

**Westwood Park Association Minutes of
Annual Meeting Held on the Faxon Green
September 17, 2022**

AGENDA

1. Call to order at 11:45 am

Roll Call – Introduction of Board Members

Board Members Present (in person): Pauline Jue, Roger Fong, Carol Karahadian, Rick Marsh, Mike O’Driscoll, Miguel Carion

Absent: Francine Lofrano

Guests: D7 Aide Mike Farrah, SFPD Ingleside Captain Derrick Lew, 90 WPA Residents

2. Open Forum

Participating WPA residents asked questions of board members throughout meeting.

3. Reports

President’s Report

- The Board was acknowledged and thanked for their work during the last year. Volunteers Michelle O’Driscoll (newsletter and pillars), Mike Ahrens (Balboa Reservoir Development) and Andy Fay (pillars relighting) were thanked for their dedication to WP.
- Others acknowledged: Rosendo Betancourt and Pierre Smit of the Ocean Avenue Association, Neighborfest, Kathy Beitkus (gates’ historic designation), David Greenbaum (Halloween decorating contest).
- Accomplishments during last year: Pillars relighting, traffic calming applications approved for north/south Miramar and 1400 Plymouth block (study in 2023, work completed in 2024), pursuing historic designation for pillars (thank you Kathy Beitkus), Halloween decorating contest
- Balboa Park Reservoir Update: Mike Ahrens updated the participants on the latest news of the buildout of the 1100 units at the Balboa Park Reservoir. A meeting was held Sept. 10, 2022 at Unity Plaza discussing townhouse designs but they have not finalized their financing. A neighbor saw some construction beginning but stopped. Mike reminded members to email the board with any questions or concerns.

4. Supervisor Myrna Melgar

- Unfortunately, Supervisor Melgar had a scheduling conflict. Legislative Aide Mike Farrah gave a greeting on her behalf. He is familiar with Westwood Park as is a native San Franciscan and grew up nearby. He has been involved with Balboa Reservoir discussions and is open to hearing of any issues within Westwood Park.

5. Captain Derrick Lew of the SFPD

- Captain Lew of the Ingleside Station greeted the participants and gave an overview of what the SFPD is doing to ensure the safety of our neighborhoods. They are looking to increase patrols in our neighborhood and along Ocean Avenue (which they share with Taravel Station) because of increased crime.

6. Treasurer's Report

- Account Balances: Total bank balance as of 9/15/2022 per online bank information is \$115,769.18 (Checking: \$94,844.09; Savings: \$20,925.09).
- Outgoing Checks: As of 9/15/2022
- #1580 (9/1/2022) - \$127.48 To: Copy Circle for second billing of HOA dues - Invoice #B31072
- #1581 (9/7/2022) - \$60.60 To: Pauline Jue for Ooma phone May, June, July 2022
- #1582 (9/12/2022) - \$2,156.00 To: Fay Construction & Restoration for pillar lights
- Electronic Payments/Transactions: Per Bank as of 9/15/2022
PG&E – (9/9/2022) - \$130.66
- Dues Collection Status: A total of 626 out of 685 properties (91.39%) have paid their 2022-2023 dues. We reminded residents to pay their dues if outstanding.
- Lien Status: 8 properties currently have liens.

7. Health and Safety

- Miguel Carion attended late due to a personal conflict but expressed his desire to work with the community on health and safety issues. He will be exploring coordination of SF SAFE blocks and emergency preparedness training.
- The Neighborfest forms which were distributed at the meeting include skills including medical, construction, etc. Miguel will review the forms for neighborhood needs.

8. Planning, Building and Compliance

- Roger Fong acknowledged that concern has been expressed over front yards and the drought. Residents were reminded that the Residential Design Guidelines should be consulted with any new construction and that we may add an addendum to address the use of hard and soft scape in front yards. He cautioned residents to check with the board before embarking on remodeling as there may be enforcement issues if they do not adhere to the guidelines.

9. Technology

- Rick Marsh reminded participants that providing email addresses will save the Association mailing costs and provide more timely communication. A consent form was mailed in the Summer 2022 newsletter to those without emails, and the form can be found on the WPA web site. The Board has been modernizing records by using QuickBooks, which provides electronic bill

payment and recordkeeping. He also acknowledged Victor Vela for his volunteer work on the Association's website, which is much easier to navigate now.

10. Common Areas

Mike O'Driscoll updated residents on recent projects:

- Pillar Relighting: The Ocean & Miramar pillar lights project is now completed, and they have been working as of a few weeks ago. We thank the 1490 Ocean HOA for allowing us to run an electrical line through their garage, for Andy Fay and his construction crew for coordinating the work including restoration of the east pillar, to Rob Razzo for his architectural assistance, and to our former President and legal expert Mike Ahrens who worked on this project.
- Annual Tree Trimming: Our annual tree trimming on our eucalyptus trees throughout Westwood Park will be done by Davey Tree Company starting October 12th. We are moving back to a biannual schedule, so the pines will be trimmed next year, barring any emergencies.
- New Trees: Davey will plant 4 new trees on Miramar to replace those that died/fell in past in October. We will plant 2 stone pines (likely on the two corners of Northwood & Miramar) and 2 magnolias in two other locations along Miramar.
- Lawn Runover: Over the last year, Gutierrez Gardening added a few more boulders to the lawn at Miramar and Northwood to prevent delivery trucks from damaging the lawn further. We thank all the neighbors, including Danny Conlon and Silvio Lugo, who alerted us to trucks that damaged our Miramar lawns as we were able to recoup money from at least 3 trucking companies over the last year. We remind neighbors if they notice a problem concerning the common areas, especially trucks doing damage to the lawns, email board@westwoodpark.com asap. DPW will still clean up any tree limbs that fall in the street during storms, so report emergencies to 311.

11. Board Vacancies

Current board members Miguel Carion, Francine Lofrano and Pauline Jue have agreed to remain on the Board until 2025. Roger Fong filled an earlier vacancy in 2022. With no vacancies, no need for an election was conducted. If you would like to volunteer with the Board, please reach out to us.

Next Board Meeting: October 6, 2022, at 7:00 pm

Adjournment

- A motion was made and seconded to adjourn the meeting. Meeting adjourned 12:30pm after selection of nine winners for the Neighborfest raffle.
- A picnic lunch followed the annual meeting and connections were reestablished.

Submitted by C. Karahadian, Secretary