Senior Lead Officers in West LAPD.

Jane Mintz Schwab - WHPOA Security Chair

Cooperation with UCLA on Veteran Ave. Projects

It's incredible to think we started talking to UCLA about the Lot 15 housing project back in 2017, and we are happy to announce that the construction of the new complex is now complete. The buildings, named Centennial Hall and Olympic Hall, are very impressive. As part of the 2018 Amendment to the 1978 Stipulated Agreement between UCLA and our neighborhood, money was set aside to enhance the landscape buffer between us and the new complex. Some have already grown as much as six feet in the past 18-24 months, greatly enhancing the screening we had requested. Others have only recently been planted, and it seems as if they have now fulfilled our requests in terms of screening.

Part of UCLA's final effort in keeping with the "benign use" requirement in the 1978 Agreement is an intramural sports field (with real lawn) which is also being used for the Geffen Academy students. Geffen also uses the Sycamore tennis courts during the week.

We requested UCLA lead the effort (and pay for) lighting on the east side of Veteran. We worked with them on placement, type and number of lights and are very happy with the result. Veteran now feels much safer for both drivers and pedestrians, yet it all still feels residential.

Overall, the Lot 15 project turned out better than we expected, and the experience working with Jared Meyer (Senior Director of Maintenance) and Michael Beck (Vice Chancellor) was very pleasant.

Julia Shuart and Sherry West

Westwood Village: New Faces, New Places

Westwood Village is now operating under new management. **Michael Russell** has replaced Andrew Thomas as Executive Director of Westwood's Business Improvement District (BID), known as the **Westwood Village Improvement Association**. Russell has 15 years of experience in the BID industry, previously having served as the Chief Operating Officer for the Gateway LA BID, Executive Director to the Culver City Arts District BID, and Operations Director and subsequently the Executive Director of Wilshire Center BID. Westwood's BID administers policy and programs approved by a Board of Directors representing property owners, merchants, and UCLA.

Among Russell's first tasks will be to oversee the transition of **Broxton Avenue, between Weyburn and Kinross**, from a one-way city street to a **car-free pedestrian plaza**. The new Village Plaza, expected to come online early next year, is envisioned as a community gathering place offering space for a variety of activities and programs to enrich and enliven the Village experience. Russell also will need to deal with impacts of recently approved changes in the Westwood Village Specific Plan, long sought by the BID, that pave the way for more food uses (fast casual) and less city oversight of land use, signage and project approvals.

Westwood's future depends largely on the decisions of a handful of major property owners, but its present offers an increasingly attractive menu of cultural, entertainment, dining, and shopping options. These include **Lulu at the Hammer**, Alice Waters' exciting new restaurant now serving lunch and dinner in the courtyard at the **Hammer Museum**.

The **Hammer** has a full program of exhibitions and in-person programs and has added a spectacular book and gift shop. **Heather Taylor Home** continues its lovely textile and gift offerings on Glendon. On Gayley, **FLAX** offers an expanded selection of stationery and gifts for all ages, and nearby a new commercial art gallery called **D2Art** has opened. New fast food offerings include **Egg Tuck**, also on Gayley. More entertainment options are available with movie theaters now reopened and the **Geffen Theater** in full operation with evening and matinee performances.

Westwood Neighborhood Council (WWNC)

The Neighborhood Council system was established in 1999 as a way of ensuring that the Los Angeles city government remains responsive to the different needs of the city's varied communities. There are currently 99 neighborhood councils, each serving about 40,000 people. The councils are advisory bodies with annual budgets funded by taxpayer dollars. Council members are elected by those who live, work or own property or a business in the community that a Council represents, and they donate their time and service as volunteers. The WHPOA is represented by a seat on the WWNC and that individual is re-elected every 4 years. WWNC meets monthly on the second Wednesday of every month at 7:00 pm, currently via Zoom, and meetings are open to all members of the community.

Each year the councils are given a budget by the city to support their local initiatives. The WWNC has traditionally given 95% of its operating monies in grants to the community. Previous recipients are: The Friends of Westwood Library, The Los Angeles Conservancy, the Salvation Army Transition Housing on Sepulveda, Warner Avenue and Fairburn Elementary Schools, Emerson Middle School, West L.A. Little League and West L.A. Homeless. Grants are usually given in late winter or early spring and can amount to as much as \$5,000.

The WWNC also interacts with local and state elected officials and weighs in on issues that may impact our community. Areas such as local land use and zoning, transportation, homelessness, affordable housing, use of our parks, issues facing Westwood Village and UCLA are just a few. WWNC aims to ensure the voices of Westwood and our neighborhood are represented. WHPOA Board Member Tracey Fitzgerald is our current representative on the WWNC and she works hard to represent the views of the WHPOA.

What's New at Westwood Recreation Park Complex

New things are happening at Westwood Park! Early this past spring, the park got a new Director by the name of Jason Liss. Jason comes to the park with many years of experience in Los Angeles and years of service on the Westside. We are very excited to welcome him. The park has also reinstated the Park Advisory Board (PAB), made up of community members representing the stakeholders of the park. The PAB meets the last Wednesday of every month and can be attended on Zoom. The PAB is currently reviewing the use of the park and helping to develop the future direction for its open space. All park programs have resumed post-COVID, including youth basketball, volleyball, football, and access to the pool. The annual Halloween Event was held last month and was very successful.

The park itself is experiencing physical changes. Tommy's Field, an adult-sized soccer field, was opened during the pandemic and offers the community the opportunity to play soccer, football and other sports while allowing the general public the opportunity to use it (with lights) for general recreation. Aidan's Place is receiving a face-lift. Groundbreaking for the updated play space started in September and the hope is to finish renovations before year-end. New automated, self-cleaning toilets are being installed near Tommy's Field and Rec Center staff are considering adding pickleball to the existing tennis courts. This will allow for both sports to be played in the same space. Please come see the park and enjoy all the activities that are happening!

Veteran's Cemetery Fence Replacement Project

The Veteran's Administration has committed to the replacement of the chain-link fence bordering the northern end of the cemetery. The change will affect 17 of our homeowners who live adjacent to the cemetery. The proposed new fence looks to be a simulated wood product. Meetings have been held with individual homeowners as well as with a group of interested individuals. Their comments have been forwarded to the VA's design team. The VA has developed a process to ensure communication, attention to the needs of the homeowners and respect for existing property lines, trees, and landscaping in the area of the fence. The project is estimated to start in the fall/winter of 2023/24.

Keep Calm and Slow Down

In late September, there were two serious automobile accidents in Westwood Hills around the noon hour: one at the foot of Bronwood and Glenroy and the other at Montana and Bentley. They appear to have been caused by speeding, and one of them was so serious that the car bounced off of the sidewalk hitting the wall of a home on Glenroy.

One of our dedicated neighbors photographed the sites, notifying Debbie Nussbaum, our president and traffic chairman, and me. We brainstormed what we could do to raise awareness about this problem. Two of our board members, Valerie Cohen and Sherry West, developed a design for unique yard signs, "**KEEP CALM and SLOW DOWN.**" Interested

neighbors should email Valerie at valgcohen@mac.com to request one or more lawn signs, pictured below, which will be provided by WHPOA free of charge.

We invited interested homeowners to attend a meeting with LAPD. Three homeowners, several board members, Captain Jonathan Tom, SLO James Allen and two patrol officers met at the site of one of the accidents, and we were able to voice our concerns as well as suggest what might be helpful. We were concerned not only with speeding but also with the fact that numerous individuals were ignoring stop signs. It was decided that for a number of days officers would be posted at different locations to give reminders as well as citations.

LAPD advised us that **speed humps** had to be approved by the Department of Transportation. Each councilmember is allotted a maximum of fifteen new speed humps in their district each year. Applications for speed humps come out on a certain date and must be completed and turned in within a relatively short period of time. Since Glenroy seemed to have the biggest issue, we decided they should be encouraged to apply right away. We were advised that even if the application wasn't accepted this year, it should be saved and resubmitted next year. Via the email network, homeowners on Glenroy have been encouraged to apply. Now that this process is understood, other streets might want to apply next year as well.



The traffic committee also met with representatives from CD5 and DOT and presented a list of requests. We were able to get **limit lines** painted before stop signs and **STOP** painted on the pavement on a number of streets. We were able to get these improvements at all of the intersections that we requested.

Jane Mintz Schwab – WHPOA Security Chair

Traffic – Transit Metro Projects

There are three big construction projects in the vicinity of Westwood Hills. Two of the projects are in the planning phase: the Sepulveda Pass Transit Project and the I-405 Pass Express Lane Project. Both projects target improving travel times between the Westside and the San Fernando Valley (SFV). The Purple (D) Line Subway is currently under construction.

The Sepulveda Pass Transit Corridor Project

This is a high-capacity rail line project to take cars off the road and provide more traveling options for people traveling between the San Fernando Valley and the Westside. Two options are being studied. One option is an underground high speed heavy rail and the other is a slower monorail along the 405. Any project above ground has the potential to affect Westwood Hills. Last year, UCLA had requested a station on the campus, where high ridership is expected. Currently, UCLA seems to be taking a more neutral position. The first phase of this project, connecting the San Fernando Valley and Westside, is slated to open for service between 2033-35. The second phase, between the Westside and LAX, is expected to open for service between 2057-59. <https://www.metro.net/projects/sepulvedacorridor/>.

This multi-billion-dollar project is generating a lot of controversy from a number of HOAs. The Sherman Oaks HOA is opposed to any above-ground heavy rail options in the SFV and they are lobbying for the slower and less expensive monorail. Bel Air HOAs have banded together to oppose any option that would require tunneling under their property, and they are prepared to fight the project in court.

Westwood Hills homeowners who lived through the I-405 Widening Project are aware that there isn't any land available to construct monorail supports adjacent to Westwood Hills from Sunset to Wilshire or on the Brentwood Glen side of the 405. Moreover, if UCLA does ultimately request a station on its campus, the route of the rail line connecting that station to the Sepulveda Pass line, and whether it is above or below ground, is a critical concern for our community.

I-405 Sepulveda Pass Express Lane (Toll) Project

Metro is planning on converting 14 miles of HOV lanes between the 10 and 101 freeways to toll lanes. Metro and Caltrans are evaluating 5 alternatives to convert the existing high-occupancy HOV lanes to dynamically-priced high-occupancy toll (HOT) lanes, called Express Lanes, in both directions of I-405. The I-405 Sepulveda Pass Express Lanes Project will include an overhead tolling system and signage on adjacent portions of the I-405 corridor. Alternatives 3,4, & 5 would require widening the I-405 and taking property. The alternatives are:

- Alternative 1: Leave the HOV lanes on the 405 as is.
- Alternative 2: Convert the HOV lanes on the 405 to one Express Lane in each direction.
- Alternative 3: Convert the HOV lanes on the 405 to two Express Lanes of non-standard lane widths in each direction.
- Alternative 4: Convert the HOV lanes on the 405 to two Express Lanes of standard lane widths in each direction.
- Alternative 5: Add a second HOV lane to the 405 in both directions of non-standard lane and shoulder widths.

This project is targeted for completion in advance of the 2028 Los Angeles Olympics.

<https://www.metro.net/projects/i-405-expresslanes-project/#overview>.

2022

Westwood Hills Property Owners Association

Officers

Debbie Nussbaum

President

Tracey Fitzgerald

Vice President

Margot Barron, CPA

Treasurer

Sue Polep

Secretary

Directors

Judy Brown

Valerie Cohen

Robert Edelstein

Carol Lifland

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Melanie Spiller

Terry Tegnazian

Sherry West

Westwood Hills Property Owners Association

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Subway Construction

The Purple (D) Line Subway construction under Wilshire Blvd. between Veteran Ave. and Westwood Blvd. is entering a phase where all the work will take place underground. Concrete decking has been placed on Wilshire Blvd. over the station box allowing work on the station box without impacting traffic on Wilshire Blvd, except for hauling materials. The tunneling of the subway is almost complete from the VA station to the Century City station. Subway construction will continue underground with the Subway set for completion in 2027. More details at: <https://www.metro.net/projects/westside/#overview>.

Planting Restoration Project on Sepulveda

In an effort to beautify the city prior to the 2028 Olympics, there is a plan to upgrade the planting along Sepulveda Boulevard between Olympic and Sunset and repair or replace the existing irrigation system to accommodate both the new and existing vegetation. Much of the juniper between Wilshire and Montana (over 300 plants) will be replaced with more suitable species. The project is slated to be awarded to a contractor by May 2023, and there will be a one-year plant establishment period for the project.

Debbie Nussbaum - WHPOA Traffic Committee Chair

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. A one-time membership fee of \$200 entitles you to WHPOA membership for as long as you own your home in Westwood Hills. You can join online by logging on at <https://whpoa.org> and choosing "membership" from the menu or by emailing info@whpoa.org.

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 local law enforcement 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, recommendations for services or workmen, 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 your community. We look forward to welcoming you to WHPOA!

WHPOA Needs Volunteers!

We are looking for volunteers to help with various issues of interest to the community. This is a great way to get involved and meet wonderful neighbors. Areas of need include:

- Land Use and Planning: attend zoning and planning hearings, read reports and proposals, report to the Board and help draft community position letters.
- Traffic and Transit: attend public meetings, read reports and proposals, report to the Board, and help draft community position letters.
- Neighborhood Outreach: identify and welcome new neighbors, bring them into WHPOA, help organize neighborhood events.

Contact us via the email network – the moderators will refer you to the people who need your help.