

WESTWOOD PARK ASSOCIATION

Newsletter → *Spring* → 2009



Letter from the President

Enclosed please find our Annual Financial Report and the yearly bill for our homeowners' dues. As you can see from the budget report, the Association did a good job keeping within our budget. Thanks to the diligent efforts of our board of directors and the numerous Westwood Park residents who generously volunteer their time, we've been able to keep our costs down. This in turn allows us to keep our dues low.

Unfortunately, as many of you know, the beautiful 90-year old Stone Pines on Miramar are reaching the end of their lifespan. Each year the Association has every one of these trees evaluated by a licensed arborist and pruned—or removed—as necessary. Maintenance costs for these trees continue to escalate. This past year alone we will have spent more than \$25,000 on the Miramar trees (the total cost won't be reflected in this year's budget figures because not all the work was completed by February 28th, the end of our fiscal year). Despite all our efforts at pruning, cabling and supporting the trees, our arborist tells us that more and more of these aging trees will need to be removed because of the increasing danger they pose.

We have been extremely fortunate so far that no one has been hurt when one of these huge limbs comes crashing down.



Photo credit: Greg Morris

Red Flowering Gum Tree

When a Stone Pine has to be removed, the Association replaces it with a Red Flowering Gum tree. These beautiful trees are fast-growing and reach a height of 30 to 40 feet. There are a number of mature and newly planted Gum trees on Miramar to see.

These increasing tree costs require that the Association raise the annual dues for the typical lot, from \$71 to \$85. We work hard to keep dues low, but it is very important that we maintain our trees and the 17 common areas that put the "park" in Westwood Park. Not only does this natural beauty make our neighborhood a unique and wonderful place to live, it also keeps our property values up. We will keep our

costs as low as possible. Also please keep in mind that the more residents volunteer, the better we are able to keep our costs down.

Greg Clinton, President

board@westwoodpark.com

Westwood Park Association Board Members

Greg Clinton
President (term expires 2011)

Anita Theoharis
Vice President (term expires 2009)

Åsa & Geoff Williams
Co-Secretaries (terms expire 2009)

Julie Hagelshaw & Grant Edelstone
Co-Treasurers (terms expire 2010)

Anne Chen
Member at Large (term expires 2009)

Nanette Asimov
Member at Large (term expires 2010)

Members of the Westwood Park Association Board of Directors are volunteers elected to serve three-year terms.

Board meetings are usually held on the third Tuesday of each month at the home of a board member, and begin at 7 p.m.

For information and the location of upcoming meetings, visit www.westwoodpark.com.

Contact us via e-mail at:
board@westwoodpark.com,
or by voicemail at:
415-333-1125
or by mail at:
P.O. Box 27901 #770
SF, CA 94127

Library—and Creek- Inspired Art—Update

By Nanette Asimov

After shedding the gauzy black shroud it wore for most of the winter, the new Ingleside Library being built at the corner of Plymouth and Ocean avenues is on schedule to open in July, said Mindy Linetzky of the Branch Library Improvement Program.

“The SF library project schedules have not been effected by the state’s (budget) problems,” even though reimbursements from the state were frozen during the budget stalemate, Linetzky said.

Ingleside is one of four new libraries being built around the city, and among 24 library projects funded largely from a \$105.9 million bond measure approved by voters in November, 2000. Most are renovations.

The library will feature a large

metal sculpture by artist Eric Powell inspired by an underground creek that flows beneath Ingleside, said Judy Moran, public art manager for the San Francisco Arts Commission.




photo credit: SF Public Library

“The Ingleside residents who attended the art meetings at the end of last year kept mentioning the creek,” Moran said. “They wanted a lyrical, flowing artwork that referenced the creek, which is what Eric is creating.”

Powell told the Arts Commission that “nature is a fundamental source of inspiration and acts as a core theme” in his work.

The library sculpture will be about 4 feet high and 30 feet long. Moran said it will have “subtle colors that wash across the surface” to evoke the neighborhood’s cultural diversity.

The sculpture will be installed above the bookshelves on the library’s back wall and is expected to cost \$36,000 

Westwood Park Scores Passes to Center

By Nanette Asimov

City College officials gave Westwood Park residents 30 passes to the school’s sparkling new Wellness Center in January, and are expected to give another 30 passes per semester, including the summer session.

The passes are a victory for Park residents and the Westwood Park Association, which had complained to City College officials that the school was ignoring a promise to let community members use the pool and exercise equipment in the \$84 million center that opened in January, 2008.

City College built the facility with voter-approved bond money. School officials were supposed to hand out a total of 120 passes to residents of District 7 and 11

neighborhoods, which border City College. But only Sunnyside received passes.

Linda Shaw, special assistant to interim Chancellor Don Griffin, acknowledged last fall that Westwood Park had been overlooked.


Westwood Park Association President Greg Clinton raised the issue last summer, and after several conversations between the school and Association members, it was agreed that 30 passes – each good for one semester – would be given out regularly to neighborhood.

“Neighborhood response has been high,” said Nicole Stagnaro, a neighbor who has volunteered to administer distribution of the

passes. She said about 90 people contacted her after the newsletter ran a story in the last edition.

“There is a waiting list, and passes are being handed out on a first-come basis,” said Stagnaro, who gives each household up to two passes.

The first round of 30 passes are good through mid-May. The next 30 households on the list will receive summer passes. Pass holders can use the cardio and weight rooms, and the pool.

To add your name to the list, contact Nicole Stagnaro at nicolestagnaro@gmail.com. Please put “Wellness Center” in the subject line. Email is preferable, but non-email  may call (646) 872-6000.

Volunteers Make Waves on Ocean Ave.

By Kate Favetti, Member, OARC Steering Committee

Volunteers from the Ocean Avenue Revitalization Collaborative (OARC) are hoping to win two grants: one from the Mayor's Office of Economic and Workforce Development to enhance the storefronts and streetscape of Ocean Avenue, and another, a Community Challenge Grant, to landscape around the Ocean Avenue Welcome sign next to the Fire Station on Phelan Avenue.

The first grant is for technical assistance in the early steps of turning Ocean Avenue into a "Community Benefits District" (also known as a Business Improvement District) in which property owners would pay an assessment to beautify storefronts and promote businesses.

Noe Valley's Community Benefits District, for example, has hanging flower pots along the street, a harvest festival, farmers markets, comprehensive cleaning services and graffiti clean-up crews.

The grant would provide up to \$15,000, and would require OARC to provide matching funds. There are many more steps to complete before a Community Benefits District is established. But this is an essential step in the process.

The Community Challenge grant would provide up to \$25,000 for the landscaping. We should know the results of our applications sometime this summer.

In other news, the former site of the Blockbuster video store at 1770 Ocean Avenue remains vacant on the northeast corner of Dorado Terrace. Letters of concern have been sent by the OARC and others to Supervisor Sean Elsbernd who has, in turn,


written to the property owner. We continue to work on this issue.

On the northwest corner of Dorado Terrace, the Rite Aid at 1830 Ocean Avenue is one of the seven Rite Aids in San Francisco that are being sold to Walgreens. It is not yet known if Walgreens would move its store on the corner of Faxon and Ocean Avenues into the current Rite Aid location.

The Ocean Avenue Revitalization Collaborative is funded by the Mayor's Office of Economic and Workforce Development and the Local Initiatives Support Corporation. Our volunteers are a diverse group of merchants, community organizations, property owners, and local residents from Westwood Park, Dorado Terraces, OMI, and Ingleside Terraces.

Perhaps you've seen OARC volunteers cleaning up Ocean Avenue on the fourth Saturday of every month (come join us!) or setting up holiday decorations each year. We have many opportunities to get involved including updating our Web site, and working on the Ocean Avenue Wave Newsletter.

You are also invited to attend our meetings every second Wednesday of the month, from 7:00 to 8:00 p.m. at the OMI Senior Center at 1948 Ocean Avenue. Refreshments are provided!

For more information contact our program manager, Ling Liang, at (415) 574-9170 or ling.oarc@gmail.com, or our program coordinator, Dolly Sithounnolat, at (415) 375-2265 or dolly.oarc@gmail.com. Our website is www.oceanave-oarc.org. 

NERT City-Wide Drill

By Grant Edelstone

On April 18, the 103rd anniversary of the Great San Francisco Earthquake and Fire of 1906, our Westwood Park Neighborhood Emergency Response Team (NERT) will take part in San Francisco's annual city-wide drill that simulates an actual disaster.

Teams will work with firefighters to put out fires, build cribbing to help raise trapped victims, and take part in search-and-rescue missions.

Experts say there is a 62% probability that an earthquake capable of causing widespread damage will strike the San Francisco Bay region before 2032.

The San Francisco Fire Department established NERT after the 6.9-magnitude Loma Prieta earthquake on October 17, 1989. 17,000 residents have since gone through the training.

In Westwood Park, more than 60 residents have taken NERT training, and about 15 core members meet monthly. OUR NEW WEB SITE IS [HTTP://WPNERT.NING.COM](http://WPNERT.NING.COM).

If you'd like to become self-sufficient in a major disaster, and learn how to help others during an earthquake, please consider signing up for NERT'S free training in basic emergency

skills. Firefighters and other traditional first responders say they are likely to be overwhelmed in a major disaster, and that residents should be prepared to rely on themselves for the first three to five days.

NERT classes are given each month at several locations. You may register online (www.sfgov.org/sffdnet) or call (415) 970-2024.

You're also welcome to join us at our monthly meetings in Westwood Park, even if you have not trained with NERT. Please visit us on the Web or contact Melanie Johnson at mdrjohnson@comcast.net. 

An Open Letter to the Neighborhood

By Maria Donjacour, age 12

Dear Westwood Park Neighbors,

Are you aware that this is the 3rd year of a drought and is some of the reason that there have been so many wildfires in California. There are different ways to conserve water, and most of them are so easy that you won't believe it. Here are a few ways you can help:

- Prevent dripping sinks
- Take shorter showers
- Water your lawn and garden at night
- Collect water from your showers and use it for flushing your toilet
- Turn off water when brushing your teeth
- Collect rainwater

I know that sounds like a commercial, but it can really help. If everyone saves a little, then it can add up to so much. This leads me to global warming. I suppose you know a lot of the ways to help save the earth. I wrote this letter to remind you to do them:

- Take the bus more
- Try not to run your appliances more than

necessary

- Put on a sweater instead of turning up the thermostat
- Buy locally grown food

This is something that concerns me, and it is a big deal. This letter is reminding you to do these things and help. My family is trying most of these things, and we want to take it to the next level. So these are our ideas:

- Get solar panels
- Get a more efficient toilet and washing machine
- Grow your own food

I know some of these things take time and money, but if you want the world to thrive, do these things. I don't want to sound as if I am forcing you to do them, I am just not comfortable with the way things are going. If you have any questions or suggestions write me a letter.

Sincerely,
Maria Donjacour



(Replies sent to the Association at the address on the front page will be forwarded to Miss Donjacour.)

WESTWOOD PARK
ASSOCIATION

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

Dear Homeowner:

The Board of Directors of the Westwood Park Association ("Association") is pleased to enclose the Treasurer's Income and Expense Report for the Association's fiscal year ending February 28, 2009, along with your annual mandatory membership dues assessment for the fiscal period March 1, 2009, through February 28, 2010. The Treasurer's Report shows our income and expenses for this past year, previous year, and new fiscal year. As you can see from the report on the back of this page, the Association did a good job staying within our overall budget.

As described in the enclosed newsletter, the Association's tree maintenance costs are rapidly increasing due to pruning, removing, and replacing the aging Miramar trees. Also, the Association anticipates increased Planning and Zoning costs related to such things as enforcing our Design Guidelines, preserving our Residential Character District status, and city code enforcement. In order to meet these rising costs and to maintain our prudent reserve, the Association voted to raise the annual homeowner's dues by \$14 per year. This means that the average resident's dues will go from \$71 to \$85 per year.

Westwood Park Association Governance

Westwood Park property owners are automatically members of the Westwood Park Association, a non-profit corporation. Payment of annual Association dues is mandatory, and interest accrues at 10% per year for all unpaid balances. Membership responsibilities and rights are detailed fully in the Association's *Declarations of Easements, Restrictions, Conditions, Covenants, Changes and Agreements* (the "CC&Rs"), which are available in hardcopy from the Association, or in PDF format at www.westwoodpark.com/documents/ccrs.pdf. The Association employs no staff; rather, its member-elected Board of Directors volunteers its time on your behalf.

Dues assure the upkeep of lawns and trees in the Park's common areas, maintenance of our historic park gates, and operation of the Association itself. Operating expenses include banking and utility costs, insurance, title company responses, phone and post-office-box rental fees, dues billings, office equipment, newsletter printing and postage, and the annual meeting and picnic. The Association maintains the common areas in Westwood Park for the enjoyment of all the residents.

Westwood Park Residential Character District

Most of the 685 detached, single-family, Mediterranean-style bungalows in the Westwood Park planned subdivision were built in the early 1920s. Individual home designs vary, but several unifying features—tiered lots, curving streets, ample yards and common landscaped areas—make our neighborhood distinctive.

After strenuous advocacy by the Association and residents, San Francisco in 1995 agreed to designate Westwood Park as a Residential Character District, under Section 244 of the City's Planning Code. This legislation incorporated our Residential Design Guidelines into the Planning Code and imposed a 28-foot height limit for all homes in the neighborhood.

Building Improvements and Remodeling

Article VIII of the CC&Rs requires the Board of Directors to review and approve any and all neighborhood building projects. If you plan a building or remodeling project, you must notify the Association. Procedures for submitting proposed plans to the Board of Directors' Design Review Committee are found in the *Westwood Park Association Residential Design Guidelines*, available from the Association and on the Web.

Early work with the Design Review Committee may help save time and design fees by making certain that your plans are in compliance. In turn, that could expedite the required neighbor-approval process and permit approval from the city of San Francisco.

Get Involved

We invite residents to become more involved with the Association. Monthly board meetings are usually held on the third Tuesday of each month at 7:00 p.m. and are open to anyone who would like to attend. Meeting times and locations can be found on the Web at www.westwoodpark.com.

Get Involved

Questions, comments or suggestions may be directed to the address, phone number or e-mail address shown on the first page of this newsletter.

Sincerely,
The Westwood Park Association Board of Directors

Greg Clinton, President
Anita Theoharis, Vice President
Julie Hagelshaw, Co-Treasurer

Grant Edelstone, Co-Treasurer
Åsa Williams, Co-Secretary
Geoff Williams, Co-Secretary

Anne Chen, Member at Large
Nanette Asimov, Member at Large

Westwood Park Association Budget Report 03/01/2009

Category Description	FY 2010 Budget <small>(3/1/09-2/28/2010)</small>	FY 2009 Budget <small>(3/1/08-2/28/09)</small>	FY 2009 Actual <small>(3/1/08-2/28/09)</small>	FY 2008 Budget <small>(3/1/07-2/28/08)</small>
<i>Income</i>				
Annual Dues & Liens	46,000	44,000	47,823	43,775
Donations	0	0	2,642	0
CD, DVD & Shirt Sales	120	175	205	70
Interest Earned, Checking & Saving	380	750	1,160	600
Transfer from Reserve	24,000	19,000	0	17,200
TOTAL Income	\$ 70,500	\$ 63,925	\$ 51,829	\$ 61,645
<i>Expenses</i>				
Gardening	14,400	14,000	13,200	14,250
Maintenance & Repair	4,500	4,000	541	5,000
Tree Pruning	23,000	13,000	17,810	2,500
Upgrades to Common Area/Tree Replacement	2,500	2,500	1,470	16,000
Insurance-Directors & Officers, Liability	7,210	7,300	6,844	15,500
Annual Meeting & Community Outreach	1,000	825	901	600
Postage, Printing and Supplies	3,770	3,750	3,358	3,885
Accounting, Dues, Fees, Liens, PO Box, Taxes	2,010	1,550	1,644	1,455
AT&T, PG&E	2,110	2,000	1,800	1,955
Planning & Zoning	10,000	15,000	1,530	500
TOTAL Expenses	\$ 70,500	\$ 63,925	\$ 49,098	\$ 61,645
<i>2/28/2009 Account Balances</i>				
9 Mo Risk Free CD 1.69%(Mat. 9/24/09)	\$ 18,354			
9 Mo Risk Free CD 2.57% (Mat. 05/20/09)	\$ 12,040			
Maximizer	\$ 8,429			
Checking	\$ 424			
TOTAL Bank Accounts	\$ 39,247			