

# WESTWOOD PARK ASSOCIATION

Newsletter

Fall of 2018



August 25, 11AM – 1PM, Faxon Avenue Green

## 2018 Westwood Park Annual Meeting and Barbecue!

by Anita Theobaris

WE WILL BE holding our annual meeting on the Faxon green to discuss important Westwood Park business matters that impact all of us in some way or another. Most importantly, we will provide an update on the major development being planned for the Balboa Reservoir and hope to get input from residents on this and other issues affecting the Park.

After the business meeting, we're once again hosting a barbecue thanks to our wonderful volunteers. We'll be serving soft drinks, hamburgers, hot dogs, veggie dogs, chips, cookies and all the fixings all cooked to perfection. Chairs and tables will be provided. Please bring lawn blankets if you prefer—but in any event bring your kids, they add so much to the event.

The SF Fire Department will be joining us. Children will be able to enjoy climbing into a



real fire engine, meet our wonderful firefighters and, of course, sound the siren.

We have invited Mayor London Breed and Ingleside Police Captain, Jack Hart, to join us as guest speakers.

I'd like to take this opportunity to thank my fellow board members and residents who volunteered many hours to insure a successful meeting and barbecue last year. Mike Ahrens, Joe Koman and Anthony Arieas, our master

chefs served a delicious meal. Margaret Reed served as Inspector of the election ballots.

Thanks Fred Lofrano, Frenchie Theriot, Laura Frey, Ken Rychwalski, Peggy Koman, Mark Cozad, Kathleen Hayden and Pauline Jue and all residents who pitched in for shopping, food prep, set-up, clean-up and staffing information tables.

Holding the meeting on the Faxon Island for many years has allowed us to discuss important issues affecting our neighborhood while at the same time enjoying getting to know and visit with our neighbors.

We look forward to continuing this tradition and seeing you on August 25.



## Balboa Reservoir Development Update . . .

WESTWOOD PARK RESIDENTS MEET WITH DEVELOPERS AND WPA BOARD OF DIRECTORS REGARDING PROPOSED DEVELOPMENT

by Mike Ahrens

THE WESTWOOD PARK Association Board of Directors called a general meeting of the Westwood Park owners to meet with the board and the developers of the proposed Balboa Reservoir development. Approximately 150 homeowners showed up for the meeting as did representatives of Avalon, Bridge and other members of the joint venture who desires to develop the site with 1,300 or more units. The developers reported that they are in the process of commencing the CEQA (California Environmental Quality Act) process which could take up to two years and seek certification of an Environmental Impact Report from the San Francisco Planning Commission and Board of Supervisors. They also reported that they may consider working with City College to build units on their portion of the reservoir so that the total units on both lots would be increased. Many questions were directed to the developers from property owners. Most owners indicated no opposition to housing but indicated that the density simply would not fit into our historic character neighborhood and reminded the developers that assurances had been given at prior meetings that

See BALBOA RESERVOIR on page 2

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Color PDF versions of newsletters are posted on the Westwood Park website: [westwoodparks.org](http://westwoodparks.org)

# WESTWOOD PARK ASSOCIATION



## WESTWOOD PARK ASSOCIATION BOARD MEMBERS

Anita Theoharis, President  
Term expires 2018

Anne Chen, Vice President  
Term expires 2019

Francine Lofrano, Secretary  
Term expires 2019

Joe Koman, Treasurer  
Term expires 2019

Mike Ahrens, Member-at-Large  
Term expires 2018

Jenny Perez, Member-at-Large  
Term expires 2018

Ravi Krishnaswamy, Member-at-Large  
Term expires 2021

Newsletter Production Editor: Susan Sheldrake

## CONTACT THE BOARD

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San Francisco, CA 94127



[westwoodparksf.org](http://westwoodparksf.org)

## Help to Beautify Our Westwood Park Streets

As a designated historic neighborhood, we all want to keep our neighborhood looking good. That includes following local ordinances regarding the placement of garbage receptacles. Residents have noticed that more homes and businesses are not following the city ordinance that requires garbage receptacles must be returned to an enclosed area or other area that blocks views of the receptacles from the public streets. Receptacles may be placed on the street after 6 PM the day before collection day and may remain on the street the day of pickup. Compliance with the City Ordinance will brighten our neighborhood, and also avoid fines from the city. Refuse can requirements can be found at: <https://sf-publicworks.org/sites/default/files/Garbage%20and%20recycling%20receptacle%20storage.pdf>

Thanks to all!

## Balboa Reservoir *(continued from page 1)*

the density of this development would not be much greater than 500 units.

After the developers explained their timeline, they were excused. Mike Ahrens, a board member who represents Westwood Park on the Citizens Advisory Committee, led a discussion and solicited views from the homeowners. While there were different positions on all points, a substantial majority of the homeowners agreed as follows: (a) no development should proceed until alternative parking for City College is arranged to address the 1,500 lost parking spaces; (b) density of the new development should be reduced substantially; (c) no access

should be allowed over the WPA property through San Ramon since residents of the new development would then create even a more difficult parking situation in Westwood Park; (d) the height limitations set forth in the Survey of WPA should not be exceeded; and, (e) parking and traffic issues must also be raised by the Board in the CEQA comment process.

Many good ideas were raised by property owners and the board made notes of all such comments. Since that meeting many property owners have emailed the board. Please continue to email the board with your comments and thoughts on these issues. ♦

## Westwood Park 100th Birthday Celebration a Sizzling Success!

*by Anita Theoharis*

WESTWOOD PARK celebrated its 100th birthday during our last year's annual meeting and barbecue with many special touches provided by the efforts of residents on the Centennial Committee chaired by Kathy Beitiks.

A history table chock full of memorabilia was a particular favorite. An informative self-guided walking tour of Westwood Park was also provided. And, if that wasn't enough, the committee provided an array of beautiful and delicious "Centennial Cakes" for desert. We thank Norm Batteate, talented baker, for the many hours he spent baking and decorating.

In addition to the celebration, the committee also arranged for Centennial Banners to be hung throughout the Park to commemorate the Westwood Park Centennial. The Committee has also collected memories from residents for inclusion in a Westwood Park Centennial Album.

Many thanks to Kathy Beitiks, Chair and Centennial Committee members Norm Batteate, Jewelle Gomez, Frank Kalmar, Greg Clinton, Bruce Welch, and Susan Percal for the many hours they spent to make our 100th anniversary truly special. ♦



*Norm Batteate's exceptional Centennial cake*



*(left) Joe Koman, Master Chef*

*(above) Westwood Park Centennial historic memorabilia*

# WESTWOOD PARK ASSOCIATION

## ANNUAL MEETING NOTICE AND AGENDA

*Following the Meeting please join your neighbors for our Annual Westwood Park Barbeque.*

August 25, 2018

Upper Faxon Green (Faxon/Pizarro Way)

11 AM – 1 PM

### MEETING AGENDA

1. Call to Order and Welcome Message
2. Treasurer's Report
3. Trees & Common Areas Report
4. Planning & Zoning: Proposed Balboa Reservoir Housing Development
5. Board of Directors Election Results
6. Residents' Questions and Comments
7. Speakers  
*Mayor London Breed (unconfirmed)*  
*Police Captain Jack Hart, Ingleside Police Station*
8. Adjournment and Picnic

### WESTWOOD PARK ASSOCIATION:

#### OFFICIAL BALLOT PLEASE TAKE THE TIME TO VOTE!

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 meeting on August 25, 2018. Or you may bring your ballot to the meeting, where election results will be announced.



### 2018 Candidate Statements

#### Michael Ahrens (Incumbent)

I am a third generation native San Franciscan, raised in the Sunset district, attending St. Anne's grammar school, Riordan High School, and USF undergrad and law school. After practicing 48 years as a business bankruptcy lawyer, I fully retired on January 1, 2018. My wife Sandy and I have two children and five grandsons, who are fifth generation natives living in the Bay Area. Sandy and I have lived in Westwood Park since 2000 and love our community.

As I was preparing for retirement I was "drafted" to the Westwood Park Board of Directors in the fall of 2016 to replace a director who had resigned. I have served on the board since the fall of 2016 and have been very active in representing our interests in connection with the proposed development of 1100+ units on the Balboa Reservoir. I have been your representative on the Balboa Citizens Advisory Committee, and have appeared for you before the San Francisco PUC, Board of Supervisors, SF MTA, and other agencies in connection with the proposed development. Many of you heard my report at the 2017 annual meeting on the Faxon Green and the recent May 23 meeting with the developers.

If elected to continue as a board member I would continue to advance the best interests of Westwood Park with respect to this proposed development as you have communicated your thoughts to the Board in the Westwood Park Survey, at the 2017 annual meeting, at the May 23, 2018 Westwood Park meeting, and in your many emails to me and the Board on this topic.

#### Jenny Perez (Incumbent)

Occupation: Information Security

My qualifications are: I have lived on Plymouth Avenue for over 35 years and attended the local schools. My need to make change, extends from a young age. As a teenager I volunteered in various consulates. Being part of the Inclusion and Diversion groups at work, have developed my skills to express solutions and create company/community engagements. On my own time, I have organized groups for donations to sponsor, Veteran's families in the Bay Area, helped in the Santa Rosa fires, and currently feeding over 100 people in a temporary shelter.

I will use several of my skills to help the association's infrastructure and bring up community issues that affect our neighborhood. I not only love being part of my community, I want to be engaged in its everchanging future.

#### Anita Theoharis (Incumbent)

As a thirty-five-year resident, I have been proud to serve as a Board member on and off for several decades. Participating in the care of the Park continues to be a privilege and source of satisfaction.

My experience, which includes intense involvement in the successful effort in winning our designation as a Residential Character District as well as serving 5 years on the Planning Commission, can continue to be an asset for all Westwood Park residents. Working with the current board and many caring residents who have devoted themselves to keeping Westwood Park a diverse, safe, unique and beautiful neighborhood has always been especially gratifying. I hope to continue that work with my neighbors to find the right balance between preservation and progress that will carry Westwood Park into the future.

## Westwood Park Association :: 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 Saturday, August 25. 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 community meeting and picnic, where all residents—renters and homeowners alike—are welcome!

### Vote for three:

- Mike Ahrens (Incumbent)
- Jenny Perez (Incumbent)
- Anita Theoharis (Incumbent)
- Write-in \_\_\_\_\_



# WESTWOOD PARK ASSOCIATION

236 West Portal Avenue, No. 770  
San Francisco, CA 94127

## ◆ NOTICE ◆

### Westwood Park Association Annual Meeting and Picnic

Ballot is enclosed to elect a  
Board Member to the  
Board of Directors

### SAVE THIS DATE!

Saturday, August 25, 2018

11 AM – 1 PM

Faxon Avenue Green

Fall ♦ 2018

## In and Around Westwood Park Neighborhood



### See feral cats or kittens? Here's what you can do:

by Francine Lofrano

**Observe:** Stand back at least 40-50 feet and observe the area. Is the mother cat with the kittens or nearby? Are the kittens in danger (look for dogs, predators, traffic, exposure to weather)? Note the exact location of the mother cat and kittens, but do not touch them.

**Call or Email:** Call the San Francisco SPCA Community Cats program at 415-522-3539 or email them at [communitycats@sfsPCA.org](mailto:communitycats@sfsPCA.org) with the information you collected. The SF SPCA offers free advice, assistance and sterilization surgery for feral cats and kittens.

**Facts about feral cats & kittens:** Just because you don't see a mother with the kittens doesn't mean the kittens have been abandoned. The mother may be off for a few hours finding food. Kittens can survive this period without food as long as they are warm.

Kittens have a much better chance of survival when kept with their mother until weaned. The SF SPCA accepts both the mother and her kittens and keeps them together until they are weaned. Kittens will go into the foster program and then on to adoption. The mother will be spayed and returned to where she was found. This prevents new unspayed cats from migrating to the area and breeding. This is the most humane and effective approach to feral cat population control.

### Welcome Captain Hart to Ingleside Police Station!

We welcome Captain Jack Hart to the Ingleside Police Station. Captain Hart joined the SFPD in 1999 and served in patrol assignments, as a field training officer, and an attorney with the Department's Legal Division.

Captain Hart said "I am humbled and inspired to lead our City's finest at Ingleside Station. We will work every day to grow and develop our officers' hearts and minds, so that we enhance community trust and confidence."

Captain Hart has attended Westwood Park SAFE meetings and has been very responsive to inquiries from residents. We look forward to meeting and discussing safety issues with Captain Hart at the annual meeting.

# BOOOO!!!

### 2018 Halloween Contest

Westwood Park is the place to be on Halloween to celebrate the Westwood Park Annual Halloween Contest. A "blue-ribbon" panel of judges comprised of past winners will drive through the Park a day or two before Halloween to select the three best decorated homes. First Place: \$50; Second Place: 25; and Third place: \$10.

We thank last year's judges Angela Scolini and Jim Cattarin. 2017 Halloween Contest Honorees: **First place:** 91 Hazelwood, **Second Place:** 740 Miramar, **Third Place:** 661 Miramar

### CCSF Wellness Center Free Passes!

City College provides Westwood Park Association with 30 free passes to the Wellness Center, including the City College gym and pool. The passes are distributed to Westwood Park residents 18 or older (two per household). Contact Pauline Jue at [board@westwood-park.com](mailto:board@westwood-park.com) for information.