

# WESTWOOD PARK ASSOCIATION

*Newsletter*

Summer 2023



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## President's Message

### WESTWOOD PARK ASSOCIATION BOARD MEMBERS :

#### President:

**Pauline Jue** (term expires 2025)

#### Vice President:

**Mike O'Driscoll** (term expires 2024)

#### Treasurer:

**Francine Lofrano** (term expires 2025)

#### Secretary:

**Carole Karahadian** (term expires 2024)

#### Member-at-Large:

**Michael Carion** (term expires 2025)

#### Member-at-Large:

**Roger Fong** (term expires 2024)

#### Member-at-Large:

**Rick Marsh** (term expires 2026)

### CONTACT INFORMATION

#### E-mail:

[board@westwoodpark.com](mailto:board@westwoodpark.com)

**Phone:** (415) 333-1125

**Mail:** 236 West Portal Ave., #770,  
San Francisco, CA 94127

**Web site:** [www.westwoodparksf.org](http://www.westwoodparksf.org)

#### Newsletter Editor:

Michelle O'Driscoll

*by Pauline Jue*

When I first volunteered to serve on the Board as Secretary in 2020, I was impressed by how committed the Board members were. Today, the current Board members are just as dedicated and want to communicate with neighbors to maintain Westwood Park's unique neighborhood character of bungalows and garden-like environment.

During my tenure as President, the Board has strived to update our services, including sending out the semi-annual newsletter via email and digitizing important records for storage in the cloud (eliminating boxes of material). We've moved our homeowner records into QuickBooks which allows us to track ownership changes as well as annual HOA receipts more easily. Last year we tried a pilot program which allowed homeowners to remit their HOA fees via ACH transfers, eliminating the need for writing a check and returning it, saving time and postage.

And finally, the Board adopted Enforcement and Fines Policies to better clarify the steps and possible actions the Board may take to address violations to the Residential and Landscaping Guidelines and the Covenants, Conditions, and Restrictions which govern how homeowners should maintain their homes. This was a step taken to keep Westwood Park a beautiful residential park.

Come meet your Board members and other neighbors at our Annual Meeting, scheduled for **Saturday, September 9 from 11:30 am to 2:30 pm!** See you there for free tacos! 🌮

# Save the Date: Westwood Park Annual Meeting & Lunch

Saturday, September 9, 2023 | 11:30 am - 2:30 pm

Westwood Park Association will hold its annual meeting on Saturday, September 9th from 11:30 am to 2:30 pm on the Faxon Green (Faxon at Pizarro), including a complimentary lunch. We will update you on important Westwood Park business matters that impact all of us in some way or another. We have invited District 7 Supervisor Melgar and the acting SFPD Ingleside Captain to attend.

After the business meeting, lunch will be provided by a food truck, serving delicious tacos, burritos and quesadillas, with cold drinks on the side. Chairs will be provided but bring lawn blankets if you prefer.

Your children are also welcome. They can climb on a real fire engine and meet the firefighters. Only well-behaved dogs please.

Holding the meeting on the Faxon Green for many years allowed us to discuss important issues affecting our neighborhood, while at the same time enjoying getting to know and visit with our neighbors both old and new. Though only homeowners possess voting rights in the board elections, all residents—renters and homeowners alike—are welcome at the annual meeting and picnic. The meeting will not be broadcast over Zoom or recorded, but the meeting minutes with a summary will be posted on the WPA web site if you cannot attend.

We look forward to continuing our tradition and seeing you on September 9th! If you have questions, please contact the Board at [board@westwoodpark.com](mailto:board@westwoodpark.com). 📧



## Annual Assessments & Electronic Payments

by Francine Lofrano

As you may know from reading the Winter 2022 newsletter distributed earlier this year, Westwood Park Association conducted an electronic billing trial to facilitate online annual assessment payments for fiscal year 2023-2024. Homeowners were encouraged to sign up to volunteer to be part of this trial and pay their annual assessments online via direct debit.

Since the results of the electronic payment trial were successful, the Association will now open this payment method to all residents for the next annual assessment billing for fiscal year 2024-2025 (notices will go out in March 2024). This payment method has proven to be quicker for all involved and will save the Association postage and other costs of mailing paper statements.

To sign up for electronic billing instead of a mailed paper statement, please email [board@westwoodpark.com](mailto:board@westwoodpark.com) and indicate that you would like to pay your annual assessment online. Please include your name and Westwood Park address. When the next annual assessment billing goes out (in March 2024), homeowners will receive an email link to pay their annual assessment via direct debit (credit card payments are not currently accepted).

Please note that if you choose NOT to sign up for electronic billing, you will continue to receive a mailed statement to your mailing address on record. If where you wish to receive your mail has changed, please remember to notify the Board of your current mailing address. I will be happy to update any changes for you! 📧

# Enforcement and Fines *Policies Adopted*

by Pauline Jue

In June 2023, draft [Enforcement and Fines Policies](#) were proposed for Westwood Park. While most residents comply with current governing documents (C.C.&R.s, Residential and Landscaping Design Guidelines), a few have not. On June 27, 2023, seventeen residents attended an open meeting at the Ingleside Presbyterian Church on Ocean Avenue to discuss their concerns. Thirteen emailed comments were also received.

After discussion and review, the Board adopted these policies on July 6, 2023, to provide more information when remedial actions are taken. A copy of these policies can be found on our website ([www.westwoodparksf.org](http://www.westwoodparksf.org)) under "Important Documents", or by calling (415) 333-1125.

Since we have so many new neighbors, the board wants to remind homeowners that if you're planning on renovating in Westwood Park, be sure to first review our CC&R's and Residential and Landscape Design Guidelines, which can be found on the WPA web site: [www.westwoodparksf.org/](http://www.westwoodparksf.org/) 

# Safety Concerns

by Pauline Jue

During our June 27th special meeting, residents asked us to explore the cost of security patrols for Westwood Park. In late 2020, the Board of Directors investigated hiring a private security company to do a drive-through patrol of our neighborhood three times a night. The quotes received were \$200+ per night. That would be at least \$6,000 per month and \$72,000 per year.

We can assume these rates have gone up since then. Unfortunately, we cannot afford that kind of surveillance without a very steep increase to our annual dues. 🤖

## *Ensuring Neighborhood Safety:* **PROTECTING YOUR HOME, VEHICLES, AND PERSONAL WELL-BEING**

by Miguel Carion

Westwood Park is a safe neighborhood. However, it is essential to stay vigilant and take necessary precautions to maintain a secure environment. In this article, we will discuss various aspects of neighborhood safety.

### Protecting Your Home

Home burglaries can be a distressing experience, but there are steps you can take to deter potential intruders and secure your property:

- Install robust security systems: Invest in alarm systems, security cameras, and motion sensor lights to make your home less attractive to burglars.
- Keep outside lights on: 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.
- Secure doors and windows: Reinforce entry points with deadbolts, window locks, and security film to prevent forced entry.
- Maintain the appearance of an occupied home: When away, use timers for lights and radios to create the illusion that someone is home.

### Auto Break-Ins

Automobile break-ins are unfortunately common in many San Francisco neighborhoods, including Westwood Park. To minimize the risk of becoming a victim, follow these precautions:

- Lock your vehicle: Always lock your car doors and close windows, even when parked in your driveway.
- Avoid leaving valuables in sight: Stow valuable items out of sight or take them with you when leaving the vehicle.
- Park in well-lit areas: Choose parking spots that are well-lit and preferably near security cameras or pedestrian traffic.

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## Personal Safety

Ensuring personal safety is crucial, especially when walking alone or with pets. Here are some guidelines to keep in mind:

- Walking pets at night: Due to increased coyote activity, exercise caution when walking your pet after dark. Consider using a leash, a sturdy walking stick, and carrying a noise-making device such as a whistle or personal alarm.
- Carry a flashlight: Keep a reliable flashlight handy to illuminate your surroundings and deter potential threats.

## Addressing Neighborhood Graffiti

Neighborhood graffiti can not only be unsightly but may also indicate criminal activity. To combat this issue:

- Report active graffiti to 911: If you witness someone in the act of graffiti vandalism, promptly report it to the SFPD Graffiti Task Force. Do not intervene or approach the offender(s).
- Report non-active graffiti to 311: For existing graffiti that is not an immediate threat, report it to the appropriate non-emergency hotline, 311, to ensure it gets documented and addressed.
- Contact OAA: The Ocean Avenue Association also has a graffiti abatement task force which can help with paint supplies for any businesses that are tagged.

Maintaining a safe neighborhood requires the collective efforts of its residents. The WPA wishes everyone a safe and enjoyable summer, encouraging all residents to stay vigilant and promote the well-being of our neighborhood. 📸



# Around Westwood Park

by Mike O'Driscoll

We all love our beautiful, historic neighborhood with its abundant foliage and architectural beauty. Here is some recent news on what's been happening around Westwood Park's Common Areas:

● **Gate and Pillar Upkeep:** After the major restoration to the Monterey & Miramar gates in 2003, the board has maintained the Westwood Park gates and pillars by painting and repairing iron every ten years. We have budgeted to paint the gates and pillars in the Fall and are seeking bids to do the rod iron repair.

● **Annual Tree Trimming and Planting:** Your Westwood Park Association dues help to maintain our garden-like neighborhood, including trimming existing and planting new trees. During the week of September 18, 2023, Davey Tree will be trimming our stone pines per our every other year cycle. With any budget remaining, they will be planting more "Samuel Sommer" Southern Magnolia trees along Miramar Avenue, which have done well on the medians.

● **Monterey & Miramar Gates Historic Designation Application:** We continue our efforts to get our gates at Monterey and Miramar and the four Westwood Park pillars designated as historic landmarks. The Land Use Committee of the Board of Supervisors approved our request and forwarded Westwood Park's application to have the gates and pillars designated with historic status. Next, a report will be drafted for the Historic Preservation Commission. Many thanks for our own local historian, Kathleen Beitiks, for her work on this project, including presenting to the Land Use Committee.

We remind neighbors if they notice a problem concerning the common areas, especially trucks doing damage to the lawns, to call the Board at (415) 333-1125 or email at [board@westwoodpark.com](mailto:board@westwoodpark.com) as soon as possible. We will not only notify our gardener to repair the damage, but seek reimbursement from the offending trucking company for damages. 📸

# Ocean Avenue Community Updates

by Rosendo Betancourt, Ocean Avenue Association

The north side of Ocean Avenue from Faxon to Plymouth is teeming with excitement. As members of the Westwood Park Association, these businesses were strategically planned to create a shopping district that perfectly complements the newly built homes in the early 1920's.

See below the new businesses opened on the avenue and plan your visit on your next stroll on Ocean Avenue!

## New Businesses:

**Dots** (1330 Ocean Ave): Prepare to be amazed by Dots, the new bubble tea shop that takes milk tea drinks to a new level. With their unique addition of black sesame paste, your taste buds are in for a treat! Soon, you can order their tantalizing beverages online via Uber Eats & GrubHub. Try one today!



**JJ Beauty Salon** (1716 Ocean Ave): Discover the latest Japanese & Korean haircuts and style trends at JJ Beauty Salon. Unisex services, hair dye jobs, and waxing are all on offer. Find your new style today and leave the salon looking fabulous!

**OMICPP** (1507 Ocean Ave): Celebrate San Francisco's rich diversity at the OMI Cultural Participation Project. This innovative initiative supports artists, performers, and creatives of all backgrounds, ensuring cultural equity and representation. For more information, visit <https://www.omicpp.org/>.

**Ocean Avenue Association** (1720 Ocean Ave): The [Ocean Avenue Association](#) storefront is open for business! Drop by to share your neighborhood concerns, ideas, and potential collaboration projects. Join us in shaping the future of our community and *keeping Ocean Ave Clean, Safe, & Vibrant!*

Get ready for an unforgettable experience on Ocean Avenue's commercial corridor. From Dots' exotic bubble tea to OMICPP's celebration of diversity, there's something for everyone. JJ Beauty Salon will revamp your look while the Ocean Avenue Association awaits your valuable input. Support your local businesses and stop by today. 🌿

## Tales of Westwood Park

by Kathy Beitiks

Do you have an interesting Westwood Park Story? We'd like to include short stories and anecdotes about Westwood Park homes or history in our biannual newsletter.

Here's the latest from our resident historian, Kathy Beitiks:

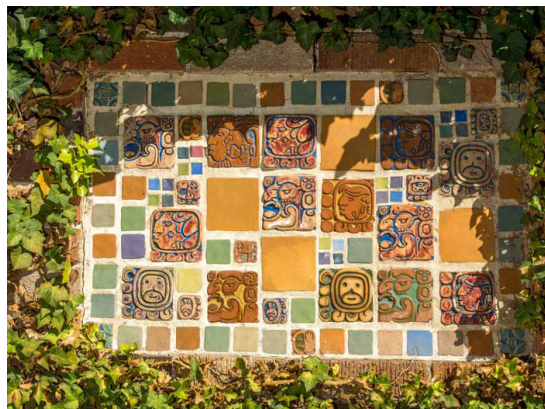
### "Starchitect"

[George W. Kelham](#) was a renowned architect hired to rebuild the Palace Hotel after the 1906 earthquake. Among other San Francisco buildings attributed to him is the Shell Building, the Russ Building, the old Main Library - and the 1917 bungalow at 30 Northwood Drive. Kelham is listed on the original building permit application. As far as we know, it is the only home in Westwood Park designed by the well-respected "starchitect."

### The Batchelder Tile Registry

Are you one of the lucky Westwood Park residents with fireplace tiles by Ernest A. Batchelder? If so, the [Pasadena Museum of History](#) would like to touch base with you. The museum has established a registry to document Batchelder's early 1900s tiles throughout the country. Westwood Park is one of the California neighborhoods known for its very desirable Batchelder tiles.

If you would like to contribute a short item of interest (100 words or less), please send to newsletter editor Michelle O'Driscoll at [modriscoll5@yahoo.com](mailto:modriscoll5@yahoo.com). We'll publish a few in each issue. 🌿



# Balboa Reservoir *Development News*

by Mike Ahrens

As your former WPA President and Balboa Reservoir CAC member, I am updating you on any new developments since the last WPA newsletter sent in February 2023.

We contacted the developers asking them to confirm what we heard from other sources, namely that they were still working on financing and that the prior estimates of construction commencing at the end of 2023 were revised.

In response, Nora Collins of Avalon Bay reported, "As you may remember from our last update BHC closed on the land in December of 2022. The team is continuing to move forward with the infrastructure permitting and intends to start infrastructure construction mid-2024. We plan to have a public meeting approximately 6 months prior to the start of construction and will keep you updated as that meeting gets scheduled. Vertical construction on the first buildings will begin approximately 6 months after horizontal construction begins. The project remains 50% affordable and 50% market rate."

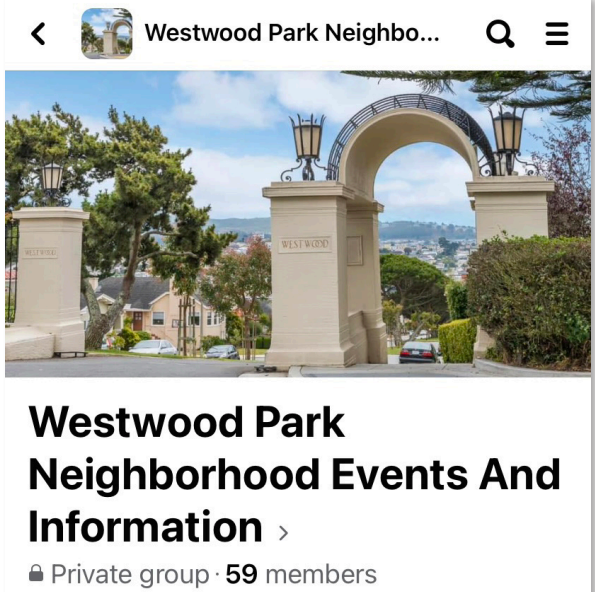
In addition to the Balboa Construction, Westwood Park residents can see that City College of San Francisco has commenced construction on its half of the reservoir of its "STEAM" building. STEAM stands for science, technology, engineering, arts and math, and the new building will combine these academic programs into a five-story, 160,000 square foot building. Construction of that building is estimated to take 24 months, with expected occupancy in 2025.

Also of note, LMN Architects and TEF Design were selected in June to design the new Diego Rivera Theater on the City College of San Francisco campus. The project will become home of its namesake's iconic Pan-American Unity mural, currently on display at SFMOMA. The project, to be located next to the STEAM building, will connect the 600-seat performance hall, the 150-seat studio theater, and the 100-seat recital hall, with additional rooms for instructional spaces, practice rooms, and administrative offices. The new Diego Rivera Theater is expected to open as early as 2027. 📷



# Upcoming Social Events and New WPA Facebook Group

by Joyce Lifland



Hello Neighbors! I'm Joyce Lifland, Social Director for the Westwood Park Association. With the real summer (in September/October) approaching in San Francisco, let's all get together, bring your famous dish, meet new neighbors and have a neighborhood Potluck.

Please fill out the survey to gauge interest in this Potluck event by August 16, 2023, so we can have a better idea of the scale of this event to plan accordingly. Here's the link to the survey: [https://docs.google.com/forms/d/e/1FAIpQLSf74zxeEAh-BYHmEol4g4dvepwqSyrRTpIUwrqCuxOICcUjlrQ/viewform?vc=0&c=0&w=1&flr=0&fbclid=I-wAR2QdvFtdOEBUTNGgZNSzo5k9vQH8lkeXw5fV\\_k5a7hTdUpL0bwNHLxVdQU](https://docs.google.com/forms/d/e/1FAIpQLSf74zxeEAh-BYHmEol4g4dvepwqSyrRTpIUwrqCuxOICcUjlrQ/viewform?vc=0&c=0&w=1&flr=0&fbclid=I-wAR2QdvFtdOEBUTNGgZNSzo5k9vQH8lkeXw5fV_k5a7hTdUpL0bwNHLxVdQU)

Also, if you haven't joined our very own Westwood Park Neighborhood Facebook Group yet, here's the link to join to keep you updated on everything happening in the neighborhood: <https://www.facebook.com/groups/1343656103150437/>

Looking forward to meeting everyone! 📷



# Halloween House Decorating *Contest*

Among the pleasures of living in Westwood Park are our neighborhood traditions, especially our annual Halloween Contest. Halloween is Tuesday, October 31<sup>st</sup> so start planning your fun and frightening house decorations now!

Judges will be roving the neighborhood on Halloween—or a day or two earlier— so it's never too early to get ready! In true Westwood Park Association tradition, prizes will go to the winners:

**\$75 for the first-place home**

**\$50 for second place**

**\$25 for third place**

There will be no ties but there may be honorable mentions. We are also exploring a Halloween costume contest for the little ones. House decorating winners will be announced after November 1 and homes pictured in the Winter WPA newsletter. 🦋



**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.

## 2023 Board Elections

For this year's Westwood Park board elections, we had one open position. Board member Rick Marsh has agreed to remain on the Board of Directors, extending his term to 2026. WPA's updated election rules state at Section 5.4 that for uncontested elections, "at the close of nominations, when the number of qualified candidates nominated does not exceed the number of vacancies, the candidates may be declared elected, without need for balloting, and will take their seats on the date set for the annual membership meeting." Thus, there is no need for balloting.

Any eligible resident can volunteer to serve on the Board. We'll be soliciting nominations in March 2024 for three Board positions. Love Westwood Park? Volunteer your time to show that love.

The one continuing board member, whose term will expire in 2026, is:



**Rick Marsh** has been a member of the WPA board since September 2020, serving as our Technology Chair. Under his guidance, the association has updated our technology systems including introducing a new electronic payments process (QuickBooks), new document storage (Microsoft 365), and other important enhancements. Born in England, Rick is currently a Principal Software Engineer for OpenTable, formerly working at Intuit and Toshiba America. He and his wife Pauline bought their home on Miramar Avenue in 1998 and raised their three children there. Rick will continue to work on behalf of the Association to preserve the neighborhood and expand the electronic payments to all homeowners. 