

**Westwood Park Association
Minutes of Board of Directors Meeting
Meeting Held Virtually
September 25, 2021**

AGENDA

Call to order at 11:07 am

Roll Call

Present (via Zoom): Mike Ahrens, Francine Lofrano, Joe Koman, Jeanine Hawk, Pauline Jue

Absent: Mike O'Driscoll, Rick Marsh

Guests: Sgt. Christina O'Bannon, Jen Low, Supervisor Myrna Melgar, David Greenbaum

1. Call to Order: Housekeeping, Welcome

Mike Ahrens opened the meeting and welcomed residents. Pauline reviewed the Zoom housekeeping rules. Members of the Board introduced themselves. Mike Ahrens reviewed the agenda.

2. Outside Guest Presentation:

a. Crime and Safety

Sgt. Christina O'Bannon of the Ingleside Station discussed crime primarily on the Ocean corridor and Ingleside. She reviewed some tips to protect yourself: additional locks for garage doors, removing the garage door opener from the vehicle when parked, and removing all items from the vehicle when parked. A resident asked who should be called when there is an unhoused person. Sgt. O'Bannon advised assessing the individual to determine who should be contacted. If the individual is violent or committing a crime, contact the police. If the individual has mental issues, contact 311 for support. Sgt. O'Bannon can be contacted at christina.obannon@sfgov.org.

(Discussion taken out of order)

b. District 7 Supervisor Remarks and Questions

Supervisor Myrna Melgar has provided funds, in addition to the City grants, to beautify and address vandalism on Ocean Avenue. Her office continues work on planning issues, including accessory dwelling units. Advisory committees for a variety of concerns, including the Ocean Avenue corridor from Balboa Park BART to Junipero Serra (Ocean Avenue Mobility Task Force) and the Balboa Reservoir Development will be established, engaging the Sunnyside, Ocean Avenue, and Westwood Park communities.

Questions to the Supervisor:

- Vacant buildings at Capitol/Faxon: Proposed as senior housing, there has been no progress on planning. There were rumors that work has been stopped due to possible chemical contaminants from the former dry cleaners there.
- El Rey Theater has been proposed to be restored with Art Deco details. Plans have been submitted for the development of affordable housing. A scuba diving school has been confirmed for retail space at the El Rey.
- In response to the recent Census data, the City has established a committee to review boundaries of all districts, including District 7.
- Work on affordable housing near Balboa BART station has begun. The emergency RV parking area has been cleared.
- There is no confirmation that BevMo will be moving into the former Target store on Ocean.
- The Chase Bank on Ocean has been closed for months, possibly due to hazardous materials onsite.
- Supervisor Melgar intends to continue the Participatory Budget Process which has been slowed due to the recent financial scandals in City government. Budget matters have come under increased scrutiny, but the Supervisor is hopeful that money will be released.
- There should be better coordination between SF departments and agencies (PGE) to eliminate the repeated tearing up of streets which is disruptive to residents and businesses.

3. Reports

Mike Ahrens reviewed the State of the Association:

Accomplishments included the updating the bylaws and drafting new election rules, joining the West of Twin Peaks Council, and increasing communications with the residents.

Challenges this year included continued crime and safety in the neighborhood, the Balboa Reservoir Development, violations of the CC&R, and passage of SB9 and SB10 which threaten the status of single-family homes.

a. The Balboa Reservoir Development

The property is to be bought by the end of 2022. Construction may begin in 2023. We will continue to object to the use of San Ramon for pedestrian, bicycle, and motor vehicle access. While the Balboa Reservoir Community Advisory Committee has been sunsetted, the Westwood Park Association will continue to monitor and report on the progress of this Development. The developers conducted a design open house at Unity Plaza on July 24, 2021. The next community meeting is scheduled for October 16 from 10 am – 12 noon at

Unity Plaza. Residents can sign up for developer updates at <http://www.balboareservoir.com/contact-us>

It is our hope that the Developers will include the new Chancellor of City College in future discussions. CCSF will be beginning their own construction projects near the Reservoir.

3. Reports

b. Treasurer's Report: Francine Lofrano

Total bank balance as of 9/25/2021 is \$101,560.31 (Checking: \$80638.66; Savings: \$20,921.65). Over 93% of residents have paid their 2021-2022 dues. Thanks to all the residents who paid their dues!

Your annual dues pay for:

- Common area maintenance (trees, lawns, gates)
- Utilities (electricity, telephone, mailbox)
- Planning and zoning costs
- Communication expenses (newsletter, graphic designer)
- Technology (website hosting, electronic communications)
- Annual meeting costs
- Insurance and tax expenses
- Legal services

c. Trees and Common Area Maintenance: Submitted by Mike O'Driscoll

- **Annual Tree Trimming:** Our annual tree trimming will be done by Davey Tree Expert Company during the week of October 25th before the winter storms begin. The stone pines' long limbs are especially prone to cracking in heavy winds, as occurred on January 19 and June 7. This year, the stone pines on Miramar will be pruned and two dead arbutus removed. Next year, Davey will trim the eucalyptus and maytens, and then rotate every other year.
- **Replacement Tree Plantings:** During the week of November 1st, Davey will be planting 4 new Southern Magnolia trees on Miramar where there are real holes. The trees will come 12 feet tall in a 36-inch box and grow to a height of 30-40 feet. The Southern Magnolias are evergreen with a large, white fragrant flower, like the photo on the slide. We hope to plant 5 new Magnolias with next year's budget.
- **Greens and Islands:** Baltazar's crew from Gutierrez Gardening comes twice a month to mow lawn areas, trim shrubs and take care of our common areas. Over the last year, they added more boulders to the lawn at Miramar and Westwood to prevent delivery trucks from damaging the lawn further and have recently replaced several malfunctioning sprinklers on the Upper and Lower Faxon Islands.
- **Miramar & Ocean Gates:** The Ocean & Miramar pillar lights have not worked since the 1490 Ocean condo complex was built in 2017. PG&E finally confirmed that the electrical line is no longer connected to their supply box on Ocean Avenue. We have

been in negotiations with the 1490 Developer and Contractor on a solution and hope to pipe in power from the building instead of tearing up the sidewall. We hope to have the lights restored in 2022.

- **Reporting Problems:** If you notice a problem in the common areas, email board@westwoodpark.com and Mike will get on it quickly. Note that DPW will still clean up any tree limbs that fall in the street, so report emergencies to 311.

d. Traffic Calming Neighborhood Applications: Joe Koman

Westwood Park Association submitted applications for two corridors in 2021 (Miramar from Ocean to Monterey) and Plymouth (only the 1400 block). We hope speedbumps will be installed to slow traffic. SFMTA will evaluate petitions, collect data, assess traffic conditions between June 30-December 30, 2021. Both applications have been accepted and final approvals should be made by the end of the year.

e. Use of Email for Notices: Mike Ahrens

Agreeing to receive email notices from the Board will save time and money. It will allow the Board to communicate quickly to residents. Please sign up today and encourage your neighbors to do so, too. Write to the Board at board@westwoodpark.com for an Email Consent Form.

f. Halloween House Decorating Contest: David Greenbaum

After a couple of years of no spooky spirit, the Halloween house decorating contest is back! Resident David Greenbaum has volunteered to manage the event, and he'll have a group of judges who will check out houses to determine who will be awarded:

- First prize of \$75
- Second prize of \$50
- Third prize of \$25
- Honorable mention for the first runner up

To ensure your house is considered, send us an email at board@westwoodpark.com. Winners will be announced after November 1 and photos will be included in the Winter Westwood Park Association newsletter.

There is a Thriller Dance party (not sponsored by WPA) on the Faxon Green to take place around 7 pm on Halloween night.

The OMI will be hosting an Ocean Avenue Halloween Block Party on Saturday, October 23 from 12-3 pm on Faxon between Ocean and DeMontfort.

4. Election Results

We are pleased to announce incumbents Jeanine Hawk and Mike O'Driscoll will remain on the Board and very pleased to welcome Carol Karahadian as our newest member! Two positions will be up for election next year and we encourage all residents to consider running.

Mike thanked Joe Koman for his contributions to the Board and to the Westwood Park neighborhood. His resignation from the Board is effective October 1, 2021.

The Board is made up of volunteers who give their time and energy for the neighborhood we love. We encourage you to think about possible ways you can contribute to Westwood Park, like David Greenbaum did.

5. Open Forum

- The CC&R prohibit conducting a business out of your residence. A neighbor has reported that there may be a limousine service on Plymouth, with commercial vehicles parked on the residential street. The Board will put this topic on its October agenda for discussion.
- Why isn't security paid for by our homeowner dues with the increase in crime? The WPA board looked into it but it was cost prohibitive. There are 3 SF SAFE watch groups in the neighborhood.
- Parking on Wildwood has increased since lower Plymouth changed their parking rules, can the board do anything? All neighbors can submit an application for Residential Parking Permit designation but it's decided on a block by block basis.

Francine thanked Mike Ahrens for his years of service as president of the Westwood Park Association and as the Westwood Park representative on the Balboa Reservoir Citizen's Advisory Committee.

6. Adjournment

It was moved and seconded to adjourn the meeting. Unanimous approval, 5-0. Meeting was adjourned at 12:45 pm.

Submitted by Pauline Jue, September 29, 2021