

# WESTWOOD PARK ASSOCIATION

Newsletter

Winter 2020



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## Update on the Balboa Reservoir Project

by Mike Ahrens

As we have reported to our members, the Board of Supervisors approved the Balboa Reservoir Project (“Project”) in August of 2020. The proposed Project on approximately 17 acres would consist of 1,100 dwelling units, a childcare facility, and approximately 4 acres of open space.



Artist rendering of the Balboa Reservoir Project

Since 2015, Westwood Park Association has had a member of its Board of Directors sit on the Citizens Advisory Committee (“CAC”) and comment on the Project. Your representative has also filed objections and comments with the PUC, Planning Commission, Board of Supervisors and other commissions and entities. Some changes were made to the Project. The CAC has been continued for at least the next year and will continue to meet at least on a quarterly basis. At the last CAC meeting on November 9, your CAC representative asked that the developers give a report on whether they can satisfy conditions under the Development Agreement and Purchase Agreement relating to financing. Even though the Project has been approved, there are questions as to whether both public and private financing needed for the Project will be available. No response has yet been received from the Developer.

During the CAC review, the Developer reported that the Project would proceed in two phases and would be completed in 6-7 years after a groundbreaking. However, as of this writing we have no information as to whether the conditions to closing of the Development Agreement and Purchase Agreement have been or will be satisfied.

We will continue to update you as significant developments arise with the Project. 🏡

# Westwood Park Association Income Statement and 2021-2022 Proposed Budget

	2020-2021 Approved Budget	2020-2021 Year To Date 12/31/2020	2021-2022 Proposed Budget
<b>Income</b>			
Annual Assessments	\$ 85,200	\$ 66,089	\$ 99,400
Interests & fees	-	1,787	-
Donations	-	460	-
<b>Total WPA Income</b>	<b>\$ 85,200</b>	<b>\$ 68,336</b>	<b>\$ 99,400</b>
<b>Expenses</b>			
Common Area Maintenance	\$ 20,000	\$ 16,000	\$ 20,000
Common Area Projects	500	247	500
Tree Maintenance	16,000	15,989	16,000
Gates Maintenance	2,500	517	2,500
<b>Total Common Area</b>	<b>39,000</b>	<b>32,753</b>	<b>39,000</b>
Neighborhood Communications	3,000	2,455	3,000
Annual Meeting	2,850	480	2,850
Balboa Reservoir Communications	1,000	36	1,000
<b>Total Resident Communication</b>	<b>6,850</b>	<b>2,971</b>	<b>6,850</b>
Annual Dues Printing & Mailing	600	51	600
Dues Postage & Supplies	1,000	1,327	1,000
Lien Expenses	1,500	725	600
Membership Dues	-	-	350
<b>Total Dues &amp; Lien Costs</b>	<b>3,100</b>	<b>2,103</b>	<b>2,550</b>
Tax Preparation	600	595	600
Bank Fees	125	-	125
<b>Total Accounting</b>	<b>725</b>	<b>595</b>	<b>725</b>
S.F. Taxes	2,400	2,236	2,400
<b>Total Taxes &amp; Fees</b>	<b>2,400</b>	<b>2,236</b>	<b>2,400</b>
Directors & Officers Insurance	5,000	-	5,000
Liability Insurance	9,000	8,837	9,000
<b>Total Insurance</b>	<b>14,000</b>	<b>8,837</b>	<b>14,000</b>
Post Office Box Rental	425	636	650
Office Supplies & Contractor Services + Internet	2,500	246	2,500
<b>Total Office</b>	<b>2,925</b>	<b>882</b>	<b>3,150</b>
Electricity	1,800	1,601	2,100
Telephone	250	475	250
<b>Total Utility</b>	<b>2,050</b>	<b>2,076</b>	<b>2,350</b>
Planning & Zoning	1,000	-	1,000
<b>Total Planning &amp; Zoning</b>	<b>1,000</b>	<b>-</b>	<b>1,000</b>
Legal Fees	55,000	100,142	15,000
<b>Total Professional Services</b>	<b>55,000</b>	<b>100,142</b>	<b>15,000</b>
<b>Total WPA Expenses</b>	<b>\$ 127,050</b>	<b>\$ 152,595</b>	<b>\$ 87,025</b>
<b>Net Operating Income (Loss)</b>	<b>\$ (41,850)</b>	<b>\$ (84,259)</b>	<b>\$ 12,375</b>
Checking		\$ 17,205.00	
Savings		\$ 20,919.00	
<b>Total Cash on Hand as of 12/31/2020</b>		<b>\$ 38,124.00</b>	

## Dues Increase

by Mike Ahrens

Enclosed with this newsletter is our annual fiscal year budget for 2021-2022. As you can see, our expenses outweighed our income last year, largely due to our Balboa Reservoir legal expenses. Therefore, we are increasing our dues from \$120 to \$140 per parcel annually, which remains low compared to other nearby neighborhoods.

Your dues pay for common area maintenance (including trees, lawns, gates), utilities, annual meeting costs, planning and zoning, insurance, legal services, newsletter and related communication expenses. Your annual assessment, payable by April 30, 2021, will be mailed separately in March. Thank you for your prompt payment. 🏡

## Annual Assessment Update and Thank You!

by Francine Lofrano

The Westwood Park Association Board of Directors would like to thank the 95% of Westwood Park residents (as of publication of this newsletter) that have paid their annual assessment for fiscal year 2020-2021. This is a 5% increase in the collection of our annual assessment dues over our prior fiscal year. The Board encourages anyone who has not paid their assessment to do so as non-payment of annual assessments results in interest fees, property liens and associated lien fees.

The next annual assessment for fiscal year 2021-2022 will be mailed out in March 2021. Annual assessment payments are due by April 30, 2021 to avoid interest fees. Again, thank you to all the residents who have paid their annual assessments which maintain this historic, unique and beautiful neighborhood we're all fortunate to live in and enjoy! 🏡

## Message from Supervisor Myrna Melgar to Westwood Park



Hello Westwood Park Neighbors! I am grateful for the distinct honor to serve you as District 7 Supervisor. I am committed to working with all of you over the next four years to help San Francisco recover and to improve the lives of the people in our District. Across District 7, I am constantly amazed by the level of civic engagement of our residents. Westwood Park is no different and I am grateful for your ongoing involvement in making our residential neighborhoods inviting to families with children and seniors, while also supporting the diverse vibrancy of the Ocean Avenue corridor. The recently approved Balboa Reservoir project was made better because of all of the hours of engagement from all of you who fought for affordable housing, educator housing, and community amenities like a central park for all to enjoy. I know that over the next few years, your voice will continue to be key to ensuring that we mitigate any impacts of construction and that we help to make the project

a seamless part of our community.

On the Board of Supervisors, I will be serving as Chair of the Land Use & Transportation Committee and as the Board representative on the First Five Commission to continue advocating for early care and education services. Over the next few months, I will focus my efforts on pandemic recovery and coordination, improving the Westside's access to senior services, pedestrian, bicycle and transportation improvements throughout District 7 and supporting the safety and resilience of neighborhoods and commercial corridors. My priorities as Supervisor also include addressing homelessness; increasing the availability of affordable housing and homeownership opportunities for San Franciscans; supporting seniors ability to age in place; enhancing government accountability especially with permitting systems at the Planning and Department of Building Inspection; improving protections for tenants; supporting small

businesses, supporting the local workforce; improving our public transportation infrastructure; reducing our city's carbon footprint; and expanding education opportunities for disadvantaged San Francisco youth and families. I will listen and collaborate, with a pragmatic focus on timely achievement of good results and will be accessible to residents who want to share ideas and concerns.

My office is here for you if you need anything during this time. Our District 7 staff includes Jen Low, as Chief of Staff; Megan Imperial and Lila Carrillo as Legislative Aides; and Jennifer Fieber as Administrative Aide. We will strive to be responsive and provide the best service to you as we can. I am looking forward to visiting your upcoming meetings and hopefully being able to meet you all in person again soon when it is safe to do so. Please reach out to us at [Melgarstaff@sfgov.org](mailto:Melgarstaff@sfgov.org), and I look forward to our continued work together! 🏡

# Call for VOLUNTEERS

The Westwood Park Association is run completely by an unpaid, volunteer board. To help us save money, we are looking for volunteers to help with: graphic design (newsletter, annual meeting), technology (website updates, mail merges), legal services (real estate and land use law), architectural consultation and painting. These tasks are on an as-needed basis, requiring only a few days each per year. If you can assist with any of these duties, please contact the board at [board@westwoodpark.com](mailto:board@westwoodpark.com). Thank you! 📧

## WESTWOOD PARK ASSOCIATION BOARD MEMBERS

President:

**Michael Ahrens** (term expires 2021)

Vice President:

**Joe Koman** (term expires 2022)

Treasurer:

**Francine Lofrano** (term expires 2022)

Secretary:

**Pauline Jue** (term expires 2022)

Member-at-Large:

**Jeanine Hawk** (term expires 2021)

Member-at-Large:

**Rick Marsh** (term expires 2023)

Member-at-Large:

**Mike O'Driscoll** (term expires 2021)

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Michelle O'Driscoll



by Joe Koman

The last year truly has been a year of health and safety concerns. Though the vaccine is on the way (with a vaccination site in City College's upper parking lot), COVID-19 is still with us and the smoke from the annual wildfires presents very serious health concerns. Your Board of Directors recommends that you continue to wear your masks in public and respect social distancing.

A recent problem has arrived in Westwood Park. We have been experiencing a rash of burglaries, stolen packages and car break-ins. Many factors can be attributed to what we are seeing: the loss of jobs (in January 2021, nearly 7% in the US were unemployed), the increased number of homeless, the early release of prisoners, etc.

Your Board of Directors recently looked into hiring a private security company to patrol our neighborhood with drive thru three times a night. The quotes we received were \$200+ per night. That would be at least \$6,000 per month and \$72,000 per year. Unfortunately, our association cannot afford that kind of surveillance at our current dues.

However, we have some suggestions, many from SF Ingleside Station Captain Chris Woon:

- **LIGHTS.** Burglars do not like to work in the light where they can be seen. If all of us would turn on our porch lights at night, it could reduce the criminal activity. This is the simplest thing we can do and it can be quite effective. You should also install lights with sensors above our garage doors.

- **GARAGE DOOR.** If you own a home with an automatic electric roll up garage door, it's a good idea to remove the red pull cord from the quick release mechanism and also zip tie the release to prevent it from being manipulated and opened from the outside. You can also install a slide bolt that will physically lock your garage door while you are inside the house. Zip ties and slide bolts are available from your local hardware store.
- **CAMERAS.** Install high definition surveillance cameras and doorbells, such as Ring doorbells.
- **SF SAFE ASSESSMENT.** Each block in Westwood Park can establish a block watch group with the assistance of San Francisco SAFE (and a few already have) and each homeowner can request a security survey. During a Residential Security Survey, one of SF SAFE's security specialists walks through your home (fully masked) to discuss ways to make it safer and more secure. The specialist provides a free written report of the recommendations for improvement. Contact SF SAFE at [info@sfsafe.org](mailto:info@sfsafe.org) or (415) 553-1984.
- **CALL THE POLICE.** Finally, call the police and report any unsavory activity: Ingleside Station at (415) 404-4000 or Taraval Station at (415) 739-3100. You may wish to put these numbers in your smartphone and on your refrigerator. Watching out for one another is one of the best ways we can reduce crime.

Our foremost concern is for our neighbor's health and safety. 📧

# Common Areas REPORT

by Mike O'Driscoll

To keep Westwood Park looking great, a portion of your homeowner's dues go toward maintenance of our trees, grass areas, historic gates and pillars bordering our neighborhood.

Here is an update on recent projects:

- **TREE TRIMMING.** Our biannual tree trimming was done by Davey Tree Company during the week of October 12th before the winter storms began. The stone pines' long heavy limbs are especially prone to cracking in heavy winds, as occurred on Miramar Avenue on January 19th and July 21st, so it's important to trim for safety reasons. 50 trees on 12 islands were trimmed and one dead tree was removed (the Marina Strawberry tree on Miramar at Eastwood). In 2021, we hope to plant 4-6 Maytens as replacement trees, which can better handle the water from the grass.
- **GREENS AND ISLANDS.** Gutierrez Gardening comes twice a month to mow lawn areas and trim shrubs. They also added boulders to some lawn areas on Miramar to prevent delivery trucks from damaging the lawn further. Please remember to use care when walking your fur babies and pick up any dog droppings as the grass areas are heavily used by children and others, especially during shelter in place.
- **LIGHTING OF GATES.** We are working with PG&E and the 1490 Ocean developer to restore power to the lights at the Miramar & Ocean gates. This project should be completed in 2021.
- **WESTWOOD PARK "SOCIAL DISTANCING" TREE TOUR.** For those curious about the beautiful trees around our neighborhood, check out this November 2020 article by Mike Sullivan, author of "The Trees of San Francisco", including the names, photos and locations of 54 trees. The walking tour is two miles long and goes through our neighborhood and some of Westwood Highlands and Mt. Davidson Manor. <http://www.sftrees.com/blog/2020/11/3/westwood-park-social-distancing-tree-tour>

If you notice a problem concerning the common areas, please e-mail [board@westwoodpark.com](mailto:board@westwoodpark.com) and we will get on it. 📧



## Preventing Speeding on Miramar

by Joe Koman

We will be applying to SFMTA for a traffic calming survey for Miramar Avenue, which may result in speed humps being installed.

As many of you know, Miramar Avenue between Ocean Avenue and Monterey Boulevard has become a raceway. Cars and commercial trucks speed up and down this section of Miramar with no fear of oncoming traffic: quite often in excess of 30 mph. There is a 3-ton limit for trucks on this street, however it is ignored on a daily basis.



There are presently two-way stop signs on Southwood, Eastwood, Westwood and Northwood Avenues. There is one four-way stop sign on Miramar and Wildwood Avenues which is randomly ignored by those driving on Miramar. We as a Board of Directors of the Westwood Park Association are petitioning SFMTA to consider placing speed humps along this stretch of road in both directions. Applications are due by June 30th and if accepted, evaluations would take place in the Fall and decisions are made in February or March 2022. 📧

# Music on Miramar LIFTS SPIRITS DURING PANDEMIC

by Michelle O'Driscoll

During my walk around Westwood Park one Sunday afternoon last July, I heard the rhythmic sounds of a deep bass and saxophone wafting through the neighborhood. As I crossed Miramar on my stroll back from City College to my house on Faxon, the music intensified but I couldn't figure out where it was coming from. "Some jazz lover is really blasting his CD's," I thought.

Later on NextDoor, a neighbor posted, "We were just walking up Miramar from Ocean and stumbled on a terrific jazz ensemble performing in a perfect social distance way. Come out, they are awesome!"

Thus my introduction to the Quarantine Jazz Quartet, who played Sundays in front of 670 Miramar Avenue during the pandemic, began.

## 670 Miramar Owner, Bassist Jim Shearer

Jim Shearer purchased his home at 670 Miramar in 2012, after working in math and finance jobs throughout the country. A professional musician who did his first gig on electric guitar at age 16, Jim has played upright bass for the past two decades, performing an array of musical styles such as jazz, bossa nova, salsa, tango and modern contemporary.

Jim noted that "he always enjoyed music and math/physics/economics but in school I was clearly talented in math and science. So as an undergraduate with too many majors, I decided it would be easier to be a math professor and play bars on the weekends than the other way around."

Jim has appeared at venues throughout the San Francisco Bay Area including Atlas Café, Revolution Café and Topsy's in San Francisco and Cafe Van Kleef and Ashkenaz in the East Bay.

## How Music on Miramar Began

As musicians often play in different ensembles with different musicians, they get to know each other quite well.



It's a "community of sorts" and Jim has personally played with 100-200 different musicians in the Bay Area since 2001.

The same was true of the other jazz musicians in the quartet and they had been playing with each other for 5-10 years in various ensembles throughout the Bay Area.

In early June 2020, Jim started to play a few outdoor gigs in San Francisco. He commented that "Katrine, the drummer, convinced me to have the Atlas Cafe Quartet play at my place. I checked with my two nearest neighbors to make sure they were ok with it, and then we started playing."

Thus, the Quarantine Jazz Quartet was born with the first jazz performance in late June, playing on the steps of 670 Miramar Avenue about every two weeks until the cold weather and COVID hit in late November. The musicians were very happy to play again and maintain a safe environment for both the musicians and the audience.

Neighbors sat on chairs in front of the house and on the Miramar grass strip in a socially distanced, mask wearing environment, but could also enjoy food and beverages with some semblance of "normalcy" during the lockdown. The front porch concerts showcased the true diversity of the neighborhood—young and old, all races and nationalities, kids and dogs—all grooving to the beat with big smiles on their faces.

## Three Bands Converge

The jazz ensemble known as the Quarantine Jazz Quartet previously played the second Friday of the month at Atlas Cafe for a few years until COVID began. The quartet consists of: Rob Zuckerman on saxophone, Dana Geller on piano, Katrine Sprang-Hanssen drums, and Jim Shearer on double bass.

Los Banditos de Salsa also played twice in front of Jim's house in September and October. Because of the tight salsa arrangements, they also rehearsed in Jim's backyard several times. This is a large 12-person band full of horns and percussion led by singer and conductor Vicki Marinko.

Another Miramar neighbor, drummer Joe Raybuck, had his band "Mokili Wa" perform several times in front of his house. You can find some of their Miramar performances including "Whiskey" on YouTube at <https://youtu.be/BfkCc73tdjY>

So that stretch of Miramar was entertained quite thoroughly during COVID lockdown!

## Recognition and Appreciation

Supervisor Norman Yee, who lives in Westwood Park and enjoys salsa, presented Jim with a Board of Supervisors' Certificate of Honor last November for "sharing your musical talents and delighting the community by performing free public concerts in the neighborhood." The recognition was very well deserved.

Jim credits his next door neighbor Caryl Ito as the marketing whiz who sent emails in advance of each concert giving time, place and style (jazz, salsa, fusion). He thanks her, all the musicians, and neighbors who made the music on Miramar possible. But it truly is Westwood Park that thanks Jim for helping to bring us out of our

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# Planning to Remodel?

## KNOW OUR GUIDELINES

by *Jeanine Hawk*

Many of us have lived in Westwood Park for years and others are a welcome addition to our neighborhood. In both instances, sometimes our residents are unaware that there are two sets of guidelines that govern our community: the CC&Rs and the Residential Design Guidelines.

The Westwood Park Association uses these guidelines to retain the unique architectural quality of our homes and community. These guidelines have proven useful not only in preserving the character of Westwood Park, but in expediting city approval of projects that conform to the requirements.

### CC&Rs

Section VIII of the CC&Rs (<https://westwoodparksf.org/wp-content/uploads/2014/10/ccrs.pdf>) addresses the requirement that the Westwood Park Association review and approve all new construction in Westwood Park. This applies to new rooms, additions, extensions—anything that would enlarge the “footprint” of your existing building or reduce off-street parking at your property. Please note there are also specific requirements contained within the CC&Rs relating to fence setbacks, etc.

If you are repairing existing construction, such as replacing a broken fence (and not increasing its height or footprint), remodeling your kitchen, replacing a water heater, etc., you do not need Association approval. Generally, this applies to most construction within the existing shell and footprint.

### Westwood Park Residential Design Guidelines

Our neighborhood relies on the Design Guidelines (<https://westwoodparksf.org/wp-content/uploads/2014/10/dg.pdf>) to ensure that Westwood Park retains the character of the original bungalow community. They were developed as a

reference tool for homeowners designing and for the Westwood Park Association review of remodeling projects.

The City of San Francisco adopted our guidelines in 1993 when it passed a law naming Westwood Park as the first “Residential Character District” and encoding our design regulations into city regulations.

The guidelines address not just the home and its adjacent properties, but the neighborhood as a whole. It is the impact to the “character” of the neighborhood that is being assessed, as well as the immediate, local impact of the project itself. Since most Westwood Park lots are built on small, irregularly shaped lots, the architecture takes advantage of the neighborhood’s location on the southern slope of Mt. Davidson to create a terraced rhythm for our community. Most homes are Mediterranean-style bungalows, 17 to 21 feet in height and the “stepped down” effect provides each successive residence access to light, air, open space and full or partial views. In order to maintain the existing view sheds, it is unlikely that any new vertical additions would be approved over and above what existed before the guidelines took effect.

Within these design guidelines is the requirement that the Westwood Park Association approve any remodeling project that will impact neighboring properties or the architectural character of the Westwood Park neighborhood. This generally includes any additions to the existing structure(s), modifications to the outside of the existing structures (including fences, stairs, railings, etc.), or changes in use such as the addition of an accessory dwelling unit (“ADU”).

The guidelines require that all projects be submitted to the Westwood Park Association before applying to the city for permits. 🏠

Here are the steps to take to submit your project to the Westwood Park Association for review:

1. Ensure your plans conform with city planning and building requirements.
2. Hold a neighborhood meeting in accordance with the forms and procedures contained in the Design Guidelines. The guidelines also designate which neighbors require meeting notification.
3. After the meeting, two full sets of plans must be submitted to the Westwood Park Association (via email) as well as all completed forms contained in the guidelines.

Upon receipt, the Association will conduct a design review of the project, then schedule a vote on the project by the Association Board at the next available board meeting. The Association approves the overwhelming majority of plans that are submitted for review. However, the Westwood Park Association has disapproved several out-sized or out of character additions and modifications.

We know it is inconvenient and expensive for homeowners to spend time and money on remodeling plans, only to find they do not conform to the neighborhood’s written guidelines and regulations. We hope this summary of what to do when considering a remodel, and why the rules are in place is helpful. Thank you for your cooperation and support in order to maintain the unique character of our Westwood Park neighborhood. Always feel free to reach out with questions on these issues to [board@westwoodpark.com](mailto:board@westwoodpark.com). 🏠

**EMAIL NOTICE:** Future newsletters will be electronically distributed except to those who do not have an email address on file. To be added to the email distribution list, please contact the board at [board@westwoodpark.com](mailto:board@westwoodpark.com) to obtain the email consent form.

## Music on Miramar

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pandemic slump and add a little joy to an otherwise dull existence.

### Future “Front Porch” Gigs

Jim reports that the ensembles will begin playing at 670 Miramar when the weather is better and coronavirus is more under control, likely after March. All the musicians are missing playing together and are looking forward to playing again ASAP. Performances will probably continue during the Spring and Summer until indoor gigs reopen, which he hopes will happen by late Summer or Fall. To be added to a future gig notification list, email Jim at [jimbaixo@gmail.com](mailto:jimbaixo@gmail.com).

We thank Jim and all the musicians who contributed their time and passion to bring entertainment to our neighborhood during this challenging period. 🍷

## Hello and Goodbye to WPA BOARD MEMBERS

### Thank You WPA Legend Anita Theoharis

After an unprecedented tie for an open board seat last Fall, Westwood Park resident Anita Theoharis graciously stepped aside to allow one of the winners to take her spot. A 38-year resident of Westwood Park with decades of service to the association (serving as its President for many years), it is with our deepest gratitude and appreciation that we say goodbye to Anita as a board member. Anita’s extensive experience, which included intense involvement in the successful effort in winning our neighborhood’s designation as a Residential Character District and serving for five years on the San Francisco Planning Commission, was an asset for all Westwood Park residents. Anita and her husband Steve volunteered many hours of their time (including Steve’s legal services pro bono) to ensure that our special neighborhood remained diverse, safe and beautiful.

### Other Comings and Goings

With a flip of the coin for the two open board seats, Jeanine Hawk replaced Anita on the board taking over her planning and zoning responsibilities, and Rick Marsh took the open board seat for outgoing member Ravi Krishnaswamy, handling our technology needs. Ravi’s many years of dedicated service to the board moved us into the 21st Century with a new web site, enhanced email communication system, and other technological improvements. After Anne Chen moved out of the neighborhood in June 2020, Pauline Jue replaced her board seat and serves as Secretary. Joe Koman serves as Vice President, Francine Lofrano is Treasurer, and Mike O’Driscoll is the board member responsible for our common areas. We thank all of our board members who volunteer their time to keep our neighborhood special. 🍷