

# CHA

Crestwood  
Hills  
Association

## Board of Directors Monthly Meeting

October 19, 2025  
3:00 pm

Crestwood Hills Park  
Recreation Center

## Minutes

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### Present:

Kate Blackman, Lauri Gaffin, Tony Salem, Kathy Morgan, Peter Grueneisen, John Haley, Greg Schultz, Chris Wilcha, Rob Pokowski, James White, Cory Buckner (recording)

### I. Call to Order:

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

### II. Welcome

- A. Long-standing and new residents were recognized.
- B. "In Memoriam": Mike Odenheimer, Barbara Levin, Hunt Barnett, Marvin Baker, and Alidz Agbabian were honored.

### III. 2024-2025 Year in Review

- C. Senior Lead Officer Matthew Kirk spoke about the decrease of crime, specifically home burglaries, and encouraged CHA members to notify him at [34713@lapd.online](mailto:34713@lapd.online) if they have any concerns. However, car thefts (Jeep Wranglers in particular) are on the increase. People were advised to bring packages in that are delivered during the holidays and to keep neighbors informed when traveling for long periods of time.
- D. **Palisades Fire:** The neighborhood safety protocols and relationships served the community well.

CHA Neighborhood Watch Block Captains and board members were recognized for their outstanding work monitoring fire activity and coordinating neighborhood security and communications during the Palisades Fire. Through strong partnerships with Greater Brentwood Neighborhood Watch, Councilmember Traci Park and the CD11 team, the Mandeville Canyon Associations, the Mountaingate Associations, the Brentwood Community Council, and the Brentwood Homeowners Association (BCC), CHA kept the community informed throughout the dynamic firefighting efforts. Updates were shared quickly and consistently via WhatsApp and text watch-group communications, along with 14 email briefings.

Hardening homes was discussed as arguably the most preventative measure a homeowner can take to protect their property, including covering vent openings with fine mesh, keeping gutters clean, fire resistant planting and fire-resistant roofs.

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A town hall is being planned to strategize ways the community can adapt for future fires, including creating more advanced fire breaks, innovating water storage, improving cell service, considering technology and services such as Burn Bots and apps, private firefighting support, and creating a 'care crew' for Crestwood Hills Park and our surrounding wildlands, and better preparation for Red Flag Days.

- E. CHA advocacy with local, city and state leaders was discussed.
- F. SB79 was discussed and ramifications to CC&Rs and neighborhoods. Makes CC&Rs with architectural oversight moot. SB79 is first being implemented around public transit.
- G. Three original MHA houses are slated to be declared Historic Cultural Monuments. There will then be 19 declared monuments in the community with eleven remaining MHA houses that could also be declared. The three houses are the Grant House at 815 Bramble Way, the Gelb House, at 12424 Rochedle Lane, and the Siegel House at 12400 Deerbrook Lane.
- H. The motion to study undergrounding powerlines in Crestwood Hills was passed unanimously by the City Council in November 2024 and the Feasibility Study is underway by the LADWP. This was to be finished by July but, as of this meeting, may still be a few months out.
- I. CC&Rs: We have two months to get the rest of approvals for Tract 15905 and 14122. 14944 passed last year and is benefiting homeowners in multiple ways. If CC&Rs are not passed, architectural oversight that protects views, privacy and the legacy planning of the community will go away. Only the 6-foot height tree limit will remain enforceable by homeowners.

#### **IV. Treasurer's Report**

- A. The proceeds from the Hanley property sale were invested and have held steady.

#### **V. CHA 2025-2026 Priorities**

- Archive Room updates
- CC&Rs Restatement for Tracts 14122 and 15905
- Undergrounding Power Lines
- CHA Neighborhood Watch expansion
- Neighborhood events

#### **VI. Architectural Committee Report**

Greg Serrao reported that Michael Palladino has retired. Per the restated CC&Rs in Tract 14944, a new member Toni Lewis AIA, has been appointed for a six-year term.

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Toni was introduced to the community. Greg let the members know that the CHAC is available to answer any questions homeowners may have.

## **VII. Election**

- B. Board members are elected to a two-year term. Directors up for re-election were Kate Blackman, Peter Grueneisen, Rob Plotkowski, Tony Salem, Greg Schultz (elected to the board during the year), and James White.
- C. There were no additional nominations.
- D. It was moved and seconded that the slate of candidates (Blackman, Grueneisen, Plotkowski, Salem, Schultz, and White) be approved by acclamation.
- E. The candidates were approved unanimously by the CHA members present.

## **VIII. Public Comment**

A member requested transparency about the Association's finances and budget priorities. He would like to see more events, perhaps a Halloween event. A summary of income sources was discussed, as well as the Preschool's current rent arrangement.

A member brought up the issue of speeding in our neighborhood.

Another member wondered at the proliferation of orange cones on the street deterring parking.

## **IX. Adjournment:**

The meeting was adjourned at 4:22 pm.