

# CHA

Crestwood  
Hills  
Association

## Minutes

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### Board of Directors Annual Meeting

October 8, 2023  
3:00 pm

Crestwood Hills Park

#### Present:

Kate Blackman, Kathy Morgan, Lauri Gaffin, James White, Tony Salem, Rob Plotkowski, John Haley, Chris Wilcha, Cory Buckner (recording)

#### Absent:

Mike Odenheimer

#### I. Call to Order:

The meeting was called to order by Kate Blackman at 3:05 pm.

#### II. Welcome

- A. New and long-time members were recognized.
- B. "In Memoriam": John Spohrer and Evelyn Stern were honored.

#### III. Year in Review

- A. The CHA Mission Statement was reviewed.
- B. The three main areas of board focus continue to be Safety, Engagement and Operations.
- C. Safety Update:
  - a. Kathy Morgan spoke on neighborhood watch efforts to discourage crime and prepare for fire. She discussed the repair of the broken pipe at the bowl, brush clearance using goats, and community watch zones. Stonehill watch zone is the most successful and can be used as a guide to help other areas of the neighborhood get organized. The upper Tigertail group has found organizing communication through What's App to be very useful.
  - b. Kate Blackman discussed a pilot program with the BHA and LAFD for a Fire Stewardship Council. CHA is partnering with BHA as the first homeowner's associations to be pursuing this on the westside. Crime is down in Crestwood Hills with only two auto thefts; one other was foiled due to the Stonehill neighborhood watch group. The LAFD is warning that thieves are using WIFI jammers for security cameras and to access some cars. Lead officer Matthew Kirk has a weekly newsletter at [34713@lapd.online](mailto:34713@lapd.online) or 310 444-0744.
  - c. Kathy Morgan reported on the underground electrical progress. The underground committee is now working with Councilwoman Traci Park to go before the City Council, which is required to authorize the LADWP to investigate the costs and logistics that would be involved.
- D. Kate Blackman reported that the lot for sale on Hanley is in escrow. Details of the sale will be provided to the community when escrow has closed.

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- E. The side gate, aka the Getty Gate, which has historically provided off-hour access to the hiking trail through Tumbleweed grounds, has been permanently closed due to liability issues. Residents may still access the route through the main driving gate during regular business hours Monday through Saturday. The Association is working with Tumbleweed to address scheduling concerns.
- F. The south portion of Crestwood Hills Park is now fenced off for reseeded, which will take approximately three months.
- G. The CC&Rs restatement was discussed in depth.
  - a. The authority of the Crestwood Hills Architectural Committee will expire in 15 months if not restated by 51% of the homeowners in each of the three active tracts: 14122, 14944 and 15905.
  - b. 90% of the largest tract 14944, 60% of 15905 and 25% of 14122, has signed in favor of continuing architectural oversight.
  - c. There was much discussion about the consequences of a tract not signing to renew, particularly regarding what would happen to Tract 14122 if homeowners choose not to restate the CC&Rs. Those in the audience who live in this tract shared their concerns about losing architectural controls and their intent to spread the word to their neighbors.
  - d. The renewed CC&Rs will maintain the architectural control and community self-governance for 99 more years.
  - e. A next town hall meeting is being organized, date and time to be determined. In the meantime, questions can be directed to [hello@crestwoodhills.com](mailto:hello@crestwoodhills.com) or [ccandrs@crestwoodhills.com](mailto:ccandrs@crestwoodhills.com).
- H. There will be an effort in 2024 to return to holding neighborhood events.
- I. It was suggested that the CHA sell the roughly 5 acres of property known as the bowl (located between Canna/Chickory Rd and upper Tigertail Rd) to save on the cost of brush clearance. Board members responded that at this time they believe clearance of the bowl should remain in the control of the CHA. If the land were managed by another entity, there are concerns that it would not be cleared to the same standards, if at all. Management of the bowl is key to the safety of the entire neighborhood, not just the properties that overlook the canyon. It is an area where fire has the ability to spread rapidly from the wildlands above our neighborhood to the successive canyons, including Kenter and Mandeville.

#### IV. Treasurer's Report

- A. Tony Salem reported the state of the community's finances. Paid members total 50% of the community, which is believed to be the highest percentage of current members in a calendar year to date. A full financials report can be requested by emailing [hello@crestwoodhills.com](mailto:hello@crestwoodhills.com).

#### V. Architectural Committee Report

- B. Greg Serrao reported that the New Guidelines created last year have been implemented. The Committee makes quarterly reports to the Board.

## **VI. *Friends of Kenter Update***

- C. An update was provided by James White on the Kenter Canyon neighbor coalition's efforts to investigate concerns associated with a development on Kenter Ave, which while not in Crestwood Hills, impacts member properties.
- D. Friends of Kenter were unsuccessful at their attempt to reign in the development above Leonard Way with the Los Angeles Department of Building and Safety. Decisions are forthcoming about their future efforts.

## **VII. Public Comment**

- E. Melanie Regberg voiced a concern about uncleared brush along the 405, which could lead to a brush fire occurring on Getty property like the Getty Fire. The CHA Safety Committee will contact the BCC for support.
- F. Allison Baratelli brought up the subject of street lighting. The CHA Safety Committee will contact the BCC for support.

## **VIII. Election of Officers**

- G. Board members are elected to a two-year term. Directors up for re-election were Kate Blackman, Mike Odenheimer, Rob Plotkowski, Tony Salem and James White.
- H. Peter Grueneisen was nominated to replace board member Alison Shapiro.
- I. There were no additional nominations.
- J. It was moved and seconded that the slate of candidates (Blackman, Odenheimer, Plotkowski, Salem, White and Grueneisen) be approved by acclamation.
- K. The candidates were approved unanimously by the CHA members present.

## **IX. Adjournment:**

The meeting was adjourned at approximately 4:31 pm.