

# WESTWOOD PARK ASSOCIATION

Newsletter

Summer 2021



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### 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 2023)

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)

### CONTACT INFORMATION

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Newsletter Editor:  
Michelle O'Driscoll



## ANNUAL MEETING AGENDA

September 25, 2021

Opening, Housekeeping and Welcome  
–Mike Ahrens

San Francisco Police Department Ingleside Station Remarks and Questions  
–Captain Nicole Jones

District 7 Supervisor Remarks and Question  
–Sup. Myrna Melgar

Balboa Reservoir Proposed Development  
– Mike Ahrens

Treasurer's Report  
–Francine Lofrano

Trees and Common Area Maintenance  
–Mike O'Driscoll

Traffic Calming Neighborhood Applications  
–Joe Koman

Use of Email for Notices  
–Mike Ahrens

Election Results for Three Board Seats  
–Mike Ahrens

Questions, Comments and Responses

Saturday, September 25, 2021  
11 am to 12:30 pm  
(Virtual via Zoom)

SAVE the DATE:  
**Annual Meeting**

by Mike Ahrens

All Westwood Park Association members are notified that the Annual Meeting of Westwood Park will once again be a virtual meeting, like last year. The meeting will be held on Saturday, September 25th from 11 am to 12:30 pm PT.

The Westwood Park Board of Directors discussed having our usual barbeque picnic on the Faxon Lawn this year, but due to continued COVID-19 concerns, we decided that we would take the safe route and again hold a virtual meeting. But since vaccinations are on the rise and masking mandates have been adjusted, some board members will gather on the Faxon Green (near Pizarro) after the virtual meeting adjourns if you'd like to meet in person (BYOB and chair).

During the business meeting, you can discuss Westwood Park issues that are important to you and hear the latest news affecting you and your neighbors, as well as the Board of Directors' election results. Please mark your calendars now and plan to learn more about the happenings and updates in the neighborhood.

The virtual meeting login is:

<https://us06web.zoom.us/j/86952129992?pwd=S3kwWFZPTVJqUzJlNmFYRDU3aEFJUTo9>

Dial in: +1 669-900-6833 US (San Jose)  
Meeting ID: 869 5212 9992 Passcode: 378818

The Zoom login information will also be sent to those that opted into email communications with the meeting reminder. If you have questions, please contact the Board at [board@westwoodpark.com](mailto:board@westwoodpark.com).

# BALBOA RESERVOIR

DEVELOPMENT UPDATE

by *Mike Ahrens*

Over five years ago when a development was proposed for the Balboa Reservoir, the Westwood Park Board of Directors sent all homeowner members a survey about the development. Since that time, the Board has had its representatives attend countless meetings of the Board of Supervisors, Planning Commission, PUC, SFMTA, and at the same time had a representative on the Balboa Reservoir Community Advisory Committee (“BRCAC”). We have attempted to obtain as many concessions and points consistent with the results of the survey.

As the Board reported in a letter to the members in early July, the BRCAC has now sunset. As further reported in that letter, there will be a series of public meetings relating to design, open space, transit, and other matters. The Board plans to continue to monitor the development, and to seek formation of some informal committee consisting of Westwood Park, Sunnyside, and other neighborhood representatives, together with a representative of City College and Riordan. Such an informal committee was requested by your representative at the last BRCAC meeting, but no response has yet been given by either the City or the developer.

If any member has thoughts or comments about the development, please feel free to email the Board at [board@westwoodpark.com](mailto:board@westwoodpark.com).

# AROUND THE PARK

by *Michelle O’Driscoll*

Did you know that the businesses on the north side of Ocean Avenue from 1314 Ocean (at Plymouth) through 1720 Ocean (at Faxon) are members of the Westwood Park Association? The developers planned that stretch of commercial development to benefit the newly built homes, and included the original Balboa Theater (later called the Westwood Theater), which showed movies from 1922 to 1932 in its location at Ocean and Faxon. We now have restaurants, coffee shops, hardware stores, beauty salons and more just on these three blocks. We encourage you to patronize their businesses and shop and dine locally.

Here is some recent news from businesses near our neighborhood:

**Ocean Ale House Obtains Liquor License**—Miles Escobedo, owner of Ocean Ale House and President of the Ingleside Merchants Association, recently secured a Type 87 Neighborhood Liquor License and began serving cocktails April 1. The license is available in a limited pilot program to encourage full-service restaurants in the City’s outer neighborhoods.



Ingleside merchants.

Enjoy festive cocktails such as a French 75 (made with gin) and delicious food in their indoor and outdoor space.

**New Pet Store “Ocean Paws” Opens**—Mike Sorreli and Fernando Gomez opened new pet store called Ocean Paws at 1637 Ocean Ave. on May 14. The boutique pet shop sells 50 varieties of cat and dog food among nine brands and the shelves are lined with pet toys, pillows, sleepwear and clothes, among other supplies. Services include pet grooming, dog training, and a pet playground where dogs can interact with each other, including daily “puppy” socials at 5 pm.

**Foglifter Café Pivots to “That’s Amore” Pizza**—Earlier this year, new wood-fired pizzeria That’s Amore Pizza opened its doors at 1901 Ocean Ave. Formerly the Fog Lifter Café, owner Ahmad Murad decided it was time to transform to the pizza business during the pandemic. The pizzeria, which includes an outdoor parklet on Ashton Street, has 10 pizzas which bake in 90 seconds, one named after neighboring martial arts studio St. Clair’s Tae Kwon Do.

# BE A GOOD NEIGHBOR

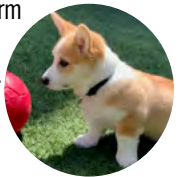
By *Jeanine Hawk and Pauline Jue*

If you love Westwood Park, be a good and respectful neighbor. In 1995, Westwood Park became San Francisco’s only Residential Character District, providing the neighborhood with protection for its architectural integrity. So if you’re thinking of changing the exterior of your house or fences, please review and abide by the Design Guidelines posted on at [www.westwoodparksf.org](http://www.westwoodparksf.org). Show your respect for your neighbors and the neighborhood by complying with the guidelines.

Please keep your house and front yard in good condition. Clean up any clutter and get rid of unwanted items instead of leaving them outside. Keep the sidewalk clear so pedestrians can walk easily (this means pulling in those trash cans after Recology rolls through).

Since we are in a drought, we understand you may not be watering your front yards. However please keep your yards mowed. When yards are unmowed, weeds generate. Many of these weeds, if left unchecked, result in foxtails. Foxtails do great harm to our pets, landing between their toes and in their noses. They cause great pain and must be surgically removed.

Also, because of our windy conditions, the weeds can spread to other neighbors.



So smile and wave as you walk through our beautiful neighborhood. Your neighbors will appreciate it!

## PLEASE HELP US

(A PLEA FROM YOUR FURRY FRIENDS)

We love our time together, especially walking through our beautiful Westwood Park neighborhood. We get to see what’s going on in the ‘hood, sniff out new visitors, and visit with neighbors. We try to be careful and not to trample the beautiful lawns and landscaping, but we need your help.

Please pick up after us, because we can’t. We don’t want to be embarrassed next time we go out or we’ll have to wear the “cone of shame”!

Signed, your BFFs  
(Best Friends Forever)

# 2021 CANDIDATE STATEMENTS

There are three openings on the Board of Directors this year and three candidates. Below are their statements of interest in the WPA board.

## Jeanine Hawk (Incumbent):

I am a SF native and have been a homeowner and your neighbor in Westwood Park for 17 years. I am a CFO with 20+ years' of administrative experience in education. While living in So. Oregon, I served as a founding board member of the Josephine County Human Rights Alliance and the Williams Town Council. Although I was elected one year ago to the WPA Board, I was placed into a one year position through a coin toss because of a tie. I am currently working on implementing QuickBooks and building financial statements for the HOA. I also support the implementation of technology that enables all residents to weigh in on decisions that affect our neighborhood and ensures that all members of our diverse community are heard.



I would appreciate your vote! LinkedIn profile: <https://www.linkedin.com/in/jeanine-hawk-92802825>

## Carol Karahadian:

As a four year resident of Westwood Park with previous HOA board experience and a passion for service, I submit my name as a candidate for the WPA board of directors. Currently a sensory and consumer science consultant, with a history of volunteering for non-profit organizations in San Francisco and wherever I have lived, I have been able to make a positive difference in the lives of others. Most recently, I successfully co-managed the daily no parking zone initiative on my block, the east side of the 1300 block of Plymouth Avenue, to reduce traffic congestion and to provide safe passage for fire and first responders. If elected, it would be an honor to serve as one of your board members to ensure the safety and well-being of all. LinkedIn profile: <https://www.linkedin.com/in/carol-karahadian-4033718>



## Mike O'Driscoll (Incumbent):

I'm a native San Franciscan who grew up in the Sunnyside, attending St. Finn Barr, Riordan High School and SFSU. My wife and I bought our Faxon Avenue house in 1995 and have twin sons who enjoyed playing on the Faxon Green when they were young. I began my Westwood Park service by maintaining the irrigation and gopher population control on the Faxon Green in the 1990's. A crane operator by trade, I am the WPA board member responsible for the common areas (trees, lawns, gates) who recouped streetlight charges from a PG&E billing error, and am working to restore the Miramar & Ocean pillar lights. My construction and infrastructure experience at Sheedy Crane, SF Water Dept., Skanska and currently at SFMTA is an asset to the association. I would appreciate your vote.



WESTWOOD PARK ASSOCIATION

OFFICIAL BALLOT

**BOARD ELECTIONS:** There are three openings in 2021 for the Board of Directors, each a three year term. We ask that you vote for three candidates. Only homeowners (one per household) may vote in the election. Candidates have submitted statements describing his/her interest on the Board.

**HOMEOWNERS:** Please use the enclosed self-addressed, stamped envelope to mail this ballot to the Westwood Park Association. Please mail by September 18th (postmarked) so your vote can be counted before the annual meeting on Saturday, September 25. The election results will be announced during the meeting.

### Vote for three (3):

- Jeanine Hawk (incumbent)
- Carol Karahadian
- Mike O'Driscoll (incumbent)
- Write-in: \_\_\_\_\_



Property Owner Name: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**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.



## FENCES *in* WESTWOOD PARK

Recently, the Board has been notified of front yard fences being constructed which do not comply with the Westwood Park CC&R's and Design Guidelines, which every homeowner agreed to abide by when they purchased their home. Both documents can be found on the Westwood Park Association web site under "Important Documents" and are found here: Important Documents | Westwood Park ([westwoodparksf.org](http://westwoodparksf.org)).

Specifically, because the developers of Westwood Park wanted a garden-like community and "residential park", fences were only identified for rear and some side yards. In order to preserve the open spaces of the community, it is not intended that front yards be fenced or walled. As a reminder, the requirements for fences are as follows (from our CC&R's):

**V. RESTRICTION OF FENCES: All lots in said tract for a space of thirty (30) feet back from the front street shall be and remain unfenced. All fences constructed upon any side line of said lots shall not extend nearer to the front street than thirty (30) feet measured along said side line. As to all corner lots, the fence or boundary wall along the line of the side street shall not extend to any point within thirty (30) feet of the line of the front street and said fence or boundary wall shall only be constructed of wire or open metal or brick, stone or concrete, except that the owner of said corner lot may build a side fence of other materials provided that said fence is parallel to said side line and distant at least five (5) feet therefrom. No fence or boundary wall situated anywhere upon any lot shall have a height greater than six (6) feet above the graded surface of the ground upon which said fence or wall is situated.**

This means: (1) no fences in front of homes for 30 feet from the street; (2) no fences higher than six feet anywhere around your home, front or back; (3) corner lots can have side yard fences in front of their home but they must be at least 5 feet from the sidewalk. There are a few properties that are not in compliance, and have been warned.

Please abide by our neighborhood rules which help to beautify our area and increase property values should you decide to move. Please reach out to the WPA board with any questions about fence rules. 🏡

## THANK YOU!

Our heartfelt appreciation to our outgoing President, Mike Ahrens, who served on the Westwood Park Association Board of Directors for the last five years (after practicing bankruptcy law for 48 years). His dedication to Westwood Park, particularly his steadfast advocacy regarding the Balboa Reservoir Development as our representative on the Balboa Reservoir Citizens Advisory Committee, has been extraordinary. His leadership will be greatly missed. A San Francisco native and 21 year resident of Westwood Park, we wish Mike and his wife Sandy many wonderful years ahead filled with family time and travel adventures. 🏡