

WESTWOOD PARK ASSOCIATION



Newsletter ∞ Fall ∞ 2011

NEIGHBORHOOD MEETING & PICNIC SATURDAY, SEPTEMBER 24, 2011

Upper Faxon Green, 11:00 am to 1pm

By Anita Theoharis

The Westwood Park Annual Meeting and barbeque is guaranteed to bring neighbors and friends in great numbers to the Upper Faxon Green, where Faxon meets Northwood and Pizarro Way.

We practically guarantee a sunny day. And we definitely guarantee that you'll be able to...

- Hear the latest news about issues affecting the Park and the current financial "State of the Park."
- Discuss issues important to you and your neighbors.
- Get details about upcoming activities in the Park, from bungalow tours and tree plantings, to emergency response team functions.
- Volunteer to help the neighborhood in the area that interests you the most, whether it's our community gardens, writing for the newsletter or NERT.

THEN THE BEST PART OF THE DAY: THE PICNIC AND BARBEQUE!!

Our master chef, Joe Koman, and his assistant chefs will be on hand to serve hamburgers, hot dogs and veggie burgers, along with all the fixings and soft drinks. Feel free to bring an appetizer, chips or dessert – but it's not required. We'll have plenty of food.

Chairs for adults and a table and chairs for kids will be provided. All you need are sunscreen and hats.

Kids and grownups alike can climb into a real fire truck, sound the siren and meet the firefighters, as well as pat the noses of San Francisco's four-legged police. The mounted unit will be back this year.

The annual meeting and picnic is a wonderful, informative and fun day. We look forward to seeing you!!

Westwood Park
Association
Meeting Notice & Agenda
September 24, 2011
11 a.m. Faxon Green



I. Welcome Message

Kate Favetti

II. Co-Treasurer Reports

A. Account Balances

Julie Hagelshaw

B. Dues & Lien Collections

Julie Hagelshaw

III. Committee Reports

A. Planning & Zoning

Anne Chen

IV. Board of Directors

Election Results

Margaret Reed

Inspector of Ballots

V. Speakers

District 7 Supervisor

Sean Elsbernd

and

Ingleside Station Police Captain

Daniel J. Mahoney

VI. Open Questions from

Residents

VII. Adjournment

Please join us for our annual
neighborhood picnic!

Ingleside Police Station: Why so much turnover?

The frequent change of captains at the Ingleside Police Station has raised questions in the community. You may recall that the spring newsletter featured an article from our new Captain Louis Cassanego, the fourth since 2007. Now a new captain, Daniel J. Mahoney, has taken his place. We asked Captain Mahoney to help us understand all the changes.

-- Westwood Park Association

*By Capt. Daniel J. Mahoney
Ingleside Station*

In late May of 2001, I took command of Ingleside Station—a vibrant, active, diverse district with a unique landscape and many policing challenges. Fortunately, this district has many talented, committed and professional officers who provide the best service possible to residents and visitors. I am honored and proud to have been assigned to the Ingleside District.

I am also aware of the many changes in command that the Ingleside District has seen throughout the years—and the turmoil that it causes between the Police Department and the community as working relationships are continually in flux.

In the past five years, there have been five separate Captains assigned. Normally, a Captain is re-assigned to another position due to a change in leadership, a promotional opportunity, a retirement or through the discipline process. The Police Department has seen four different Chiefs since the beginning of 2009 when Heather Fong was Chief, and those changes usually affect the assignment of Captains.

She had removed Captain Denis O'Leary as the Captain of Ingleside to

implement the changes suggested by the Police Executive Research Forum as part of the overall review of the Department that was commissioned by Mayor Newsom.

In 2009, Captain David Lazar was



Ingleside Captains –

A recent history

2004-2007:

Paul Chignell

2008:

Denis O'Leary

2009 - 2010:

David Lazar

2010 - April 2011:

Louis Cassanego

May 2011 - present:

Daniel J. Mahoney
(pictured above)

specifically selected to command Ingleside Station and to implement the changes.

Chief Fong then retired and was replaced by Chief George Gascón in August of 2009, who made some organizational changes that affected the rank of Captain. During his tenure, the arrest of the Crime Lab technician occurred. Chief Gascón needed a Captain to oversee the day-to-day operations of

the Crime Lab, and he selected Captain Lazar due to his outstanding performance as Captain of Ingleside.

This led to the transfer of newly promoted Captain Lou Cassanego to replace Captain Lazar.

Chief Gascón became District Attorney, and then we were headed by Interim Chief Jeff Godown while a new permanent Chief was selected. During this period, Captain Lazar was promoted to Commander, and a new Captain was put in charge of the Crime Lab (as well as other changes at other District stations).

Once Chief Greg Suhr was selected, coincidentally, the Captain of the Crime Lab retired—creating a vacancy for that specialized position. Due to the fact that Captain Cassanego had worked in the Crime Lab as a Lieutenant, it was decided that he was the best person to fill that vacancy and he was transferred—with me taking the helm at Ingleside.

So -- in a nutshell -- the Ingleside Station has seen turnover due to the changes at the Chief level, due to promotional opportunities and due to retirements at other units.

I would like to say that the dust has settled, but truthfully, if a new Mayor is elected in November of this year, he or she may appoint another new Chief—which could affect the assignment of Captains yet again. It is cyclical.

COMMUNITY MEETINGS



7 pm, the third Tuesday
of the month
Ingleside Police Station
1 John V. Young Lane
(415) 404-4000

ANNUAL DUES:

WOULD A MONTHLY PAYMENT PLAN HELP YOU?

Dear Residents:

Fewer residents have paid their mandatory Association dues than in previous years. So we wanted to let you know about a payment option that may make it easier for you to fulfill this obligation and avoid interest payments or the costly imposition of a lien.

Dues are \$85 per lot, and are used to maintain the common areas we all enjoy, to pay for our annual picnic, our thrice-yearly newsletter, and for other business conducted on neighbors' behalf. Association members are unpaid volunteers.

All property owners received dues notices in April. A few notices were returned because residents had moved

without notifying the Association.

The Association thanks the 501 residents who have paid this year's annual assessment in full. A special thank you goes out to the 67 charitable residents who donated money above the annual dues.

At this time, 152 members have yet to pay the annual dues in full, representing \$33,913. We start charging interest if your dues balance extends into a new fiscal year, which for Westwood Park begins on March 1. If your balance is two years old, expect a notice of intent to lien from the Association. Property owners are responsible for fees to remove liens.

However, we accept partial pay-

ments to make the dues requirement easier for you. If you choose this option – say, \$10 or \$20 a month -- you must be responsible for sending the payments on a schedule. Include a note with your first payment describing your payment plan.

If you cannot pay the dues in full by the end of February – but if you are making steady payments according to your plan – the Association will not charge interest.

We hope this results in a win-win situation for all residents by easing the burden of the annual dues, while ensuring that all of us make the required contribution to the community we share.

-- *Westwood Park Association*

Idea for Angled Park Makes Some Neighbors Cross



By *Nanette Asimov*

Behind the Ingleside Library on the corner of Ocean and Plymouth avenues is a modest garden with the potential to be, well, catawampus.

The word means "askew," says the dictionary. Or "positioned diagonally," as in, "We took a shortcut and walked catawampus across the field."

On July 1, the San Francisco Planning Department applied to the state for a \$1.1 million grant to transform a small area of shrubs and concrete behind the library into a public space.

The idea is to plant trees, create a small plaza with a play area, set aside a spot to picnic and install a kinetic sculpture, all in an angled "catawampus" design using recycled materials.

"We want to create a space that is

unique, memorable and beautiful," said Paul Chasan, the urban designer behind the plan. It's also meant to be "engaging for young children, especially toddlers and pre-schoolers," he said.

The Planning Department held four community meetings, most recently on June 18 at the library, to solicit opinions on the park's design. Besides the Catawampus, they proposed a straightforward grassy concept nicknamed "Skookum" – a Chinook word meaning either "good" or "monster," and a swirling approach called "Whirligig." Both got thumbs down.

"Community votes favored the Catawampus design with modifications," including more green space, grass and a stormwater drain, Chasan said.

But not everyone is happy. It's not the design that bothers some neighbors. It's having any public space adjacent to

the library.

"People are going to come in off of Ocean Avenue and do what they'll do," Plymouth resident Laura Frey told the Westwood Park Association in July.

Even though access to the area would coincide with library hours, Frey and her husband, Ken Rychwalski, said it would be impossible for library employees to monitor the activity outside. Instead of inviting children to play outside a library meant for quiet reading and work, they said a better use of the space would be to expand the library into that area and enclose it.

"Put a quiet reading room there," Rychwalski told the Association. "We're adamantly against the current plan."

The neighbors also said that they were surprised to learn of the Planning Department's plans.

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An Unlikely TV Star: 1570 Plymouth Avenue

-- Nanette Asimov

BEFORE

This is Randy and Meredith Nonnenberg's house at 1570 Plymouth before HGTV's "Curb Appeal: The Block" got hold of it: uneven, slightly treacherous staircase, overgrown landscaping, and a put-you-to-sleep, uniform peach paint job.

Their makeover adventure started in June, 2010, when Meredith saw that the show's producers were hunting for Bay Area homes in need of a facelift. Curb Appeal spends \$20,000 to transform yards and facades from dull to dazzling.

"We had a 5-week old newborn, so the thought of getting some professional help to spruce up our home sounded very appealing!" Meredith said.

The show's producer, Allison Tom, said the Nonnenbergs house was perfect for a makeover because – get ready now – "it was a bland, simple house that didn't have any particular character or style to it...an eyesore." (Ouch!)

But, she said, "It had a lot of potential."

This photo was taken on June 26, a day before the shovels, paint cans, hammers -- and film crew -- arrived.



Photo--Hugh D. Byrne



Photo--Mark Rogers Photography

AFTER

Ta da!

Farewell, old enclosed porch. Hello to a new, sturdy staircase – a pair, actually – and decorative railings, window box, wood brackets and landscaping.

"Overall, we have had a tremendous experience working with the Curb Appeal team," Randy Nonnenberg said. Designer

John Gidding and his team "paid a great deal of attention to the style and character of our house, and created a design that really brought out the Craftsman details in a fresh new way."

Meredith acknowledged that there were times it was "a bit overwhelming to have a swat team of workers and a TV crew buzzing around our property and block" -- and not only for the Nonnenbergs.

"Thank you to our neighbors for their graciousness throughout this process!" she said.

The makeover of 1570 Plymouth is expected to be broadcast in December, or in January 2012, but the exact date isn't scheduled yet. But you can visit the show's website to figure that out, at <http://tinyurl.com/ybkdtu5>, or apply for a home makeover of your own, at <http://tinyurl.com/3py83uj>

Ocean Avenue Update: What You See (and What You Don't)

By Kate Favetti

Changes are visible along Ocean Avenue, as you can tell by the new awnings and businesses along our much cleaner main street.

But behind-the-scenes changes are also worth noting.

For one thing, the Ocean Avenue Revitalization Committee -- the group driving change along the street for many years -- is no more.

Its work will now be done by the Ocean Avenue Association, a group created to administer about \$240,000 a year in expected revenue from local businesses through their new status as a "community benefits district" (see the spring newsletter at www.westwood-park.com).

The new association, OAA, hired Catherine Hickey of New York, as its full-time executive director, to begin September 1. Hickey, who has 10 years of experience with community benefit districts, paid her relocation costs.

The OAA has also set up a Public Safety Committee headed by Al Harris, Westwood Park resident Ray Favetti

also serves on the committee.

And the long-awaited remodeling of the old Blockbuster site at Dorado Terrace should begin in December, with a new CVS Drugstore planning to open in April 2012.

Meanwhile, negotiations to bring Chase bank into the old library site at Faxon continue.

A more visible change is the arrival of the Fog-Lifter Café on Ocean Avenue across from 24 Hour Fitness.

Jawad Swirky opened the eatery there because he loves the area -- and our fog. He's lived on Dorado Terrace for more than 20 years and is so glad he doesn't have to commute. The café features Blue Bottle coffee, bagels, soup, salad and sandwiches, free wi-fi and a Juke box by Flip Tech -- where customers can choose from more than 10,000 songs!

Further east between Capitol and Miramar, we say a fond farewell to Thorne Hats, which closed this year after 30 years as the west side's elegant purveyor of Stetsons, Dobbs, ladies' hats and other fine headwear. We wish the best to Cornelius Thorne, who has

retired.

King's Café has moved from where the Fog-Lifter is now to the site of Thorne Hats. It offers smoothies, sandwiches, bagels and pastry.

As everyone also knows by now, we suddenly lost our beloved Melanio Duarte in April. As the proprietor of Caffè D'Melanio near Plymouth, he hosted numerous neighborhood functions, fundraisers, evenings of jazz and dancing, afternoons of sports-watching on his big screen TV. We miss him.

Caffè D'Melanio remains open, so please stop by for breakfast or lunch, and dinner on Fridays and Saturdays.

Newly painted facades and awnings are also making an appearance. These were paid for by the former Ocean Avenue Revitalization Committee and by property owners.

Meanwhile, revenue from the Community Benefit District -- which runs from Manor to the Phelan Loop -- has been collected but not yet distributed, thanks to paperwork. But plans for the money include steamcleaning, street maintenance and graffiti removal on a regular basis.

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"I don't remember seeing anything about that project," said Frey, who often attends community meetings.

The proposed picnic and play area "will be loud and totally intrusive," she said. "People in the library need a place where it's quiet, so they can think."

Kate Favetti, president of the Westwood Park Association, emphasized that the Association has no direct say over what happens with the library space. Nor will the Association take a position on the garden until all neigh-

bors have a chance to weigh in on whatever the final plans might be.

At the same time, Favetti said, "I think the Planning Department proposal is great for the kids, adults and the community. Activating the vacant space adjacent to the library will provide a pleasant play area, and I hope it will provide an oasis even for adults."

She also said she liked Rychwalski's idea to shelter the area, perhaps with a canopy.

Chasan said he envisioned the area not as a traditional playground—in part

because PUC trucks will need to drive through—but as an educational space to encourage children to curl up with a book.

Yet the future of the little spot is still far from decided. The state grant is competitive, and the city won't know if it won until late this year.

If it does win, "additional detailed community design meetings will be held in 2012," officials said.

And if not, "we are also looking at other funding sources," Chasan said, just in case.

OFFICIAL BALLOT

Homeowners: Please use the enclosed self-addressed, stamped envelope to mail this ballot to the Westwood Park Association. Please mail promptly so that your vote can be counted at the picnic on Sept. 24.

Or you may bring your ballot to the picnic, where election results will be announced during the meeting portion.

Renters: We are all neighbors and part of the Westwood Park community, yet only homeowners possess voting rights in the board election. But we look forward to seeing you at the annual meeting and picnic, where all residents --renters and homeowners alike -- are welcome!

Vote for one:

Greg Clinton (incumbent)

Write-in _____

Candidate's Statement

Greg Clinton

I have enjoyed the opportunity to serve on the Association's Board of Directors for the past nine years, as co-treasurer and as president.

We have such a unique neighborhood, from the architecture to the people. For me, helping to preserve what we have is an important part of being a resident of Westwood Park. I enjoy working with the other wonderful board members who volunteer their time, and I would appreciate your vote to allow me to continue to work together with this great group of people.

WESTWOOD PARK
ASSOCIATION

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