

**Westwood Park Association**  
Annual Meeting of Members  
September 26, 2020, 12 noon

**AGENDA**

**Call to order at 12:04 pm**

**Roll Call**

**Present (via Zoom):** Mike Ahrens, Francine Lofrano, Joe Koman, Mike O'Driscoll, Anita Theoharis, Ravi Krishnaswamy, Pauline Jue and 80 residents

**Absent:** None

**Guests:** Captain Chris Woon, Art Campos, Supervisor Norman Yee, Jen Low

**I. Opening, Housekeeping, and Welcome**

Mike Ahrens opened the meeting and welcomed residents. Pauline reviewed the Zoom housekeeping rules. President Ahrens discussed the agenda.

**II. Crime and Safety**

Joe Koman discussed the recent increase of crime in Westwood Park. A proposal had been made that a private security firm be hired to patrol the neighborhood. This would cost \$200 per night and determined to be too costly.

Joe introduced Captain Chris Woon of the Ingleside Station who reviewed actions residents could take to deter crime: keeping outside lights on, installing motion lights, using timers for interior lights, modifications to garage doors (shortening manual pulls, fortifying windows, installing a manual bolt), removing garage door openers from vehicles parked on the street, and locking doors. If a crime is in progress, call 911 from your resident and if away from home, call 415-553-8090 on your cell phone. These numbers will automatically pinpoint your location. For non-emergency situations, call Dispatch at 415-553-0123. Captain Woon may be reached at [chris.woon@sfgov.org](mailto:chris.woon@sfgov.org) or 415/404-4040.

Joe introduced Art Campos from SF Safety Awareness for Everyone (SAFE). SAFE is available to conduct a review of your residence and make suggestions on safety improvements that could be made. These may include protecting glass windows in doors, replacing flimsy doors and locks, registering bicycles for easier identification, and lighting suggestions. Art may be reached at [art@sfsafe.org](mailto:art@sfsafe.org) or 415-553-9882.

**III. Supervisor Norman Yee**

President Ahrens introduced Supervisor Yee. Supervisor Yee discussed the anticipated tight FY 22 budget, the Board of Supervisors' actions to support local businesses, and the Balboa Reservoir Project. While not ideal, he acknowledged that the number of units to be built was lowered from a high of 5000 units to 1100. There will be childcare available and a park built that will be open to all. President Ahrens thanked Supervisor Yee for his eight years of service to Westwood Park and San Francisco. Supervisor Yee may be reached at [Norman.Yee@sfgov.org](mailto:Norman.Yee@sfgov.org) or 415-554-6516.

#### **IV. Balboa Park Reservoir Proposed Development**

President Ahrens reviewed the history of the Association's past actions in the Development discussions: a 2015 survey of residents; representation on the Balboa Community Action Committee (CAC); meetings and negotiations with the developers, the City, CCSF, and Riordan; and written and oral comments to numerous government bodies. While the development has been approved by the Board of Supervisors, there are still concerns about conditions to the development, San Ramon Way, the public and private financing, the design, and Development Agreement and Purchase Agreement. Mike Ahrens further reported that City College and the Developer have worked out a Memorandum of Understanding that purports to cover a number of items including an attempt to coordinate the development by CCSF on its upper lot, and the development on the lower lot by the Developer. The Board will continue to monitor and report on the development and to serve on the CAC.

#### **V. Treasurer's Report**

Francine Lofrano reported the total bank balance as of the 8/31/2020 bank statement was \$70,179.31. She thanked the 93% of residences that are current with their 2020-2021 annual dues. The dues pay for the maintenance of the common areas, tree care and maintenance, insurance, mailings, email account access, and the annual picnic.

#### **VI. Common Area Maintenance**

Mike O'Driscoll reported that the biannual tree trimming will take place the week of October 12, 2020. Fifty trees on 12 islands will be trimmed and one dead tree will be removed. We hope to plant new and replacement trees in 2021. Guiterrez Gardening is responsible for the maintenance of the greens and islands in Westwood Park. Work is planned to address the lighting issue at the Miramar and Ocean gate. Please report any common area issues to [board@westwoodpark.com](mailto:board@westwoodpark.com)

#### **VII. Planning and Zoning**

Anita Theoharis reminded everyone that a copy of the Covenants, Conditions, & Restrictions (CC&Rs) are provided to every resident when they purchased a home in Westwood Park. The CC&R provide guidance on requirements for the residences. There is an ongoing issue of Accessory Dwelling Units (ADUs) that is currently being researched.

#### **VIII. Board of Directors Election Results**

We were fortunate to have three wonderful candidates running: Cynthia Payne, Jeanine Hawk, and Rick Marsh. Before the meeting, Anita Theoharis announced her retirement from the Board which freed up a second vacancy. Mike Ahrens thanked Anita and Ravi for their service. Both indicated they would help in transition to the new board members and Anita indicated she would still help Committees of the Board. Margaret Reed once again counted the ballots for the one board seat up for election. Margaret Reed communicated her count to President Ahrens who reported that candidates Hawk and Marsh tied for the most votes. Candidate Payne was third but obtained a good number of votes in a close election. Mike Ahrens further reported that the Board of Directors has the right to appoint a new director due to the resignation of Anita. He reported that the Board has unanimously decided that they would appoint one of the two top vote getters to serve out the remaining portion of Anita's term. Hence, both candidates Hawk and Marsh have been voted and appointed to the Board. With the consent of the Board and the two candidates, the decision of who will serve the three-year term as the successful candidate, and who will serve the remainder of Anita's term (one year) will be determined with a coin flip at the next Board of Directors'

meeting. Mike thanked all three candidates and thanked Ravi and Anita for their service. Anne Chen's long service to this Board was also acknowledged with deep appreciation.

**IX. Use of Email Notices**

Currently only 70% of residences have emails on file with the Board. President Ahrens encourage all residents to register an email address with the Board. This will ensure urgent communications can be distributed in a timely fashion. Email consent forms may be requested by writing [board@westwoodpark.com](mailto:board@westwoodpark.com).

**X. Questions, Comments, and Responses**

Questions and comments about the Balboa Reservoir Project were taken and answered. There will not be a Halloween house decorating contest and, according to CDC guidelines, children are not encouraged to treat or treat at homes.

**XI. Adjournment**

A motion was made and seconded to adjourn the meeting. Motion was approved. The meeting adjourned at 1:52 pm.

Submitted by Pauline Jue, Secretary on September 30, 2020