

# WESTWOOD PARK ASSOCIATION



*Newsletter* ~ *Spring* ~ 2003

## Letter From The President:

Hello, fellow residents, and welcome to the Spring 2003 edition of the Westwood Park Association Newsletter. In this "Letter from the President", I would like to express my personal gratitude to those of you who volunteer on behalf of the Association, and encourage those of you who haven't yet done so to get involved!

As the President of the Association's Board of Directors, I have the privilege of working closely with the Board members and residents who volunteer their time every day to do work for our neighborhood. Some examples of how these incredible people effect positive change in our neighborhood are by caring for the common areas, handling the Association's finances, arranging tree plantings, and engaging with City officials to ensure that our voice is heard on issues affecting our neighborhood. Although the time committed by each individual may vary, every contribution is appreciated!

If you haven't already volunteered to work for your neighborhood, please consider it. If you have a particular skill set, please contact us and tell us about it- we may be looking for just your type! In addition to making the Park a better place to live, you'll also get the opportunity to meet a lot of fine people who are already working on your behalf.

Best Regards,  
Danny Burkes  
[board@westwoodpark.com](mailto:board@westwoodpark.com)

## Westwood Park on the Internet

For those of you who use the Internet, I encourage you to check out the official website of the Westwood Park Association, at <http://www.westwoodpark.com>. There you'll find lots of information about what the Association is, what it was chartered to do, dates of upcoming Association meetings, past meeting minutes, message boards where you can discuss topics of local interest with your neighbors and more!

Recently, a resident donated a large collection of newspaper advertisements dating from 1918-1923, promoting Westwood Park. You can find these fascinating bits of history on the website.

The Association maintains an email list of residents who want to receive notification of upcoming events that will affect the neighborhood. In January, the list was used to send out notifications of meetings with the Planning Department regarding the Balboa Park Station Area Plan, as well as meetings with the San Francisco Public Library to give input to their ongoing effort to build a new branch at Plymouth and Ocean Avenues.

To sign up for the mailing list, send a blank email to: [neighbors-subscribe@westwoodpark.com](mailto:neighbors-subscribe@westwoodpark.com) and follow the instructions you receive in the automated reply.

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### How to Contact the Westwood Park Association Board of Directors

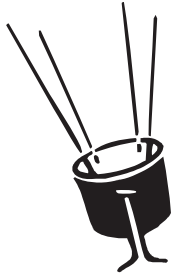
Voicemail: 415-333-1125

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

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

# Westwood Park Association Honored by Bequest of Charles Clark

By: Anita Theoharis



Our friend and neighbor, Charles Clark, passed on last year. Charles owned one of our beautiful Westwood Park bungalows and although he did not live in the Park, Charles left 5% of his estate to the Association.

Mr. Clark was a fascinating and diverse person. I'd like to tell our residents a little bit about Charles and why he left this wonderful gift to the Association.

Charles was a kind and talented man who really cared about people and causes. He served in World War II as a radio operator in the Pacific Theater. His sensitive, tolerant and inquisitive side was apparent even as a member of an occupying force. His first camera was a Nikon, not particularly unusual for the time. How he acquired it was revealing. It was given to him by two Japanese men he encountered while walking through the ruins of Tokyo. After sharing a few beers with the vanquished enemy for whom most Americans still felt contempt, they gave it to him as a gift.

Upon his return to the States he designed and built his own house in Novato on the GI bill. He became a program director for KSRO in Santa Rosa, an accomplished jazz clarinetist, a graphic designer and, with that Nikon, a photographer. Charles went on to study and teach at the California School of Fine Arts in San Francisco. He opened his own



5% of the estate of this Westwood Park Home was left to the Association in 2002.

graphic design office on Kearney Street where he designed graphics for Wells Fargo and other Clients for several decades.

During the 1990's the Association became proactive in many issues that affected the quality of life for our residents. Charles strongly supported this revitalization of the role of the Association and its renewed commitment to community activism for the benefit of Westwood Park residents.

Charles was particularly supportive of the Association's efforts to preserve our neighborhood character during the early and mid 1990's by creating our own residential design guidelines. His disregard for matters of race or religion, so clearly revealed during his service in Japan, led him to play a key role in removing discriminatory language contained in the original restrictive

covenants from the CC&Rs. Many neighbors were touched that Charles would care so much about the Park even though he was an absent owner.

In addition to the Association Charles made bequests to the California Nature Conservancy, KQED and the Sierra Club.

***Charles was a kind and talented man who really cared about people and causes.***

Even though he was not a resident, Charles selflessly gave to the ongoing effort to retain and enhance Westwood Park. Those who knew Charles Clark far better than I did say that he touched many people in his life. With this bequest, he will continue to touch many others in the Park he never knew. We are grateful and fortunate to have been part of the varied interests and causes that marked his life and to have benefited from his generosity of spirit. With this bequest, that spirit lives on.

# **Co-Treasurer's Income Expense Report**

## Co-Treasurer's Report

As the 2002-2003 year closes, the Association gratefully thanks the 597 members who paid their annual assessment. Total collection is \$41,143.96. That's almost a 90% payment rate this year. (Historically, the Association collected 80% of the annual dues.) A special thanks goes out to the 106 charitable residents who have donated money above the annual dues, totaling \$2,743.68.

This year's lien collections total \$8,102.47, with 20 liens still outstanding, totaling \$19,435.28. Unfortunately, 70 properties will be in jeopardy of liens due to unpaid balances in the coming year.

In the process of collecting the annual assessment, we would like to remind you of the following:

- If you have not paid your assessment, it is mandatory. All unpaid dues not received by February 28th will reflect a 10% interest charge in the next year's bill.
- If your unpaid balance is greater than \$100 you have one month after receipt of the annual dues notice to pay the balance in full. After that, the property owner will receive a letter of intent to place a lien on the property. If a lien is placed on the property, the association will also assess lien penalties of \$100.
- As a property owner, if you move (but still own the home), it is your responsibility to notify the Association of your new billing address. If we must track you down, we will assess an additional \$10 to your bill.
- Please don't write a bad check. Residents whose checks are returned to us will be assessed an additional \$10 to cover bank fees.

## Volunteers Needed

Westwood Park is a wonderful community with lots of needs. Our neighborhood benefits from the interest of volunteers.

If you would like to volunteer in the Westwood Park community please let us know.

Call 415-333-1125

or email:

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

Our committees need volunteers. A current list of committees are listed below.

- Watering Patrol
- Green Area Maintenance
- Parking and Traffic
- Dead Car Patrol
- Neighborhood Nuisances
- Newsletter
- Special Events
- Planning and Zoning Committee
- NERT (Neighborhood Emergency Response Team)
- FUF (Friends of the Urban Forest)
- Website content

## Friends of the Urban Forest (FUF) street trees info

Spring is here - notice the blooms on the beautiful flowering pear, cherry and plum FUF trees in the neighborhood.

**New Trees:** To find out about planting new FUF street trees call or email Laurie Haroian: 841-9511 or [ljharoian@yahoo.com](mailto:ljharoian@yahoo.com). If there are enough interested households we'll schedule a summer planting.

### Tree Care Reminders

**Water:** Remember to water, even

during the winter. We have had rain but it isn't consistent enough to stop watering your trees. For the trees planted last June continue to water 15 gallons twice a week in our sandy soil. For older, established trees you can probably water 15 gallons twice a month but monitor your trees. Watering is the most important aspect to your trees health.

**Ties and Stakes:** Check the ties on your tree and make sure they are loose and don't bind the tree. Also check and make sure that the stakes are firmly in the ground and not rubbing against the tree. Move

the stakes or ties if they are rubbing so the abrasion can heal. If you need to pound the stakes in more firmly, you may borrow a stake pounder from Laurie at the number above.

**Pruning:** Proper pruning is tricky! Many trees need very little pruning. For excellent information on pruning visit the FUF web site at [www.fuf.net](http://www.fuf.net). Or better yet, attend one of their free pruning workshops. Information about pruning workshops and other FUF events can be found on their website or by calling them at 415-561-6890 x 108.

WPA

# Projects happening around Westwood Park

**New Branch Library:** A new Ingleside branch library is being planned for the corner of Plymouth Ave. and Ocean Ave. where the Sunset Auto Garage is now located. Community input for the planning process has already begun and initial input has included a children's area and a multi-purpose room that could accommodate readings, classes and group meetings. There is the possibility of a small park or playground adjacent to the library. A public art project is also included. For more information please contact Chief of Branches (415)557-4353 or Bond Program Manager (415) 557-4354.

**Balboa Park Station Area Plan:** This project is part of the SF Planning Department's Better Neighborhoods Program. The final plan will provide design guidelines for an area that includes Ocean Avenue and City College; the Eastern and Southern borders of Westwood Park. The SF Planning Department has held a series of public input meetings and is very close to submitting their draft plan to the SF Planning Commission. Now is a great time to comment on the plan and have your voice heard.

In December, the Westwood Park Association Board sponsored a meeting for Westwood Park residents and the SF Planning Department to discuss the plan and give comments. Over 60 households were represented, which is approximately 10% of our neighborhood. This made a BIG impression on the Planning Department. Many neighbors were happy about the prospect of a more vibrant business district and also were very concerned about how the plan addressed parking and traffic issues, building height, and residential density. WPA Board

Members have continued to have a dialog with the Planning Department on these issues.

If you are interested in finding out more about the Balboa Park Station Area Plan contact Ken Rich at the SF Planning Dept., 415-558-6345 or email him at: [ken.rich@sfgov.org](mailto:ken.rich@sfgov.org).

Also, it makes a BIG difference if Westwood Park speaks as a neighborhood on city planning issues. There is definitely strength in numbers. Speaking as a neighborhood is how our Residential Design Guidelines were incorporated into the City Planning Code. These guidelines have preserved the original bungalow character of our wonderful neighborhood.

Here are some ways you can become involved and informed through your Neighborhood Association.

Visit our website at [www.westwoodpark.com](http://www.westwoodpark.com). On the site you can subscribe to our email list. Follow the simple directions under the email subscriber tab. And, you can contact the association by telephone at 415-333-1125.

**City College Master Plan:** SF City College is developing a master plan to guide its facility plans over the next ten years. Some of the ideas in the works are a new Wellness Center on Ocean Avenue across from the BART station. This center would be open to the community. Also, a performing arts center is being talked about for part of the development of the Balboa Reservoirs. City College is our neighbor and what they do affects our neighborhood. They have asked for neighborhood input in their planning process. A community workshop was held in January. To get more information about their planning process and to be on the

list to receive notification about their community workshops - contact:

Office of the Chancellor  
50 Phelan Avenue Box E200  
San Francisco, CA 94112  
(415) 239-3918

The WPA could also schedule a special meeting with City College for Westwood Park residents. Let us know if you'd like us to do this.

WPA

## Free legal services available for seniors

The Board wants to help residents of Westwood Park use and enjoy the services of the City. In response to questions we received from residents, the Board researched information regarding free legal services for seniors to help in the preparation of wills and estate planning. For residents of San Francisco who are over the age of 60, Legal Services for Seniors offers free assistance in drafting a will. They will schedule an appointment for you to come in to meet with an attorney at their offices at 100 McAllister Street (near City Hall). Call them at (415) 861-4444. For seniors who are receiving SSI benefits, the Lawyer Referral Service of the Bar Association of San Francisco will refer you to an attorney who will draft your will free of charge. Call them at (415) 989-1616. Be sure to tell them that you are a senior on SSI and need free assistance in drafting a will.

## Traffic Committee Report

We receive frequent complaints from neighbors about speeding cars, cut through traffic, illegally parked cars, and clogged streets. We also receive numerous requests for additional stop signs, one-way streets, speed bumps, and better enforcement of existing parking regulations.

We have been working with the Department of Parking & Traffic regarding these issues. The problem is lack of city funding to assess and implement traffic calming solutions. Due to huge budget deficits, funding is only getting more difficult. To that end, we submitted a \$30,000 grant proposal to get funding for a neighborhood-wide traffic safety study. While we were not able to get this grant, we are continuing to pursue other sources of funding. We are also continuing to work with DPT around measures that could be helpful but less costly. For instance, the "No Parking Anytime" sections of Plymouth and Faxon just north of Ocean have been recently designated "Tow-Away" zones in an attempt to better deter illegally parked cars. We have also been working with DPT to more strictly enforce the "No Parking 7am-6pm" sections of these streets.

There are also concerns that the development of Ocean Avenue and City College will worsen the parking and traffic problems we already experience. We set up a meeting on December 10th of last year for residents to discuss their concerns directly with the Planning Department. Over 60 residents attended, taking Planning by surprise. They are taking us seriously and want to work with us. The Committee has had additional meetings to continue this dialogue. We are also planning to build relationships with nearby groups, such as City College, Sunnyside Neighborhood Association, and the OMI Merchants' Association. Continued community involvement is vital if we are to get our concerns addressed. WPA

## The Green Space

One of the many pleasures of living in Westwood Park is that we get to enjoy some extra green spaces in our common areas. We've made improvements over the past few years by repairing the irrigation systems and planting new plants. Even with some of these improvements some of the green areas look ... well, let's just say some of them could look better.

I'm looking for ideas for the plantings in the common areas. (This is for the flowers and shrubs; our trees have been residents here longer than most of us!) Here are some questions to consider:

- Will they thrive in our area, can deal with our occasional fog and wind, and are drought tolerant?
- Do they require little or no maintenance once established?
- Is their size at maturity appropriate for their surroundings? (Since we live in an urban area remember to consider visibility and security, especially where children play.)
- Would they be a good home to birds, bugs, and our assortment of other wildlife?
- Would they be attractive and fit in with at least most, if not all the common areas in the neighborhood?

Tell me your thoughts, comments, complaints and suggestions about what we have and what you'd like to see. Also, let me know if you would like to volunteer to help with the designs or plantings, or would like to host a review and planning meeting for the neighborhood at your house. You can reach me through the WPA office, on the web at [www.westwoodpark.com](http://www.westwoodpark.com) or via email at: [commonareas@westwoodpark.com](mailto:commonareas@westwoodpark.com)

### Congratulations new Board Members of the Westwood Park Association:

#### President

Danny Burkes (term expires 2004)

#### Vice President

Laurie Haroian (term expires 2005)

#### Secretary

Kathleen Beitiks (term expires 2003)

#### Co-Treasurer

Julie Hagelshaw (term expires 2004)

#### Co-Treasurer

Greg Clinton (term expires 2005)

#### Member-at-Large

Tim Emert (term expires 2003)

#### Member-at-Large

Anne Nelson (term expires 2004)

Members of the Westwood Park Association Board of Directors are volunteers elected to serve two or three year terms. Board meetings are usually held on the third Tuesday of the month at the home of a board member. For information about upcoming board meetings, check the WWP Web site, [www.westwoodpark.com](http://www.westwoodpark.com).

# Westwood Park Association

*2002-2003 Income/Expense Report and 2003-2004 Projected Budget*

	Fiscal Year 2003-2004 <i>Estimated</i>	Fiscal Year 2002-2003 <i>Actual</i>	Fiscal Year 2001-2002 <i>Actual</i>
<b>INCOME</b>			
Annual Dues/Liens <sup>1</sup>	35,170	42,188	37,315
Neighborhood Garage Sale	0	520	234
Bank Account Interest <sup>2</sup>	250	220	1,163
Historic Bungalow Tour	160	0	156
WPA T-Shirt Sales	52	52	668
Bequest <sup>3</sup>	0	43,000	0
Donations	0	2,244	0
<b>TOTAL INCOME</b>	<b>35,632</b>	<b>88,224</b>	<b>39,536</b>
<b>EXPENSES</b>			
CPA Audit/Review/Tax Preparation	2,500	0	0
Gate Repair Deferred Spending <sup>4</sup>	0	17,000	34,450
Gardening:			
Common Area Care	10,000	13,651	3,038
Sprinkler Repair	2,000	5,095	0
Tree Pruning	4,000	9,811	3,610
Liability Insurance			
General/Excess	7,875	7,875	6,071
Directors & Officers	2,600	1,838	1,838
Meetings & Events			
WPA T-Shirt Purchase for Sales	0	0	620
Annual Meeting	641	851	569
Halloween Contest	60	60	50
Neighborhood Garage Sale	0	794	204
Historic Bungalow Tour	260	0	253
Miscellaneous <sup>5</sup>	200	50	0
Lien Costs	500	63	887
Office Supplies & Copies	200	100	587
Post Office Box Rental	216	216	192
Publications & Mailings			
Website Domain Name Fee	0	0	70
Newsletter/Dues/Election/Misc. Mailings	870	868	574
Postage & Materials	1,100	1,083	1,074
Federal & State Taxes <sup>6</sup>	6,500	0	80
Utilities			
AT&T	360	181	145
SBC/Pacific Bell	0	152	280
PG&E	2,250	1,991	2,115
West of Twin Peaks Dues <sup>7</sup>	0	270	135
<b>TOTAL EXPENSES</b>	<b>42,132</b>	<b>61,949</b>	<b>56,842</b>

**Account Balances:**

**Checking:           \$4,078.11**  
**Savings:            \$53,175.00 (\$10,175 in reserves + \$43,000 bequest)**

**Notes:**

<sup>1</sup> Historically, only 80% of dues have been collected. This past year 90% was collected because of diligently pursuing delinquent accounts. Liens and fines are assessed on all dues in excess of \$100.

<sup>2</sup> In October of 1999, \$30,000 was set aside to a money market account for repair to Miramar gates.

<sup>3</sup> Received from estate of Charles Clark

<sup>4</sup> Per CC&Rs, WPA must maintain and repair all common areas and structures.

<sup>5</sup> Space rental for Planning Dept. meeting with residents in December of 2002. WPA anticipates future community meetings.

<sup>6</sup> Paid in 2001-2002 on monies held in excess of \$25,000 for Capital Improvement Project on Miramar Gates. In 2003-2004 tax will be owed on monies received in bequest, which will be paid out of bequest.

<sup>7</sup> Dues for 2003-2004 was paid in 2002-2003.