



# WESTWOOD HILLS PROPERTY OWNERS ASSOCIATION NEWSLETTER - FALL 2024

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## WHPOA ANNUAL MEETING

Tuesday  
November 12, 2024

7:00 – 8:15pm

(6:45 check-in)

Via Zoom

Look for Registration  
Details Via the WHPOA  
Email Network

### Agenda

Board Elections

Speakers:

**Katy Yaroslavsky**  
Councilmember  
5<sup>th</sup> District

**Captain Richard  
Gabaldon**  
WLA LAPD  
Commanding Officer

**James Allen**  
WLA LAPD  
Senior Lead Officer

## 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 **5<sup>th</sup> District Councilmember, Katy Yaroslavsky** as our featured speaker. In addition, we will be hearing from our **WLA LAPD Commanding Officer Captain Richard Gabaldon**, and from our **LAPD Senior Lead Officer James Allen**.

Councilmember Yaroslavsky will speak about topics of interest to our community, including the question of whether single-family neighborhoods such as ours will continue to exist in the City of Los Angeles, 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. We will also be electing members to the WHPOA Board.

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

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## Welcome New Members

This year's meeting will be on Zoom. Check-in for the 7:00 pm meeting will commence starting at 6:45 pm.

Among those we would like to welcome are these Westwood Hills homeowners who have joined WHPOA from October 2023 through September 2024:

Graydon Brittan (Barlock), Felipe Urdaneta & Ishita Desai (Cashmere Terrace), Fernando Gorodscy & Shira Druker (Dalkeith), Pierre Haas & Maria Esandon (Tavistock), Junior & Clara Kim (Cashmere), Halina Larman (Greenfield), Tawei Lou & Yachen Tina Shih (Veteran), Laurie Musico (S. Thurston) and Michael & Marguerite Shay (S. Thurston).

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## THANK YOU TO OUR WONDERFUL SPONSOR

**LARRY YOUNG**, *Proud Supporter of WHPOA*  
Luxury Properties Director - Berkshire Hathaway Home Services  
California Properties  
131 S. Rodeo Drive, Suite 100, Beverly Hills, CA 90212, 310.777.2879

# President's Annual Message...

Greetings Westwood Hills neighbors,

Please join me for the Westwood Hills Property Owners Association (WHPOA) Annual Meeting on Tuesday, November 12<sup>th</sup> at 7pm. We will be holding the meeting on Zoom, as we have done for the past few years. Councilmember Katy Yaroslavsky will be our featured guest speaker, and we will be hearing from LAPD Area Captain Richard Gabaldon and from our Senior Lead Officer James Allen. We will also have a short business meeting to elect our slate of board members.



I would like to thank the wonderful volunteers who serve on the WHPOA board. They follow city, county and state issues that impact our neighborhood, and they write letters and emails trying to protect our lovely single-family neighborhood. I would also like to thank all our neighbors who emailed and called our councilmember's office about graffiti or trash along Sepulveda Boulevard, and on many other topics. A special thank you to Terry Tegnazian, chief email network moderator, as well as the other three moderators, who skillfully and faithfully answer questions and provide information on neighborhood issues.

Los Angeles' housing shortage and lack of affordable housing have been top issues in the news for a number of years. While the city is under a state mandate to build more housing, it is important to establish the smartest locations to build that housing. This past year we fought to save our single-family neighborhood from being upzoned to multifamily. We joined United Neighborhoods, a coalition of single-family homeowner associations fighting to preserve R-1 neighborhoods like ours. We wrote letters, made presentations, and pointed out that state housing goals could easily be met by developing along major corridors, where mixed-use development makes sense and public transportation is readily available. At its recent hearing, the LA Planning Commission tentatively supported the concept of growth along major corridors and preservation of R-1 neighborhoods. But the fight is not over. There are hearings still to come at City Council. Many housing advocates still demand the right to build multi-unit developments in every R-1 neighborhood in Los Angeles, even though state goals can easily be met by building on commercial corridors. State law already provides for increasing the number of houses in single-family neighborhoods, if property owners wish to take advantage of SB 9 & 10 by splitting their lot and building on both lots. We will have to be vigilant in order to preserve the R-1 status of Westwood Hills. This fight is far from over.

Many homeowners have expressed annoyance with the asphalt patches on our sidewalks. Why are these patches so prevalent? The streetlight upgrade to an energy-saving low voltage system is ongoing, and rewiring the neighborhood is taking much longer than the 2-year completion period we were originally given. We are working with CD5 to get the job completed and our sidewalks properly repaired with concrete.

We are in touch with CD5 and LAPD frequently on quality-of-life issues, like graffiti removal, trash on Sepulveda Blvd., crime, homelessness, street trees, sidewalk issues and street repairs. It is amazing how hard it is to get anything done in our fair city! Anyone interested in helping to champion any of these issues, we invite and welcome your input and help.

We extend a warm and embracing welcome to everyone who moved into the neighborhood during the past year. I look forward to seeing you all at our Annual Meeting on Zoom on November 12<sup>th</sup>, as we all continue to work together to make Westwood Hills a safe and enjoyable place to live.

To allow our speakers to prepare and to help us keep the meeting to an hour, we request that you submit your questions via the online email network by November 6<sup>th</sup> at [info@whpoa.org](mailto:info@whpoa.org).

Not part of the WHPOA email information distribution network, contact us at [info@whpoa.org](mailto:info@whpoa.org).

Best regards,

**Debbie Nussbaum – President**

# WHPOA Annual Meeting

**Date:** Tuesday, November 12, 2024

**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 Katy Yaroslavsky

LAPD Captain Richard Gabaldon, Commanding Officer West Los Angeles

LAPD Sr. Lead Officer James Allen

**Questions:** Please submit any questions you may have for our speakers via the email network at [info@whpoa.org](mailto:info@whpoa.org) by November 6, 2024, 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 2024 are: **Margot Barron** (Tavistock), **Chet Bhavsar** (South Thurston), **Judith Summers Brown** (Bentley), **Deborah Nussbaum** (Cashmere Terrace), **Susan Polep** (Barlock), **Barbara Schenk** (Bentley), **Melanie Spiller** (Tilden).

Current members who have offered to run for one-year terms (to help balance the numbers of directors coming up for re-election in future years) are: **Terry Tegnazian** (Cashmere) and **Sherry West** (Montana).

We are also pleased to have two new nominees for the Board this year: **Kimberly Bertz Brown** (Dalkeith) and **Sandi Nutt** (Cashmere). If elected, they will serve two-year terms.

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).

## 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.

**Kimberly Bertz Brown** – Kimberly, a UCLA alum, holds an MBA from Cornell University and a DEI certification from USC's Marshall School. She has served on the Boards of Directors for Wells Fargo Properties, Inc. and Tryon Management, Inc., overseeing Wells Fargo's real estate entities. She recently left Wells Fargo to pursue her own start-up in business consulting on business transformations. She and her husband Andy have lived on Dalkeith for 11 years and have two elementary school-aged daughters who attend St. Paul's. Kimberly would like to see the Village come back to life like it was when she attended UCLA.

**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.

**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.

**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.

**Sandi Nutt** - Sandi and her husband, John, have lived on the southeast corner of Cashmere and Montana for 4 years. They have been married for 27 years and have 3 children, all college-aged. Sandi has a PhD in Business Psychology and is a Management Consultant. She has worked with clients like The Mandeville Winery and Disney. She loves our neighborhood, has great neighbors and is enthusiastic about getting involved in the neighborhood.

**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 master's 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.

## **The West LA Community Police Advisory Board**

Many of us who live in Westwood Hills are concerned about crime and safety. I wanted to share with you something that, over the years, has helped me deal with these issues: CPAB, the West L.A. Community Police Advisory Board.

CPAB is made up of the Captain of our community station, the SLOs (senior lead officers) of the West L.A. area, and those interested individuals living in the surrounding neighborhoods. Meetings are held via Zoom, and are open to the public. Its purpose is to build and maintain a partnership between LAPD and the residential and business communities of the area. The goal is to reduce the incidences and fear of crime, improve the quality of life, ensure the safe flow of traffic, establish emergency preparedness, and create community engagement.

The best part is that there is an open and free dialogue between the officers and the attendees. SLOs give reports on the areas to which they are assigned, giving community members a realistic picture of what is going on throughout West Los Angeles. Frequently there are guest speakers. The best part is that you become aware of the people who make up our West L.A. community police station.

I have a friend who lives in another area of West Los Angeles. I asked her who her SLO was. She had no idea. I was surprised. I think that everyone should know their SLO by name. That is the first contact we should look to when there is a problem or if information is needed. In Westwood Hills we are fortunate to have a terrific SLO in James Allen. He is dependable and knowledgeable. I would never hesitate to contact him for anything. It is very important to know one's SLO and develop a relationship where you feel comfortable. That is why attending CPAB meetings is valuable.

We send notifications about CPAB meetings to WHPOA members via our email network. I hope to see you there.

**Jane Mintz Schwab - WHPOA Security Chair**

# 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 (1-877-275-5273)

- 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.

**MyLA311** – use to request city services, including removal of illegally dumped items and trash, pothole and small asphalt repair, removal of bulky items (e.g., mattresses, furniture or large appliances) from your home. You may also report abandoned vehicles, homeless encampments, standing water, non-functioning streetlights, and requests for graffiti removal. You can do all this on your cell phone by downloading the free myLA311 app from your app store, or you can call 311, or go online to <https://myla311.lacity.org>.

## Important LAPD Contacts:

**Captain Richard Gabaldon** [31356@lapd.online](mailto:31356@lapd.online) He is the new Commanding Officer of WLA LAPD.

**SLO James Allen** 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](mailto:39318@lapd.online)

Website: [www.lapdonline.org](http://www.lapdonline.org)

**SLO Matt Kirk** [34713@lapd.online](mailto:34713@lapd.online) He is the Senior Lead Officer for Brentwood who keeps Terry abreast of things.

**Brian Espin** [37430@lapd.online](mailto:37430@lapd.online) He frequently fills in for our SLO when James is on assignment elsewhere.

**Scott Alpert** [36921@lapd.online](mailto:36921@lapd.online) He is a sergeant who supervises all the Senior Lead Officers in West LAPD.

**Jane Mintz Schwab - WHPOA Security Chair**

## Your Elected Representatives

As we went to press with this fall's newsletter, the 2024 state and local races had not yet been decided. Below is the 2023 list.

United States Senators: Alex Padilla and Laphonza Butler

United States Congressman: Brad Sherman (CA District 32)

California State Senator: Ben Allen (CA Senate District 24)

California State Assemblyperson: Jacqui Irwin (CA Assembly District 42)

County Supervisor: Lindsey Horvath (District 3)

Los Angeles City Councilperson: Katy Yaroslavsky (District 5)

## **Around Westwood Village...**

Westwood Village has undergone a much-needed facelift over the past year. The conversion of Broxton Avenue between Weyburn and Kinross into a pedestrian mall is now complete and the soft opening of Broxton Plaza is set for the end of October, featuring family-friendly activities for all.

Event programming on Broxton is moving forward with the institution of a number of events open to both students and the community. These include the Thursday Farmers Market, First Thursdays, a monthly evening block party on Broxton, and The Bruin Flea Market, which takes place monthly on third Fridays. The Flea Market is described as a “community-based and philanthropic flea market” selling vintage clothing and other items, including artwork, pottery, and jewelry. Free outdoor movies have also been scheduled throughout the summer as part of the monthly Cinema Under the Stars program.

Many Westwood stores remain vacant, but the upscale restaurant STK LA (which plans to move from the W Hotel to the location once occupied by Napa Valley Grille) is set to open early next year.

On the UCLA campus, the Mathias Botanical Garden has reopened to the public, after completing much of its extensive restoration project. Free docent-led tours are available on the first Saturday of each month at 10am on a drop-in basis.

**Carol Lifland**

## **Westwood Neighborhood Council (WWNC)**

The Neighborhood Council system was established in 1999 as a way of ensuring that the City government remains responsive to the diverse needs and lifestyles of Los Angeles’ rich variety of communities. There are currently 99 Neighborhood Councils in Los Angeles, each serving about 40,000 people. Neighborhood Councils are advisory bodies with annual budgets funded by taxpayer dollars. Board members are City officials who 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 has a seat on the WWNC and that individual is re-elected every 4 years in a city election. Westwood Neighborhood Council meets on the 2nd Wednesday of each month at 7:00 pm at Belmont Village.

Each year the Council is given a budget by the city to support its local initiatives. The WWNC has traditionally given 95% of its operating monies in grants to the community. This is more than just about any other neighborhood council. Previous recipients are: The Friends of Westwood Library, the Salvation Army Transition Housing on Sepulveda, Warner Avenue and Fairburn Elementary Schools, Emerson Middle School, the Los Angeles Conservancy, and the L.A. Music Salon. Grants are usually given in late winter or early spring and can be for 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, and issues facing Westwood Village and UCLA are just a few. The council works hard to ensure the voices of Westwood and our neighborhood are heard. Tracey Fitzgerald is our representative on the Council and she works hard to represent the views of the WHPOA.

**Tracey Fitzgerald**

## **Westwood Recreation Park Complex continues to rock and roll!**

Wonderful things continue to happen at Westwood Park. The Senior Recreation Director Jason Liss is very supportive and programming has blossomed. Summer Camp was full every week this summer, providing lots of activities and even weekly field trips. Football and Soccer are on the move and each program is almost full. The annual Halloween Carnival will be held on Saturday, October 26<sup>th</sup> from 11am – 3pm. Everyone in the community is welcome.

The Park Advisory Board (PAB) continues to meet every other month and has been working on a Park Wish List - a list of programs, activities, and/or site developments to enhance the look of the park or its programs. The two that have been in focus this past year are a community garden project and pickleball. The community garden project will be located on the east side of the park along Veteran. The proposal now sits with our City Councilperson Katy Yaroslavsky. Once approved, the garden will offer a variety of drought-tolerant plants and grasses laid out amongst walkways and park benches. The hope is that the new area will support Master Class presentations and docent programs for school-aged children. For the pickleball project, the County has decided to administer the program on its own rather than employ a concessionaire as requested by the PAB. Lines have been painted on courts 1 & 2 to allow both tennis and pickleball. Currently, reserving courts will be on the park site and you will need to bring your own net. Hopefully, this will only be the first step to providing a pickleball program at the park. Tracey Fitzgerald is our representative on the Park Advisory Board.

**Tracey Fitzgerald**

## Westwood Hills Block Party - 2025!

How many of us are ready to meet and greet our neighbors in person, and have some fun at a community-wide outdoor event? WHPOA is beginning plans for a block party in the spring of 2025. If you are interested in helping to plan or work on the block party, please let us know via the WHPOA email network. Stay tuned for updates on the email network.

## Traffic – Transit Projects and the Neighborhood

Westwood Hills is in the crosshairs of a number of transit project concepts and programs. We are closely following what is happening with the Sepulveda Transit Corridor Project, the I-405 Express Lane Project, a Congestion Pricing Program and the Purple (D) Line Subway construction on Wilshire, discussed in more detail below. In addition, LA28 Olympics planning is starting, and UCLA is scheduled to house all the Olympic athletes, which will most certainly affect our neighborhood due to street closures and security measures being considered. Finally, we continue to monitor and address our Westwood Hills street traffic issues.

## The Sepulveda Transit Corridor Project

This is a high-capacity transit project whose goal is to take cars off the road and provide more traveling options for people commuting between the San Fernando Valley and the Westside. This project has a completion date between 2033-35. Two basic options are under review. One is an underground high-speed heavy rail system, and the other is a slower monorail along the 405. UCLA has requested a station be added on the UCLA campus, where high ridership is expected. All three heavy rail options (#4, #5, & #6) are underground on the Westside and would provide the desirable single-seat direct connections from the Valley to the Westside. Monorail option #3, after leaving a Getty Center Station, would proceed underground to connect to the UCLA Campus and the currently under-construction D Line Subway station at Wilshire & Westwood Blvd. Monorail option #2 has been eliminated and #1 adds additional travel time and connections from a station by the VA Hospital. Details at: <https://www.metro.net/projects/sepulvedacorridor/>

## I-405 Sepulveda Pass Express Lane (Toll) Project

Metro is planning to convert fourteen miles of currently free HOV carpool lanes between the 10 and 101 freeways to toll lanes. Metro and Caltrans are evaluating five 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 Lane Project will include an overhead tolling system and signage on adjacent portions of the I-405 corridor. Alternatives 3, 4, & 5 appear to require widening the I-405 and taking property. The alternatives are:

- Alternative 1: Leave the HOV lanes on the 405 as is, basically no project.
- Alternative 2: Convert the HOV lanes on the 405 to one toll lane in each direction.
- Alternative 3: Convert the HOV lanes on the 405 to two toll lanes of non-standard lane widths in each direction.
- Alternative 4: Convert 405 HOV lanes to 2 toll lanes in each direction, with standard 2 travel lanes and shoulders.
- Alternative 5: Add a second HOV lane to the 405 in both directions with non-standard width lanes and shoulders.

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

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

## Congestion Pricing Program

Metro's Traffic Reduction Study is exploring how congestion pricing could reduce traffic. Metro believes that charging people to use our city streets would reduce congestion, enhance economic opportunities, reduce air and climate pollution, making our roads safer and transit faster, and encourage reinvestment in our communities. There are three potential pilot concepts:

- Santa Monica Mountains – Pricing on the I-405, US-101 and I-5, and multiple canyon arterial roads between the San Fernando Valley and Westside.
- DTLA – Pricing on surface streets within the DTLA freeway ring, and on freeways passing through DTLA.
- I-10 – Pricing on I-10 between DTLA and the western terminus of the freeway in Santa Monica.

## Subway Construction

The Purple (D) Line Subway construction under Wilshire Blvd. between Veteran Ave. and Westwood Blvd. has entered a phase where all the work is taking 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, except for hauling materials. The tunneling of the subway is complete between the VA station and the Century City station. Recently, travel lanes on Wilshire Blvd. in this area have been reduced to 1 or 2 travel lanes, causing stressful congestion. Subway construction will continue underground with the subway set for completion in 2027. More details at:

<https://www.metro.net/projects/westside/#overview>

**Debbie Nussbaum, WHPOA Transit Chair**

**2024  
Westwood  
Hills  
Property  
Owners  
Association**

**Officers**

Debbie Nussbaum

*President*

Tracey Fitzgerald

*Vice President*

Margot Barron, CPA

*Treasurer*

Sue Polep

*Secretary*

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Chet Bhavsar

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Carol Lifland

Chris Oldre

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Barbara Schenk

Jane Schwab

Julia Shuart

Melanie Spiller

Terry Tegnazian

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.*

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Property Owners  
Association

## Not a Member Yet?

It is 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 (not annual) membership fee of \$200 entitles you to WHPOA membership for as long as you own your home in Westwood Hills. You can join online at <https://whpoa.org/membership> or by emailing [info@whpoa.org](mailto: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 WHPOA works diligently with local law enforcement to keep it that way.

**WHPOA 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 will drive more traffic through our neighborhood. We also promote a Neighborhood Watch program, helping neighbors know each other and promoting our safety.

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 are members of WHPOA. Only with an active membership can we sustain the Association and have a positive effect on issues to your community.

If you have new neighbors, please encourage them to join WHPOA and our neighborhood email network. You can pass along the enclosed membership form, or they can join online at <http://whpoa.org/membership>. We look forward to welcoming you to WHPOA!



WHPOA Board members recently met with our Councilmember Katy Yaroslavsky. (L-R: George Hakopiants, CD5 District Director; Chet Bhavsar; Debbie Nussbaum; Terry Tegnazian; Bella Doshi; Tracey Fitzgerald; Councilmember Katy Yaroslavsky; Patty Macias, CD5 Field Deputy for Westwood. Photo by Jarrett Thompson, CD5 Transportation Deputy.)

## WHPOA Needs Volunteers!

We are looking for volunteers to help with various issues of interest to the community. This is a terrific 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.



Welcome to the Neighborhood!

As you know, this is a wonderful area in which to live. We are close to so many of the Southland's cultural and historical landmarks, as well as UCLA's thriving campus. We are among the safest areas in the city, and we work diligently with LAPD and UCLA PD to keep it that way.

WHPOA represents homeowners from Sunset Blvd. to the VA Cemetery, Veteran Ave. on the east to Sepulveda Blvd. on the west. We work actively with UCLA, Westwood Village, Caltrans, LA County and LA City officials to mitigate potential problems, especially those that we believe will drive more traffic through our neighborhood.

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

We also promote a Neighborhood Watch program—to help neighbors get to know each other, and continue to keep our neighborhood safe.

Our Association is staffed entirely by volunteers. Unlike other homeowner associations, **we do not have annual dues**. There is a one-time membership fee of \$200, which provides you with the privileges of membership for as long as you live in the neighborhood. Only with an active membership can we sustain the Association and have a positive effect on issues of importance to our community. We would welcome your active participation.

For more information check our website at [www.whpoa.org](http://www.whpoa.org) or email us at [info@whpoa.org](mailto:info@whpoa.org)

*To join, please fill out and return the attached page with your payment. **You can also join directly online at <https://whpoa.org/membership/>***

Thanks!

# WHPOA

WESTWOOD HILLS PROPERTY OWNERS ASSOCIATION

INCORPORATED 1958

## MEMBERSHIP APPLICATION

Fill out and mail this page to WHPOA, P.O. Box 24515, Los Angeles, CA 90024

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Please print legibly:

Name of Owner (First, Last):

\_\_\_\_\_

Name of 2nd Owner (First, Last):

\_\_\_\_\_

Street Address:

\_\_\_\_\_

Phone Number:

\_\_\_\_\_

Email Address #1:

\_\_\_\_\_

Email Address #2:

\_\_\_\_\_

Name, Phone Number & Email of Tenants if you are renting:

\_\_\_\_\_

\_\_\_\_\_

**Total check enclosed (payable to WHPOA):**

**\$200.00**

OR

**Charge my credit card (  Visa  MC ):**

**\$206.00\***

















































































*\*includes 3% credit card fee*

Card No. \_\_\_\_\_ Exp. Date: \_\_\_\_\_

Authorized Signature: \_\_\_\_\_ Security Code (card back): \_\_\_\_\_

## Westwood Hills Property Owners Association

WHPOA members are automatically added to our neighborhood email network, where they also get access to the lists of referrals from neighbors and other resources on our private groups.io website. Below are screenshots of some of our referral lists, and some of the recent posts on our email network. If you haven't joined WHPOA, now's the time!

 2-HEALTH <sup>15</sup>    	Folder
Medical doctors of various specialties, dentists, orthodontists, holistic practitioners, and other health care providers.	
 3-LANDSCAPE MATTERS <sup>7</sup>    	Folder
Gardeners, landscape architects and designers, landscape contractors, tree trimmers, tree doctors, water features, pools and spas, and other landscape-related specialties. Also check other categories that might be relevant, such as Plumbers for sprinklers, and Carpenters & Contractors for construction, Electricians for landscape lighting, etc.	
 Accountants&Bookkeepers.docx    	File
Accountants, bookkeepers and payroll services.	
 Appliances.docx    	File
Appliance recommendations and repair -- washers, dryers, refrigerators, ovens, stoves, dishwashers, etc.	
 Appraisers&EstateSales.docx    	File
Appraisers for fine arts, jewelry, etc. and people who handle estate sales.	
 Architects&Engineers.docx    	File
Architects and engineers, including structural engineers for retaining walls and foundations.	
 Artwork&Framers.docx    	File
Art framers and hangers, and calligraphers, artists.	
 Attorneys&Mediators.docx    	File
Attorneys and mediators.	
 Automobile.docx    	File
Mechanics, body work, detailers, car wash, cleaning off graffiti tagging, fixing dents, touch-up paint, car brokers, tires, brakes, etc.	
 Awnings.docx    	File
Installers of outdoor awnings.	
 BarbecueGrills.docx    	File
Installation, cleaning and maintenance of barbecue grills, including electronics.	
 Carpenters&Contractors.docx    	File
Carpenters and contractors for jobs including building furniture and cabinets, major remodel, earthquake retrofitting, pocket doors, funicular, outdoor decks, replacing front door, bathroom remodel, ADU construction, etc. Although many contractors can handle water-damage and mold remediation, those who have specifically done so are collected under Water Damage Mitigation below.	
 Carpets&Rugs.docx    	File
Carpets and rugs, including carpet cleaners, vendors and installers. Also includes some upholstery cleaning.	
 Child-Proofing.docx    	File
Child-proofing assistance.	
 Chimneys&Fireplaces.docx    	File
Chimney sweeps, fireplace and chimney inspection, repair and maintenance, firewood.	
 Cooks,Caterers,PartyPlanners.docx    	File

Is this cat yours? 

MODERATOR'S NOTE: Please respond directly to LAURA at the contact info below. Please do NOT hit reply, which comes to the moderators. Thanks! \_\_\_\_\_ Dear

By Terry Tegnazian · #10728 · Oct 21 · 

More LA Halloween Events for Families 

[cid:image003.png@01DB23D6.F4500520]Boney Island \* What: Don't miss Boney Island's immersive, interactive, and illuminated experience this Halloween season at Natural History Museum! Wander the

By Terry Tegnazian · #10727 · Oct 21 · 

Great Pumpkin Bash - 11/3, 11 am-3 pm, Pan Pacific Park 

[cid:image003.png@01DB23D3.63669360]With Halloween just around the corner, I know we're all starting to stock up on candy and get costumes ready for the big night. But once the trick-or-treaters have

By Terry Tegnazian · #10726 · Oct 21 · 

Truman Part Two @ Westwood Library

Don't miss our Election Special taking place in the library this Wednesday, October 23rd, at 6:30 p.m. Arnold Weiss will present Harry Truman Speaking: Part Two, sharing more of the 33rd

By Terry Tegnazian · #10725 · Oct 21 · 

SHOPPING CORNER - ForSale - Woman's/Girl Bike 

MODERATOR'S NOTE: Please respond directly to FAITH at the contact info below. Please do NOT hit reply, which comes to the moderators. Thanks! \_\_\_\_\_ Hello

By Terry Tegnazian · #10724 · Oct 21 · 

SHOPPING CORNER: For Sale - Bar Stools & Mirrors 

MODERATOR'S NOTE: Please respond directly to FAITH at the contact info below. Please do not hit reply which comes to the moderators. Thanks. \_\_\_\_\_ Hello Dear Neighbors: I have the

By Terry Tegnazian · #10723 · Oct 20 · 

SHOPPING CORNER - FREE! Coffee Table 

MODERATOR'S NOTE: Please respond directly to LARRY at the contact info below. Please do not hit reply which comes to the moderators. Thanks. \_\_\_\_\_ We have a 42-inch square

By Terry Tegnazian · #10722 · Oct 20 · 

Housekeeper Wanted

MODERATOR'S NOTE: Please respond directly to LARRY and BRENDA at the contact info below. Please do not hit reply which comes to the moderators. Thanks. \_\_\_\_\_ Does anyone have a

By Terry Tegnazian · #10721 · Oct 20 · 

UCLA Mathias Botanical Garden - Fall Fest, tomorrow, Sat, 10/19 

Dear Garden Friends, Welcome to fall! We are holding our first-ever Fall Fest, a celebration of the season on Saturday, October 19 from noon to 4pm. There will be live music, food, and crafts. We

By Terry Tegnazian · #10720 · Oct 18 · 

Broxton Plaza Opening, Westwood Village - next weekend, Oct.. 25-26

Broxton Plaza Soft Opening Weekend - October 25-26, 2024 Celebrate the soft opening of Broxton Plaza, Westwood Village's exciting new car-free pedestrian plaza! Join us for a weekend of

By Terry Tegnazian · #10719 · Oct 18 · 

Reminder! Free Concert @ Westwood Library - tomorrow, Sat, 10/19 @ 3 pm

Just a quick reminder! The next FREE CONCERT @ Westwood Library is TOMORROW, SATURDAY, OCTOBER 19, at 3 PM! We're looking forward to welcoming pianist GRACE CHEN, completing her degree in piano

By Terry Tegnazian · #10718 · Oct 18 · 

Halloween Events Nearby 

1. BRENTWOOD SCIENCE MAGNET SCHOOL'S HAUNTED HOUSE — will take place on Friday, October 25, and Saturday, October 26. Be ready to have a wonderful fright at the brand-new attraction in

By Terry Tegnazian · #10717 · Oct 18 · 

Newsletter Distribution - Volunteers Needed!

Dear Neighbors - it's time for our annual print newsletter, which is in the works as I write. However, as in the past, we need volunteers to distribute the newsletters to the homes in our