

# WESTWOOD PARK ASSOCIATION



*Newsletter* ↪ *Summer* ↪ 2005

## Letter from the President

I hope this edition of the Westwood Park Association newsletter finds you enjoying the summer, damp and cool as it is in our neck of the woods. Hopefully our real summer weather will be here when we have our Annual Meeting, which this year will be on **Saturday, September 24<sup>th</sup>**, on the upper Faxon green. The board meeting portion will start at **11:00 am** and will be followed by a neighborhood picnic. The Association will provide hamburgers, hot dogs, chicken and veggie burgers, plus beverages. **Residents are invited to bring your lawn chairs and, optionally, a dish to share.** This is a great opportunity to meet board members, give input, and have fun with your neighbors. So mark your calendars.

By now you may have noticed that a number of the greens have been improved. The Association voted to use the Charles Clark bequest to restore the remaining gates and improve some of the common areas that were most in need. This work is now complete. Landscaping was improved on the lower Plymouth and lower Faxon greens, along with the planting areas at Miramar and Ocean and Miramar and Monterey. You may have also noticed that weeds are growing in these newly planted areas. The Association is negotiating new landscape maintenance agreements that will include weeding these newly planted areas. We are also in the process of getting bids to repair broken irrigation systems on the Miramar greens.

Speaking of common areas, I want to take this opportunity to thank residents who have been pitching in to help maintain our areas. Almost all of the watering of the greens is done by residents who have volunteered their time to manually turn the water on and off a number of times each week. Even the few areas with automatic timers require overseeing and occasional tweaking now and then. Some residents even replace broken sprinkler heads and pay for them out of their own pockets. With 17 common areas to maintain, this help is very greatly appreciated. I also want to thank Bob Geleta, who is stepping down as the chairperson of Common Areas Committee, for all the work he's done over the years.

In other news, the Association has a board member whose term is expiring this year: me. I am planning on running again; my candidate's statement is in this issue. A ballot is also included so all households can send in their vote, either for me or for the write-in candidate of their choice. Please make sure to mark your ballot and mail it in to the Association. The winner will be announced at the Sept. 24<sup>th</sup> meeting.

Any residents who may also wish to help out, please contact the Association. We can always use help on the Planning & Zoning, Parking & Traffic, Common Area Maintenance, and Newsletter committees.

Sincerely,  
Greg Clinton

[board@westwoodpark.com](mailto:board@westwoodpark.com)

### Community Picnic & BBQ

Join us for the next WPA meeting  
on the Faxon Green

September 24, 2005 at 11 a.m.

(Optional: bring a dish to share  
and lawn chairs for comfort)

#### Meeting Agenda

- I. **Welcome Message**  
*Greg Clinton*
- II. **Co-Treasurer Reports**
  - A. Account Balances  
*Bob Hermann*
  - B. Dues and Lien Collections  
*Julie Hagelshaw*
- III. **Committee Reports**
  - A. Planning and Zoning  
*Anita Theoharis*
  - B. Parking and Traffic  
*Greg Clinton*
  - C. Common Area Maintenance  
*Greg Clinton*
  - D. Website  
*Danny Burkes*
- IV. **Board of Directors Election Results**  
*Margaret Reed, Inspector of Ballots*
- V. **Open Questions from Residents**
- VI. **Adjournment**

# Planning to Remodel? Read this First!

by Anita Theoharis

Although many of us have lived in Westwood Park for years, old-timers and newcomers alike are sometimes surprised by the protective guidelines our neighborhood uses to retain the unique architectural quality of our homes and community.

These guidelines have proven useful not only in preserving the character of the Park, but in expediting city approval of projects that conform with its requirements.

The Association has approved the overwhelming majority of plans. Recently, however, the Westwood Park Association has had to disapprove several out-sized additions. We know it is inconvenient and expensive for homeowners to spend time and money on remodeling plans, only to find they do not conform to the neighborhood's written guidelines and regulations. So, to help you with advance planning, here is a summary of what to do when considering a remodel, and why the rules are in place.

Remodeling is governed by three sources of regulations: Westwood Park's CC&Rs, our Residential Design Guidelines (both are available at [www.westwoodpark.com](http://www.westwoodpark.com) or by calling the Association at 333-1125) and by the city's zoning laws.

**CC&Rs.** Section VIII of the CC&Rs addresses the requirement that the Westwood Park Association review and approve all new construction in Westwood Park. This applies to new rooms, additions, extensions—anything that would enlarge the “footprint” of your existing building or reduce off-street parking at your property.

If you are repairing existing construction, such as replacing a broken fence or remodeling your kitchen, you do not need Association approval.

**Westwood Park Residential Design Guidelines.** Our neighborhood relies on these guidelines to prevent Westwood Park from becoming Anytown, USA. They were developed as a reference tool when designing and reviewing remodeling projects.

But the guidelines address not just the home and its adjacent properties, but the neighborhood as a whole. It is the “character” of the neighborhood that is being assessed, as well as the immediate, local impact of the project itself.

In fact, the city stamped its imprimatur on our guidelines 10 years ago when it passed a law naming Westwood Park as the first “Residential Character District” and encoding our design regulations into law.

Although most Westwood Park lots are built on small, irregularly shaped lots, the architecture takes advantage of the neighborhood's location on the southern slope of Mt. Davidson to create a terraced rhythm for our homes. Most are Mediterranean-style bungalows, 17 to 21 feet

in height. And yet, the “stepped down” effect provides each successive residence access to light, air, open space and full or partial views.

Some out-of-scale additions do exist in Westwood Park, reducing neighbors' access to light, space, and views. These additions were built prior the adoption of the guidelines or before 1986, when city voters approved Proposition M, which requires the city to preserve neighborhood character when considering approval of proposed building projects.

The Westwood Park Association will not approve any remodeling project that will negatively impact neighboring properties or the architectural character of Westwood Park as a whole. For those reasons, it is highly unlikely that a vertical addition would be approved.

The guidelines require that all projects be submitted to the Westwood Park Association before applying to the city for permits.

Here are the steps to take:

1. A neighborhood meeting must be held in accordance with the forms and procedures contained in the guidelines. The guidelines also state which lots require meeting notification.
2. After the meeting, two full sets of plans must be submitted to the Westwood Park Association, as well as all completed forms contained in the guidelines.
3. The Association will conduct a design review of the project, then schedule a vote on the project for the next available board meeting. ↪



*Landscaping improvements on lower Plymouth green.*

# Calling all Writers— and Would-be Writers

by Nanette Asimov


If you have an idea for a story for the newsletter, or if you'd like to write one yourself, send an email to [board@westwoodpark.com](mailto:board@westwoodpark.com), and write NEWSLETTER in the subject line.

This newsletter is your neighborhood forum, so its content can be

entertaining as well as informative. We welcome everything from announcements to poetry, reminiscences to commentary—even artwork could find a place in the newsletter.

Our 4- to 6-page newsletter comes out three or four times every year.

Also... the Westwood Park web site needs your business! Get to know your neighbors through online discussions at [www.westwoodpark.com](http://www.westwoodpark.com), view photos, learn the history of the neighborhood, find emergency information and much more. You can also sign up for the neighborhood e-mail list or set up a mailing list for your neighborhood group.

See you there! 

## OMI International Family Festival

The Ocean Avenue Revitalization Collaborative would like to cordially invite you to the 5<sup>th</sup> annual OMI International Family Festival on Saturday, September 17, on Faxon Avenue between De Montfort and Ocean from noon to 4:00pm.

Enjoy international food, entertainment, a children's jumper house, and games!

Volunteers are needed—contact Maria Picar (415) 586-1942 or at [artsconn@comcast.net](mailto:artsconn@comcast.net)

## CANDIDATE STATEMENT

### Greg Clinton

I have very much enjoyed serving on the Association's Board of Directors for the past three years, first as Co-Treasurer and then as President. I love the unique beauty of Westwood Park and the wonderful diversity of its residents. I value living in an area where people really care about their neighborhood. It makes me want to give what I can to help maintain that which makes our little part of San Francisco so special. I would appreciate your vote. Thank you.

## Westwood Park Association Board of Directors Ballot

This ballot is to vote upon the election of **ONE** board member.

Please use the enclosed self-addressed, stamped envelope to mail this ballot to:

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

The vote is on Saturday, September 24, 2005. Please mail your envelope in time so that it can be counted, OR bring your ballot in person to the Annual Meeting on that date.

VOTE FOR ONE

Greg Clinton

Other \_\_\_\_\_

Owner's signature \_\_\_\_\_

Date \_\_\_\_\_

Address \_\_\_\_\_

Block & Lot Number \_\_\_\_\_

(located on the LABEL of this newsletter)

# New School Year Brings New Challenges

by Norman Yee

Many of us in Westwood Park have children or are relatives of school age students. We all value a quality education for these children. When I started serving on the San Francisco Board of Education this year, it was my intention to use this value to guide my decisions.


I am predicting a year of improvement, despite having to pass a school district budget with over \$22 million in cuts. However, the Public Education Enrichment Fund (Proposition H) that San Francisco voters approved last year will bring additional funding into the schools to strengthen our libraries and to increase activities in arts, sports and music. Better yet, we will see increased support for these programs over the next few years as the funding from the Enrichment Fund grows. Although the state has continued to underfund our schools, I am glad to live in a city where people value our children.

If your children will be entering kindergarten, middle school or high school in the coming years, you may be wondering what the student assignment process will look like. There have been discussions by the Board of Education to improve the student enrollment process so that we can address two concerns: that our schools are beginning to be more ethnically segregated, and that many families worry about not getting their child into their neighborhood schools.

Because the school enrollment process begins in the fall for the following year, the current procedure will remain in place for students entering a new school in the 2006-07 school year. In addition, any new enrollment policy will need court approval. That's because the district has been under a court-ordered Consent Decree to desegregate its schools for nearly 25 years.

However, the board will be having a substantial discussion this year about how to improve the enrollment process for the 2007-08 school year. We will take into consideration the wishes of parents who want choices of schools anywhere in the city, parents who want priority at the schools in their neighborhoods, and the expectation that all students get an excellent education.

For more information about the current student assignment process, visit [www.sfusd.k12.ca.us](http://www.sfusd.k12.ca.us), and click on Student Enrollment along the yellow bar. You may also call the Educational Placement Center at 415-241-6085, or pick up a Student Enrollment booklet at 555 Franklin Street.

You may also contact me at [yeen@sfusd.edu](mailto:yeen@sfusd.edu) if you have questions or concerns about the San Francisco Unified School District. Good luck in the coming school year. 

*Mr. Yee is a Westwood Park Resident and  
Commissioner of the San Francisco Board of Education*

The Westwood Park Association Annual Meeting is September 24, 2005 at 11 a.m. on the Faxon Green. See inside for details!

WESTWOOD PARK  
ASSOCIATION

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

**NOTICE OF  
ANNUAL  
MEETING &  
BALLOT  
ENCLOSED**

# WESTWOOD PARK ASSOCIATION

Dear Westwood Park Renter Residents,

This enclosed note is a special insert to the Autumn 2005 Westwood Park Association Newsletter for our renter residents. Your newsletter does not contain a self-addressed, stamped envelope for ballots because only property owners are "official" members of the Association, who possess the voting rights in any Board election. That being said, we are all neighbors and part of the Westwood Park Community. Please join us at our Annual Meeting and Barbecue on September 24<sup>th</sup>. This event is open to all residents, as is the opportunity to participate in any Association activity, including volunteer time and professional services that will contribute to making Westwood Park a better place to live. See our article on volunteer opportunities in this issue.

We welcome your comments, suggestions, or concerns. You can contact the Westwood Park Association at 415.333.1125, or by e-mail at [board@westwoodpark.com](mailto:board@westwoodpark.com).

Hope to see you on September 24<sup>th</sup> for a celebration of good times, good fellowship, and good food!

This enclosed note is a special insert to the Autumn 2005 Westwood Park Association Newsletter for our renter residents. Your newsletter does not contain a self-addressed, stamped envelope for ballots because only property owners are "official" members of the Association, who possess the voting rights in any Board election. That being said, we are all neighbors and part of the Westwood Park Community. Please join us at our Annual Meeting and Barbecue on September 24<sup>th</sup>. This event is open to all residents, as is the opportunity to participate in any Association activity, including volunteer time and professional services that will contribute to making Westwood Park a better place to live. See our article on volunteer opportunities in this issue.

We welcome your comments, suggestions, or concerns. You can contact the Westwood Park Association at 415.333.1125, or by e-mail at [board@westwoodpark.com](mailto:board@westwoodpark.com).

Hope to see you on September 24<sup>th</sup> for a celebration of good times, good fellowship, and good food!

Dear Westwood Park Renter Residents,

# WESTWOOD PARK ASSOCIATION