

WESTWOOD PARK ASSOCIATION

Newsletter → Spring → 2007



Letter from the President

As you know, the Association has worked hard to improve the common areas while trying to keep the annual dues reasonable. After persistent efforts by the Association, and tremendous support from neighborhood volunteers and district Supervisor Sean Elsbernd, I am very happy to announce that Westwood Park has won an \$18,000 Community Challenge Grant from the city to improve the upper Plymouth Green at Montecito. Westwood Park will match this grant with \$2,000 donated by residents for common area improvements, and with 300 hours of volunteer labor pledged by 36 residents. The project will replace the aging irrigation system, add gopher barriers and new sod, plant new trees, and install a decorative bench. Work will begin in a few weeks.

We could not have obtained this grant without the wonderful support and involvement of our residents. Community involvement is a *major* funding criterion. The Association also plans to seek future funding to improve other greens in the neighborhood.

Final touches are being added to the Miramar Greens at Monterey and at Ocean. The Association used money from reserves—and donations from residents—to replace the irrigation and add gopher barriers and new sod to these medians. We also added boulders to the lower green to prevent vehicles from damaging sprinklers and sod. This seemed an aesthetic and functional solution to a persistent problem. The upper Miramar median will have two new Red Flowering Gum trees planted where a sink hole occurred years ago. An example of the gum tree is planted at the southern tip of the Miramar median just north of the circle.

The Association is also planting a gum tree on the lower Plymouth green and one on the upper Faxon Green. We are also planting three Small Leaf *Tristania* "Elegant" trees on the upper Plymouth Green. These trees will be planted in the neighborhood-wide planting this summer that resident Dan Joraanstad is generously organizing.

I want to thank everyone who has generously contributed time and money to help beautify our wonderful neighborhood. I encourage all of you to help as you can, by adding a donation to your dues payment or by volunteering your time. In this way we can keep dues increases at a minimum and thus lessen the financial strain for our residents on tight budgets.

Greg Clinton, President

board@westwoodpark.com

Westwood Park Association Board Members

Greg Clinton
President (term expires 2008)

Anita Theoharis
Vice President (term expires 2009)

Åsa & Geoff Williams
Co-Secretaries (terms expire 2009)

Julie Hagelshaw & Grant Edelstone
Co-Treasurers (terms expire 2007)

Anne Chen
Member at Large (term expires 2009)

Nanette Asimov
Member at Large (term expires 2007)

Members of the Westwood Park
Association Board of Directors
are volunteers elected to
serve three-year terms.

Board meetings are usually held
on the third Tuesday of each
month at the home of a board
member, and begin at 7 p.m.

For information and the location
of upcoming meetings, visit
www.westwoodpark.com.

Contact us via e-mail at:
board@westwoodpark.com,
or by voicemail at:
415-333-1125
or by mail at:
P.O. Box 27901 #770
SF, CA 94127

Join our Neighborhood Tree Planting

Just Ten More Households Needed!

By Dan Joraanstad

Can you picture a beautiful cherry tree blooming in front of your house?

Last fall we announced the latest tree-planting effort for this spring in Westwood Park—and now we are just 10 households short of the 30 we need for a neighborhood tree planting subsidized by Friends of the Urban Forest (FUF).



There have been several waves of tree plantings, and we are again trying to add beauty to our streets and homes. In 2002, Westwood Park planted 125 trees with the help of FUF. If you didn't get involved then, now's your chance.

The cost is subsidized by FUF when we plant as a group. \$100 per tree covers the cost of having the sidewalk cut, the hole dug, the tree planted, the 18 months of care—all done by experienced arborists. Not counting the ongoing care, such a project would cost about \$300 if done on your own. If you have an empty tree basin or a damaged tree, this is also a good time to take care of those problems. Here's another benefit of participating: you get to

know your neighbors in a new way by working together while you contribute to the community. You might make new friends!

Consider these benefits of a tree:

- ◆ A block of houses with street trees increases property values by 20%.
- ◆ Trees fight pollution and release oxygen.
- ◆ Trees greatly increase privacy and help absorb traffic noise.
- ◆ Trees provide habitat for birds.
- ◆ Trees shelter homes from strong winds.
- ◆ Trees provide city streets with seasonal color and fragrance.

Please telephone Dan Joraanstad at 586-6910 or via e-mail at djoraanstad@yahoo.com for more information or to sign up for a tree. We don't yet have a date, but would like to plant sometime this spring or in early summer. 🌿



Diplomacy Pays Off with Kragen Developers

By Nanette Asimov

If there are two things Westwood Park residents have in common, they are a taste for light-filled homes and uncongested streets.

So neighbors worried last year after learning that developers of the Kragen Auto Parts site at 1150 Ocean Avenue—next door to Westwood Park—not only planned to build apartments reaching the upper height limits allowed by the city, 55 feet, but made no promises to give the new residents off-street parking.

Last August, the Westwood Park Association met with the Kragen developer, Avalon Bay Communities, and made residents' wishes known: "Fifty-five feet behind Plymouth isn't going to fly here," said Association Vice-President Anita Theoharis, noting that Westwood Park's height limit is 28 feet. She explained that such a tall building would cast shadows across homes on lower Plymouth. The board also asked that one parking spot be provided for each residential unit, to avoid increased congestion on local streets.

"We'll get back to you," architect Peter Woller told the board.


On February 22, Avalon Bay announced at a community meeting that it has agreed to one-to-one parking, and

to have the building height taper from 55 to 40 feet along the Plymouth border. Westwood Park Association President Greg Clinton, who attended the meeting, called it great news.

"I'm really glad that Avalon Bay listened to the Association's concerns about parking and building heights," he said. "This development will go a long way towards improving the look and feel of Ocean Avenue and at the same time minimize any negative impact for residents, especially those who live on lower Plymouth."

The complex will begin just east of Plymouth and the new library site, and stretch two blocks east to the bus terminal at Lee Avenue.

Subject to a design review by the Planning Department this spring, the proposal includes 160 market-rate studio and 1- and 2-bedroom apartments, each with a parking spot, as well as 33,500 square feet of retail space. "Potential tenants include a specialty grocery store," developers say.

The project is expected to include a 3,000-square-foot public plaza at its center. Construction of the project—part of the larger Balboa Park Station development plan—is scheduled to begin in summer 2008. 

Open Letter from Captain Paul Chignell

To Members of the Westwood Park Association:

Your neighborhood is patrolled 24 hours a day, seven days a week. But you are also our eyes and ears in controlling criminal activity. In that regard, we ask you to please communicate with us so that we can better serve you.

Of course, in an emergency, call 911. For non-emergencies, call 553-0123. But we have other methods to work with you, including our anonymous tip line, 575-4444; narcotics tip line, 1-800-CRACK-IT; and for abandoned cars, 781-JUNK.

We also provide a service to remove cars with expired registrations expeditiously from the

streets. We are the only district police station that will tow these cars within 24 hours, thereby avoiding lengthy delays from the Department of Parking and Traffic.

Vehicles eligible for towing are those with registration that has been expired more than six months. Just e-mail me at Paul.Chignell@sfgov.org and I will have an officer tow the car the next day.

San Francisco SAFE is a free service that provides written crime prevention material on burglary, robbery, car break-ins and other crimes. Just call 553-1984. San Francisco SAFE also organizes neighborhood watches that help neighbors watch out for each other.

Recently, plainclothes officers from the Ingleside Station have been doing pedestrian "stings," attempting to walk in crosswalks without getting hit by cars. In a three-hour period we wrote 44 traffic citations for drivers who failed to yield to pedestrians. We will bring that program to Monterey Boulevard soon.

Finally, we send out a daily e-mail of crimes and arrests, which includes Westwood Park. Please e-mail me with your name and e-mail address and we'll sign you up.

Sincerely,
Captain Paul Chignell

Capt. Chignell is the Commanding Officer of the Ingleside Police Station at #1 John V. Young Lane, SF, CA 94112. Tel. 404-4000.

The Straight Poop (on a Touchy Subject)

By Anita Theoharis

The dog-waste problem in Westwood Park is better than it was—but not as good as it needs to be for the health and comfort of neighbors, and for complying with city laws. Unfortunately, some pet owners still do not clean up after their dogs on the common areas and on the private property of other residents.

We have also received complaints about dog owners who leave their dog's feces in neighbors' garbage cans after street cleaning. Many residents keep their cans indoors and are dismayed to find dog waste that must remain there for a week until the next collection.

City law requires pet owners to remove dog waste and dispose of it in an appropriate manner [San Francisco Health Code Section 40(a)]. The law also requires that dog-owners carry a "suitable container/instrument for removing and disposing of the dog's feces" when their pet is off the owner's property [San Francisco Health Code Sec. 40(b)].

We ask that everyone co-operate and clean up after their dogs, disposing of the waste in their own garbage cans, rather than in someone else's pail. This would be a great help in maintaining the beautiful neighborhood that Westwood Park residents are so fortunate to enjoy. ↪

Help Support WP — and Look Good Doing It!



Westwood Park t-shirts are hip, hot, and the envy of all who see hem. At \$12 each—or two for \$20—they make a lovely yet economical addition to your wardrobe while helping to keep neighborhood coffers healthy.

And have you heard about the DVD of the early days of Westwood Park? Take a trip back in time for just \$10 per DVD or \$5 per photo CD. Maybe you'll spot your own house!

E-mail your request to tshirts@westwoodpark.com, photocd@westwoodpark.com or dvd@westwoodpark.com. Or, you can always call 333-1125. Please be sure to include your name and phone number, and also for t-shirts, the size you desire! ↪



<i>Letter from the President</i>	1
<i>Neighborhood Tree Planting</i>	2
<i>Diplomacy Pays Off with Developers</i>	3
<i>Letter from Captain Paul Chignell</i>	3

WESTWOOD PARK ASSOCIATION

P.O. Box 27901, #770
San Francisco, CA 94127

Your Westwood Park Newsletter is now available as a colorful .pdf via e-mail! All residents will continue to receive our quarterly paper newsletter. And those who are already signed up to receive neighborhood alerts via e-mail will automatically receive the newsletter electronically. To join in, simply e-mail neighbors-subscribe@westwoodpark.com.

Dear Homeowner:

The Board of Directors of the Westwood Park Association is pleased to enclose the Treasurer's Income and Expense Report for the Association's fiscal year ending February 28, 2007, along with your annual mandatory membership dues assessment for the fiscal period March 1, 2007, through February 28, 2008.

Dues

As you can see from the Treasurer's Report (over), our income from dues and donations covered our operating expenses last year (improvements to the common areas came out of reserves). Looking ahead to this year's budget, the Association will have to make up a deficit of \$1,200, which will be taken out of reserves. Additional common area capital improvements will also come out of excess reserves. The Association has used our reserves to help keep dues increases at a minimum and at the same time make necessary improvements to our aging common area infrastructure. Because of increased operating expenses and our need to maintain a minimum reserve of \$15,000, we may have to increase dues next year.

A word of thanks is in order to residents who have made donations over the years for the improvements of the common areas. If not for these generous folks, the greens would not be looking as good as they do. Donations also help us keep our dues low. So, many thanks for the generosity of our Westwood Park donors.

Westwood Park Association Governance

Westwood Park property owners are automatically members of the Westwood Park Association, a non-profit corporation. Payment of annual Association dues is mandatory, and interest accrues at 10% per year for all unpaid balances. Membership responsibilities and rights are detailed fully in the Association's *Declarations of Easements, Restrictions, Conditions, Covenants, Changes and Agreements* (the "CC&Rs"), which are available in hardcopy from the Association, or online at www.westwoodpark.com/documents/ccrs.pdf. The Association employs no staff; rather, its member-elected Board of Directors volunteers its time on your behalf.

Dues assure the upkeep of lawns and trees in the Park's common areas, maintenance of our historic park gates, and operation of the Association itself. Operating expenses include banking and utility costs, insurance, title company responses, phone and post-office-box rental fees, dues billings, office equipment, newsletter printing and postage, and the annual meeting and picnic. The Association maintains the common areas in Westwood Park for the enjoyment of all the residents. (Please contact us with any suggestions about common area maintenance or to volunteer to help the Association maintain or rehabilitate certain common areas.) The Association also belongs to the West of Twin Peaks Central Council, which represents 18 neighboring areas. This Council gives members a substantial, unified voice with local government.

Westwood Park Residential Character District

Most of the 685 detached, single-family, Mediterranean-style bungalows in the Westwood Park planned subdivision were built in the early 1920s. Individual home designs vary, but several unifying features—tiered lots, curving streets, ample yards and common landscaped areas—make our neighborhood distinctive.

After strenuous advocacy by the Association and residents, San Francisco in 1995 agreed to designate Westwood Park as a Residential Character District, under Section 244 of the City's Planning Code. This legislation incorporated our Residential Design Guidelines into the Planning Code and imposed a 28-foot height limit for all homes in the neighborhood.

Building Improvements and Remodeling

Article VIII of the CC&Rs requires the Board of Directors to review and approve any and all neighborhood building projects. If you plan a building or remodeling project, you must notify the Association. Procedures for submitting proposed plans to the Board of Directors' Design Review Committee are found in the *Westwood Park Association Residential Design Guidelines*, available from the Association and on the Web. Early work with the Design Review Committee may help save time and design fees by making certain that your plans are in compliance. In turn, that could expedite the required neighbor-approval process and permit approval from the City of San Francisco.

Get Involved

We invite residents to become more involved with the Association. Monthly Board meetings are usually held on the third Tuesday of each month at 7:00pm and are open to anyone who would like to attend. Meeting times and locations can be found on the Web at www.westwoodpark.com or by calling 333-1125.

How to Contact Us

Questions, comments or suggestions may be directed to the address, phone number or e-mail address shown on the first page of this newsletter.

Sincerely,
The Westwood Park Association Board of Directors

Greg Clinton, President
Anita Theoharis, Vice President
Anne Chen, Member at Large

Julie Hagelshaw, Co-Treasurer
Grant Edelstone, Co-Treasurer
Nanette Asimov, Member at Large

Åsa Williams, Co-Secretary
Geoff Williams, Co-Secretary

WESTWOOD PARK ASSOCIATION

March 2007

	<i>3/1/07-2/29/08 BUDGET</i>	<i>3/1/06-2/28/07 ACTUAL</i>	<i>3/1/05-2/28/06 ACTUAL</i>
INCOME			
Annual Dues-Liens Collections	43,775	48,985	42,473
Bequest	-	-	6,718
CD Sales	-	5	-
Donations	-	2,130	2,510
DVD Sales	20	25	330
Insurance Claims Settlement	-	-	500
Inv CD Interest Earned	600	1,061	-
Savings & Checking Interest	-	334	172
T-Shirt Sales	50	-	277
Tax Refund	-	80	-
TOTAL INCOME	44,445	52,621	52,979
EXPENSES			
Gardening	14,250	13,274	10,600
Maintenance ¹	5,000	1,773	673
Tree Pruning ²	2,500	12,508	3,723
Upgrades to Common Areas ³	16,000	4,577	21,192
CPA Audit & Review	550	525	510
Federal & State Taxes	300	10	252
Directors & Officers Insurance	3,000	3,000	2,939
Liability Insurance	12,500	12,439	12,540
Lien Costs	120	131	17
Annual Meeting	600	557	547
DVD Purchases	-	-	106
Halloween Contest	60	-	60
T-shirt Purchase for sales	50	-	231
Office supplies & copies	175	430	60
P.O. Box Rental	325	324	216
Planning and Zoning ⁴	500	-	-
Newsletter Printing	1,500	1,076	1,403
Postage and Materials	2,100	2,335	1,573
State Fees	25	35	-
AT&T	475	449	423
PG&E	1,480	1,442	1,150
West of Twin Peaks Dues	135	-	135
Bequest	-	1,000	-
TOTAL EXPENSES⁵	61,645	55,883	58,349

NOTES:

¹ Entry Gates Painting, Sprinkler & Sidewalk/Concrete Repair

² For Emergency Surgeries; Major Preventive Pruning occurs every other year

³ Completion of Median Greens in Progress, Plymouth/Montecito Green SF Grant Proposal, Missing Tree Replacement & Future Greens Improvements

⁴ Allowance for potential planning/zoning actions