

CHA

Crestwood
Hills
Association

Crestwood Hills
Association
Annual Meeting

April 30, 2017
3:00 PM

Crestwood Hills Park
Recreation Center

Minutes

Call to Order

CHA President Kyle Kozloff called the annual meeting to order at 3:20 PM.

Present: Kyle Kozloff, Kate Blackman, Robert Plotkowski, Cory Buckner, Rob Fissmer, Barbara Levin, Richard Rothstein, Bruce Kaplan and John Haley (recording)

Absent: Alex MacDowell and Lauri Gaffin

I. Welcome

New members to the community were welcomed. Bill Royer was acknowledged as the longest residing member of Crestwood Hills in attendance, at 66 years.

II. Year in Review

a. In Memoriam

A moment of silence was observed for the CHA residents that have passed away in the last year.

- i. Bernice Grant, 815 Bramble Way
- ii. Stan Kallis, 12345 Deerbrook Ln
- iii. Sylvia Levey, 1095 Kenter Ave
- iv. Jeannette Rubinyi, 926 Kenter Way, one of the original CHA residents

b. Treasurer's Report

- i. Rob Plotkowski presented the Treasurer's report. The Nursery School's rent was increased with one month remaining in the association's fiscal year. The rent increase contributed one month's worth of additional funds. The rent increase will help going forward. Due to legal expenses and brush clearance the association is operating at a net loss for this year. The legal expenses are no longer zero, but are modest considering the overall amount of legal activity over the last few years.
- ii. Rob Plotkowski acknowledged the volunteer contributions of the board.

c. Events

CHA Holiday Open House & Cookie Decorating Party/70th Anniversary Celebration

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- i. Kate Blackman gave a summary of the events held over the past year. The CHA jointly sponsored the CHA Holiday Open House and Cookie Decorating Party/70th Anniversary Celebration with the Crestwood Hills Parks Department. There were approximately 50 children and families in attendance.
- ii. Softball—Greg Schultz, a long-time board member and organizer of the neighborhood softball game stepped down this year. A member of the community has come forward and would like to organize and sponsor the game this year.

d. Communications: Neighborhood Entrance Signs

Kate Blackman detailed the process and budget involved in replacing the neighborhood signs. The board has spent what it considers fiscally responsible, given the Association's expenses, on signage. Alex MacDowell and Richard Rothstein installed the signs at the three entrances into the Crestwood Hills neighborhood. The signs will be updated to match more closely to the intended design, which was displayed on the back wall of the rec center. Three alternate, more costly designs, were also displayed. Kyle Kozloff pointed out that the cost for these designs ranged from \$4,000 to \$16,000 plus installation for the three versions needed for each option.

If there are neighbors that are interested in raising capital to contribute to the production and installation of some of the more substantial signs, they can email hello@crestwoodhills.com.

e. Neighborhood Safety

- i. Kate Blackman spoke about some of the home and car break-ins that have been detailed on social media sites. The BCC issued a report, which will be distributed, that noted an up-tick in property crime, but stated that the increase was not as drastic as it has been described on Nextdoor.
- ii. Kathy Leader attended the West Los Angeles Police meeting. The police stated that there has been an up-tick in crime because the felony laws for burglary have been made less severe. The police suggested that the best deterrents to burglaries are cameras, alarms or a dog. Kathy mentioned the Ring doorbell, which sends a video to your smart phone if someone is near the unit. Ring.com may offer a discount if several people in the neighborhood order. Kate Blackman mentioned that there are ads on Nextdoor offering discounts.
- iii. West LA officer liaison contact: James Levenson, email 30627@lapd.LAcity.org, phone 310.444.0701, ext. 0702.
- iv. Security patrol car—ACS has a direct connection with the West LA Police. The cost for a neighborhood patrol for 4 hours per day, per month is \$2400.

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This is a cost that cannot be assessed on the association, but would be opt in only, if neighbors are interested. Kate Blackman is managing a sign up sheet for interested parties.

- v. Hunt Barnett stated that a representative from ACS approached his house offering to install a camera doorbell for free if you use their services. Some other neighbors mentioned that ACS reps have approached them as well. ACS is taking advantage of the fearful atmosphere regarding the increase in crime to sell their products.
- vi. Kathy Leader suggested setting up a neighborhood watch program.
- vii. Resident Jared Stacy recounted several car break ins which occurred on Kenter Way. The thieves utilized an electronic keyless entry device to gain access. Jared suggested storing keys in a Faraday shield to prevent keyless entry systems from amplifying your key's signal.
- viii. Wireless house alarms are recommended.
- ix. Kyle Kozloff mentioned that the increase in crime has been discussed at the BCC meetings. Kyle summarized the recommended measures to prevent your home from being targeted. Kathy Leader was thanked for her contribution to the meeting and volunteering to present safety information. Kyle also recognized Kate Blackman for her significant contributions to the CHA and the CHA Board.

f. Crestwood Hills Nursery School

- i. Kyle Kozloff recounted that at last year's annual meeting we discussed the proposed expansion of the preschool and the increase in rent. We have not yet signed the long-term lease, as we are still discussing issues involving the preschool and the lease agreement. The CHA Board did come to an agreement with the nursery school to increase their rent closer to a market rate, or \$6000 per month.
- ii. Fencing has been erected in the park to enclose the additional property that was discovered as belonging to the association during the survey conducted for the proposed expansion. The nursery school will utilize that additional space with the board's approval.
- iii. Across the street on Hanley Avenue, a temporary barrier has been set up. There have been many debates as to how that CHA land should be controlled and who should have access. Some people like the opportunity to park on the land, off-street because it creates more room for traffic on Hanley. There have been reports of construction vehicles parking and staging work on this private land. The board has put up the temporary barrier to evaluate the impact to the community of restricting access to the CHA land. Community members can email comments and concerns to the board.

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III. State of the Association

a. Architectural Committee Update

11 different submissions to the AC (architectural committee) over the past year. This is a significant increase over previous years. 4 were disapproved. Some of those disapproved homes that were over 8,000 square feet. There are four projects under construction that have not been approved by the AC, and are in litigation. Kyle warned that there is the potential for a major increase in legal expenses based on the increase in developers building non-conforming projects. The board is actively working to take the best course of action while keeping costs down.

Kyle noted that the board has received offers of limited legal assistance from members of the CHA, but no one possessing the necessary specialized legal expertise has offered to work pro bono or at a reduced rate, knowing the commitment. A general discussion followed regarding the AC and the legal requirements of defending the CC&Rs.

A resident asked about the possibility of updating the AC guidelines to include solar panels and more specific information about the tree height rules.

Kyle also described the differences between the CC&Rs, the AC, and the bylaws that govern the CHA. The board agrees that the CC&Rs could be updated. It would require 67 percent approval of residents. Members of the tree committee help to arbitrate the disputes.

A discussion followed about the height of trees in the neighborhood. Richard Rothstein described when the tree committee gets involved, and Kate Blackman noted that a PDF file is available for download from the CHA website which details the tree dispute process.

It was suggested that the AC could recommend best landscaping and tree planting practices. Kyle stated that the AC, similar to the board is a volunteer position. Kyle asked for landscape architects that would like to volunteer their time to suggest trees which would be better suited to the height requirements of the CHA. The CHA board would be happy to post the information on the website.

Javad Razani and another member offered to help find information regard landscaping best practices.

A question was asked regarding the cool roof requirements of title 24. A discussion followed with suggestion from the AC and residents. It was noted that the cool roof requirements are not enforced in this climate zone. It was suggested that the AC amend its guidelines to permit white roofs. The board and the AC will put together some suggestions regarding cool roof alternatives.

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b. Homeowner Survey

Kyle Kozloff described the results of the online survey that was emailed out to homeowners:

- 40 responses overall out of 178 homes overall.
- 65 percent of respondents do not have children living at home. 50 percent have lived in CH more than 20 years.
- 12.5 percent have lived here less than 5 years.
- 40 percent attended the anniversary party this year, and would like CHA events to be held in the future.
- 90 percent of respondents said that supporting the AC and enforcing the AC rules was extremely important.
- Over 50 percent of respondents said that it was not important to subsidize the nursery school rent, with 35 percent of respondents saying that it was important.
- Things that defined CHA: architecture, views, privacy, smaller scale homes, and friendly people.
- Biggest challenge to CHA: construction, lack of pride of ownership, and dysfunctional board (1 respondent).
- 90 percent of respondents paid their dues, but were unwilling to pay more.
- 50 percent of respondents supported selling a piece of CHA land to raise funds if needed.

c. Questions/Comments (limit 2 minutes per speaker)

A concern was raised that there are not enough members on the AC for the upper tract.

A comment was made applauding the maintenance of the power poles. The number of wires and power poles are an increasing eyesore. Alex MacDowell, Richard Rothstein, Eddy Swink, and Michael Odenheimer are on the power pole committee and are investigating the feasibility of burying the power lines.

The CC&Rs expire in 2025. Will we be able to get enough people to extend the current CHA.

Sonia Armstrong asked about development and the nursery school, and how we can get more shared information out to the neighborhood. The CHA Board primarily distributes information via email and recommends residents sign up for email alerts. This can be done on the CHA website.

A resident asked if a new membership directory could be sent out? Kate Blackman discussed the issues with privacy and why the board is challenged to send out an updated directory. A member offered to give the board a copy of the older directory. Kyle suggested the board investigate the possibility of creating a membership directory list.

Monthly meetings are open to the public, with information available online as to location and time.

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Paul Slye suggested that dog owners should not deposit their dog's waste in other people's waste bins.

IV. Election of Board Members

- a. Kate Blackman, Kyle Kozloff, and Rob Plotkowski have terms that are expiring
- b. Bruce Kaplan was elected mid-year to replace Greg Schultz and requires a confirmation vote by the community. Alex MacDowell would like to step down as voting member.

c. Call for additional nominations

Paul Slye and Javad Razani were nominated. Javad Razani offered to be a non-voting member of the board.

- d. Statements from candidates (limit 2 minutes)

e. Election

It was moved and seconded that the slate of candidates (Kozloff, Blackman, Plotkowski, Kaplan, Slye, with Razani as alternate) be approved by acclamation.

The candidates were approved by acclamation of the CHA residents present.

The board meets the 3rd Tuesday of each month. The board will email members that are interested in attending meetings if email addresses are provided to John Haley or Kate Blackman, or by emailing the board at crestwoodla@gmail.com. More information can be found on the resources page on the CHA website.

Adjournment

The meeting was adjourned at 4:59 pm.