

# Views

Crestwood Hills

## A NOTE FROM OUR PRESIDENT

Children back at school. A beautiful Harvest Moon. The Crestwood Hills Block Party & Softball Game. All sure signs that fall has arrived! We hope to see many of you at our neighborhood celebration on Sunday, October 15th. We'll have lots of fun, food, and games, and the Crestwood Hills Association (CHA) Board will be on hand to answer questions and hear your comments about the goings on in our corner of Brentwood. A few of the questions we've heard lately: *What is the DWP doing in our neighborhood? How does CHA feel about new development? How do I welcome a new resident?* Read on to learn about a DWP infrastructure upgrade, and why now may be our last best chance to work with the city to get rid of our telephone poles and move power lines underground. Read on to learn about how the CHA works with the Crestwood Hills Architectural Committee (CHAC) to preserve the character of our neighborhood. Read on to learn about our welcome kit, and how to let new residents know what is special about our community. Enjoy this issue of *Views*, and we look forward to seeing you on Sunday! —Warm Regards, Kyle



A 'before' and retouched 'after' view of what Deerbrook Lane could look like without poles and power lines.

## Burial of Unsightly Power Lines, Effort 2.0

You may have noticed DWP trucks on Hanley and Deerbrook working on what the utility asserts are upgrades to the electrical distribution network in Crestwood Hills. The work—planned for the fire and hillside areas in our neighborhood—includes a significant increase to the height and girth of power poles as well as new aluminum power lines, conspicuous white transformers, cross arms and fuses. The new equipment towers over the old and is sure to significantly detract from the beauty of our community when implemented across all streets.

### An Unexpected Opportunity

The scale of the new equipment and potential for negative impact, including (Continued on page 4)

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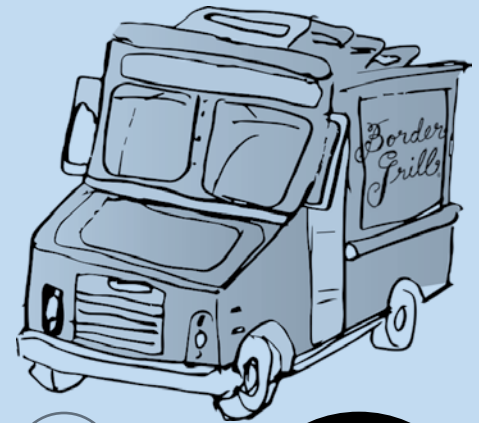


1

the 2017  
Crestwood Hills  
Block Party &  
Softball Game



2



3

**FORGOT TO  
RSVP? NO  
PROBLEM, JUST  
EMAIL US!**

1. Sign up to play softball and get a free team t-shirt.
2. Temporary tattoos to mix and match.
3. Don't miss the tacos, tacos, tacos!

#### EVENT SCHEDULE

##### 2-4 PM

Fall Softball Classic — Eastside vs. Westside — plus Activities

##### 4-6 PM

Neighborhood Picnic —  
Featuring the Border Grill Food Truck  
and Dessert Fund-raiser

#### FORGOT TO RSVP?

No problem. Just let us know you plan to attend by emailing us at [rsvp@crestwoodhills.com](mailto:rsvp@crestwoodhills.com).

#### 2017 DUES REMINDER

To pay your annual \$75 dues, drop a check payable to "Crestwood Hills Association" in the CHA mailbox at 986 Hanley Avenue or send money via PayPal from the "Become a Member" page on [www.crestwoodhills.com](http://www.crestwoodhills.com).

## A day of fun and games in the hood.

THE 2017 CRESTWOOD HILLS ASSOCIATION BLOCK PARTY & SOFTBALL GAME will take place on Sunday, October 15th from 2-6pm in Crestwood Hills Park.

This year's event is extra special, because the food will be provided by our Crestwood Hills neighbor, Susan Feniger, through her famous restaurant, Border Grill. The Border Grill Truck will be on site with a host of delectable taco options, including citrus chicken, carnitas and sweet potato and black bean. The menu will be finished off with homemade tortilla chips and organic red rice and beans. There are options for everyone, including our vegan neighbors.

Along with the awesome Border Grill eats, we'll have a great selection of desserts to sample with our first ever *Great Crestwood Hills "Bake Off."* Treats are being donated by area businesses and residents, and will be sold to raise money for hurricane victims in Texas, Florida and Puerto Rico. If you are interested in bringing bake sale items, please email us at [hello@crestwoodhills.com](mailto:hello@crestwoodhills.com).

We're very excited about the return of

the famous Fall Classic *Eastside vs. Westside* Softball Game Matchup and that Greg Schultz, former board member and chief softball organizer, will be back to run the show. Sign up to play and get a free team t-shirt—all ages and skill levels are welcome! Other activities will include a temporary tattoo booth featuring special Crestwood Hills temporary tattoos to mix and match. Whether or not you consider yourself a softball fan, there will be something for everyone.

Come show your community spirit and hang out with fellow neighbors for an afternoon of food, fun and games. The event is **FREE** for all Crestwood Hills residents whose dues are up-to-date and costs \$10 per guest.

**FORGOT TO RSVP?** No problem. Just let us know you plan to attend by emailing [rsvp@crestwoodhills.com](mailto:rsvp@crestwoodhills.com) with (1) total attending in your party, (2) the number of people in your party interested in playing softball, and (3) your residential address. And in case you've forgotten to pay your 2017 dues this year, don't worry. By all means swing by, pay your dues and join the fun!

## Legal Action Regarding CC&Rs

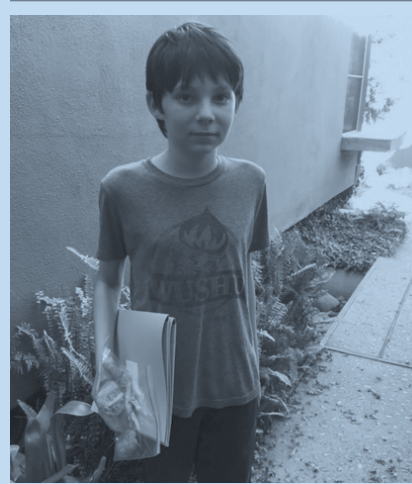
Crestwood Hills is “an architecturally controlled community,” and all new construction, exterior alterations, and remodels must be approved by the Crestwood Hills Architectural Committee (CHAC) before work commences. The philosophy behind the architectural review is simple. Crestwood Hills homes should blend into the hillside landscape, should not interfere with the views of neighbors and should exist in harmony with the rest of the neighborhood. Occasionally, a homeowner will begin work on a project without approval (or in some cases, despite specific disapproval) from the CHAC. When this happens, it is incumbent upon the homeowner to stop construction and obtain approval. In rare instances, it is necessary for the Association to take legal action to ensure that the homeowner brings a project into conformity with what the CHAC has approved (or to obtain approval if none has been given). The Crestwood Hills Association Board is committed to pursuing legal action when necessary to protect the special character of the neighborhood. Visit [crestwoodhills.com/cc-and-rs/](http://crestwoodhills.com/cc-and-rs/) for more information.

## Need archived architectural plans for your home?

Did you know you can research and obtain past versions of building plans for your home through the Crestwood Hills Association Archive? We keep a repository of plans going back to the neighborhood’s founding. To access records, please contact the Archive Committee by emailing Cory Buckner at [planspace@gmail.com](mailto:planspace@gmail.com) or calling (310) 472-3373. Provide your name, phone number and the address for the property you are researching. You must be a current up-to-date member of the Association to request access and/or copies of your plans. If you need copies, plans are taken to a printer where you will be able to order the number of copies needed and pay for reproduction directly.

## The ‘Welcome’ Difference

We live in a special place that we know offers a lifestyle unlike anywhere else in LA—amazing city, mountain and ocean views, the peace and quiet of a rural environment in close proximity to vibrant city life, a rich history and most importantly a community of people committed to preserving this shared experience. We also know we face ongoing challenges protecting our quality of life, which



Henry Kaplan, son of CHA Board Member Bruce Kaplan, welcoming new Crestwood Hills neighbors complete with kits and home-baked cookies.

are complex and evolving. A proper welcome to new residents is our first line of defense and can go a long way to helping new neighbors to become not only friends, but advocates for our community.

That means greeting every new resident—or potential new resident, including renters and Realtors—with an official CHA Welcome Kit. This kit contains important information, including architectural and renovation expectations, history and information on views preservation,

community advocacy and resources. It is available for download at [crestwoodhills.com/resources](http://crestwoodhills.com/resources) or in packaged form by contacting the CHA Welcome Committee at [welcome@crestwoodhills.com](mailto:welcome@crestwoodhills.com). Simply provide the address for the new resident and, if possible, an approximate move-in date. We’ll make sure to greet them officially and to be available to answer any questions—maybe even with home-baked cookies!

### Architectural Approvals / MAY - AUGUST, 2017

RESIDENCE	IMPROVEMENT	ACTION
12447 Deerbrook Lane	Addition and remodel: 2-story and ground floor conversion to garage and storage	Final Approval, 7/10/17
955 Stonehill Lane	Addition and remodel: bedroom and deck	Final Approval, 6/9/17

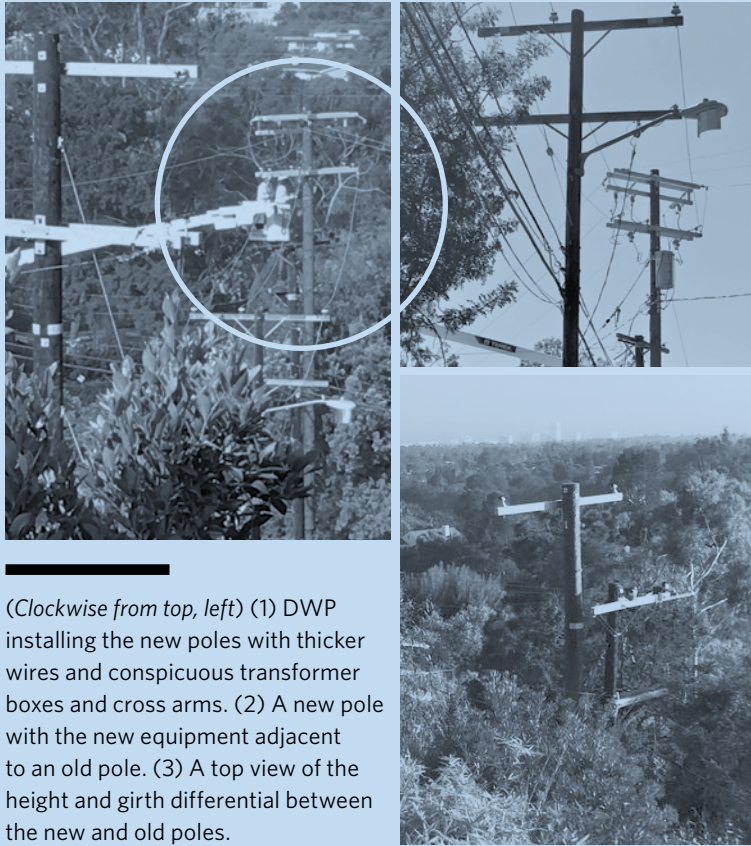
The following projects are under construction without submitting or receiving approval from the Crestwood Hills Architectural Committee (CHAC):

815 Tigertail Road      1207 Tigertail Road  
1325 Kenter Avenue      1114 Kenter Avenue

If you are concerned whether ongoing work has received CHAC approval, please email [crestwoodla@gmail.com](mailto:crestwoodla@gmail.com) with “CHAC” in the subject line.

(Continued from page 1)

safety concerns, has alarmed many members of the community and provided an opportunity to reinvigorate the debate over the value of burying the electrical and communications poles throughout Crestwood Hills. Previous attempts to bury the poles in the 1970s and in 2015-16 were abandoned due to cost concerns and a lack of majority interest. A 2016 homeowner survey showed the overwhelming majority of residents felt that the power lines were a public eyesore, but only a very small percentage were willing to invest financially in order to move the power lines underground. At the time the cost was preliminarily estimated at \$3,500 per household per year for 10 years, which could be paid against property taxes.



(Clockwise from top, left) (1) DWP installing the new poles with thicker wires and conspicuous transformer boxes and cross arms. (2) A new pole with the new equipment adjacent to an old pole. (3) A top view of the height and girth differential between the new and old poles.

### A Push for Funds Redirection

The hope is the DWP will suspend the equipment upgrades currently underway when it receives a signed petition from the majority of homes in Crestwood Hills. By stopping the current expenditure of DWP funds, the community would then lobby

to redirect those resources to an underground solution. The potential cost savings would benefit each household by reducing individual investment.

### A First Step

The first step in the process is to sign the petition declaring

your interest in working with the city and utilities to officially investigate the actual costs and logistics involved. Signing the petition simply indicates an interest in learning more. Residents will have a chance to vote 'yay' or 'nay' once actual costs are determined as a community

vote is required by CHA bylaws to formally adapt the initiative.

At press time, 76 signatures have been gathered. The Power Lines Committee must have a minimum of 175 households to be able to officially begin the process with the DWP.

### Much to Gain

The natural beauty, safety, peace, tranquility and values of our historic oasis would be greatly enhanced by taking these systems underground. Please go to [www.crestwoodhills.com/wp-content/uploads/2017/10/underground.pdf](http://www.crestwoodhills.com/wp-content/uploads/2017/10/underground.pdf) to download the petition. Then sign and return the form to Shel Brucker at [shelbrucker@gmail.com](mailto:shelbrucker@gmail.com). Alternatively, you can stop by the Power Lines Committee table at the upcoming *CHA Block Party & Softball Game* on October 15th.

As committee member Shel Brucker writes, "We have nothing to lose and everything to gain." Please give the future of Crestwood Hills your consideration and sign the underground petition today.

## About the Crestwood Hills Association

### BOARD OF DIRECTORS, 2016-2017

Kyle Kozloff, *President*  
Kate Blackman, *Vice President*  
Robert Plotkowski, *Treasurer*  
John Haley, *Secretary*  
Cory Buckner  
Rob Fissmer

Lauri Gaffin  
Bruce Kaplan  
Barbara Levin  
Richard Rothstein  
Paul Slye

### CONTACT US

> For more information about anything in this newsletter or to work on *Views*  
> To help on any project; to distribute Welcome Kits, newsletters, etc.  
> To volunteer in any way  
by emailing us at [crestwoodla@gmail.com](mailto:crestwoodla@gmail.com)

### BOARD MEETINGS

The CHA Board of Directors meets bimonthly—typically on the third Tuesday of the month. Current CHA members are always welcome to attend. Please RSVP to [rsvp@crestwoodhills.com](mailto:rsvp@crestwoodhills.com) for location or to be added to the Evite list.