

# WESTWOOD PARK ASSOCIATION



*Newsletter*

Winter 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

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#### Newsletter Editor:

Michelle O'Driscoll

*by Pauline Jue*

Greetings to all our wonderful residents! As we close out 2023 and look to 2024, let us not forget that we have much to be thankful for. We live in a beautiful neighborhood in a beautiful city. Yes, there are challenges facing all of us, but together we can make things better.

And making Westwood Park a better place are the wonderful volunteer Board members: Mike O'Driscoll (common areas and trees), Rick Marsh (technology and website), Francine Lofrano (treasurer and database queen), Michael Carion (health and safety), Roger Fong (planning and zoning reviews) and Carol Karahadian (keeper of our notes). In addition, we have had wonderful volunteers doing specific tasks: Michelle O'Driscoll (our biannual newsletter and just about anything else needed) and Joyce Lifland (Facebook group and social activities).

As we closed out the year, I am thankful for all of you who live in Westwood Park. We may have our differences and don't always get along, but we all want Westwood Park to thrive. Thank you. 🌳

## Westwood Park Association Income Statement and 2024-2025 Annual Budget

### Income

Annual Assessments	\$117,150.00
Interests & fees	\$0.00
Donations	\$0.00
<b>Total WPA Income</b>	<b>\$117,150.00</b>

### Expenses

	2024-2025	2023-2024
Common Area Maintenance	\$20,400	\$20,400
Common Area Projects	\$1,000	\$1,000
Tree Maintenance	\$26,000	\$18,500
Gates Maintenance	\$12,000	\$12,000
<b>Total Common Area</b>	<b>\$59,400</b>	
Newsletter Printing, Postage & Mailing	\$3,200	\$3,200
Annual Meeting	\$3,500	\$3,500
Halloween Contest	\$150	\$150
General Communications	\$500	\$500
<b>Total Resident Communication</b>	<b>\$7,350</b>	
Annual Dues Printing & Mailing	\$1,000	\$2,000
Postage & Office Supplies	\$150	\$100
Lien Expenses	\$375	\$375
Membership Dues	\$300	\$300
<b>Total Dues &amp; Lien Costs</b>	<b>\$1,825</b>	
Tax Preparation	\$1,500	\$1,700
Bank Fees	\$700	\$50
<b>Total Accounting</b>	<b>2,200</b>	
State/S.F. Taxes	\$2,300	\$2,300
<b>Total Taxes &amp; Fees</b>	<b>\$2,300</b>	
Directors & Officers Insurance	\$5,100	\$5,075
Liability Insurance	\$10,500	\$10,000
<b>Total Insurance</b>	<b>15,600</b>	
Post Office Box Rental	\$825	\$750
Technology/Internet	\$1,000	\$1,000
<b>Total Office</b>	<b>\$1,825</b>	
Electricity	\$1,200	\$1,700
Telephone	\$275	\$250
<b>Total Utility</b>	<b>\$1,475</b>	
<b>Total Planning &amp; Zoning</b>	<b>\$1,000</b>	<b>\$1,000</b>
<b>Total Professional Service Fees</b>	<b>\$15,000</b>	<b>\$10,000</b>
<b>Total WPA Expenses</b>	<b>\$107,975</b>	<b>\$95,850</b>



# Successful Westwood Park Annual Meeting

The Westwood Park Association held their Annual Meeting on Saturday, September 9<sup>th</sup> on the Faxon Green, and a great time was had by all.



More than 80 members attended and discussed important Westwood Park business matters, including public safety, multiple unit housing, remodeling requirements, and social activities (meeting minutes with a summary are [posted](#) on the WPA web site). Speakers included Jen Low (Chief of Staff to District 7 Supervisor Melgar) and Captain Amy Hurwitz (SFPD Ingleside Captain), accompanied by four of her Ingleside police officers and a retired police dog. We also were joined by the captain and three fireman from Fire Department Station 15 and members of the Ocean Avenue Association. The meeting was followed by a lunch catered by the El Tonayense taco truck.



Holding the meeting on the Faxon Island 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. We were thankful to continue this tradition. 🐾

## Annual Assessment *Update*

by Francine Lofrano

First and foremost, the Westwood Park Association Board of Directors would like to thank the 96% of Westwood Park residents (as of publication of this newsletter) that have paid their annual assessment. This is the closest we've gotten to 100% since I joined the Board (in 2016). Your annual assessment maintains this historic, unique and beautiful neighborhood we're all fortunate to live in and enjoy. Here's what your annual assessment does/does not pay for:

### Annual assessments DO pay for:

- Common Area Maintenance: lawns, trees, irrigation systems
- Historic Gates: maintenance & painting the gates at Ocean & Miramar and Monterey & Miramar
- Planning & Zoning: costs related to Westwood Park Residential Guideline & CC&Rs
- Legal Representation: for land use & enforcement consultation, Balboa Reservoir Development
- Insurance: D&O, Liability
- Utilities: lighting for historic gates, phone
- Mail: P.O. Box Rental
- Licensing & Software: web site hosting (GoDaddy), email/share drive (Microsoft), online meetings (Zoom), billing (Quickbooks)
- Printing & Postage: for communications to residents (newsletter, annual assessment billing)
- Meetings & Events: Annual meeting & picnic (porta potty, wash station, taco truck, table & chair rental, refreshments, picnic supplies); Halloween house decorating contest

### Annual assessments DO NOT pay for:

- Individual homeowner's grounds or tree maintenance
- Sidewalk or street maintenance
- Salary for Board members (all members are unpaid volunteers)

The annual assessment invoices will be sent in early March. The due date for annual assessment payments is **April 30 each year** to avoid interest fees. The Board encourages anyone who has not already paid their assessment to do so as non-payment of annual assessments results in interest fees, property liens and associated lien fees. 🐾

# Dues Increase

Have your household expenses increased? It's the same for the Westwood Park Association. Over the last few years, we have seen an increase in our PG&E bill (to light the Miramar pillars), postage costs for mailings to our residents, and services used (annual picnic rentals, Quickbooks, and printing). This past year has seen storms and resulting tree damage surpassing previous years. In addition, the Board has been in a protracted dispute with a couple of residents over CC&R violations, necessitating the use of a lawyer for guidance and enforcement. While we budgeted funds for tree work and legal services, the unplanned increases ate up most of the budget.

After much deliberation, the Board decided it would be prudent to ensure we have sufficient funds to meet the needs of Westwood Park residents next fiscal year. The Board is permitted to increase the annual dues by 20% (of the current \$140) without a vote of residents. While this would have allowed an increase of \$28 per lot, the Board decided to raise the fees by only 18% or \$25. This comes to \$165 per lot or an increase of approximately \$2 per month per lot.

We recognize this may not be a popular decision, but the Board takes its obligation to manage the resources and duties of the Association seriously. Being fiscally responsible is our paramount duty. 🏠



# Electronic Payments

by Rick Marsh

As you may know from reading the Summer 2023 newsletter, the Westwood Park Association completed a successful electronic billing trial for fiscal year 2023-2024. We will open this payment method to all residents for the next annual assessment billing for fiscal year 2024-2025, which 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. If you have previously given us consent for email communication, we will automatically include you in electronic billing. If you are not already signed up for email communication, 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. Many of you have already done this. We apologize that we cannot respond to these email requests individually, however we have noted your request.

Early in the new year, the Board will send an email to everyone who will be receiving an electronic invoice in March, the email will describe the process, and give detailed instructions for how to pay. Please note that the only way to pay will be by direct debit which means you will need to enter the routing number and account number for a checking or savings account. You will NOT have the opportunity to pay by credit card, or by other payment services (e.g., Venmo, PayPal etc.).

As previously mentioned, 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.** We will be happy to update any changes for you. 🏠

## WANT TO SERVE ON THE BOARD?

The terms for three Board directors are expiring in 2024. If you are interested in volunteering to serve a three-year term on the Board, please contact WPA President Pauline Jue at [pauline@westwoodpark.com](mailto:pauline@westwoodpark.com) no later than March 1, 2024. Please provide your name, Westwood Park address, and a short paragraph with your background and contact information. Meetings are held monthly and it's 100% volunteer with no compensation. You must be a member in good standing (dues paid) to run for office. 🏠

# Halloween House Decorating and Costume Contest Winners

Halloween made a big comeback this year as Westwood Park residents handed out treats and celebrated with an amazing display of lights and ghoulishly fun characters!

For our popular Halloween house decorating contest, competition was tough for the top three awards. We are pleased to announce the following homes were selected as this year's Halloween House Decorating Contest winners:



**1st place:**  
154 Eastwood -  
Pirates, octopus  
and mermaids



**2nd place:**  
164 Eastwood -  
Tentacles attack!



**3rd place:**  
1441 Plymouth -  
Spooky skeletons  
and spiders

Westwood Park also held our inaugural Halloween Parade with a costume contest and picnic on Sunday, Oct. 29<sup>th</sup> on the Faxon Green. The costume contest winners, receiving gift cards from Ocean Avenue merchants, were:



**Family:**  
Julia Ivanova and  
Ryan Waite, with  
children Madelyn  
and Eleanor



**Kids over  
6 years old:**  
Casey Turner  
(from Colon  
Avenue)



**Kids under  
6 years old:**  
Isa Lugo (from  
Miramar Avenue)

We appreciate all of our neighbors throughout Westwood Park for bringing the Halloween spirit in 2023. We thank Joyce Lifland and her family for volunteering to judge the contest, along with the many Westwood Park residents who participated in the activities. And a big thank you to our Ocean Avenue merchants who generously donated gift certificates as prizes: The Plant Lady SF, Ocean Cyclery, and Expert Pet!

We look forward to another amazing Halloween celebration next year -- mark your calendars for Thursday, October 31, 2024! 🎃

## Remodeling? Reminder About WPA Guidelines

by Roger Fong

As the board member assigned to keeping the design and architectural integrity in accordance to the Westwood Park Association's Residential Design Guidelines, this is a reminder for each homeowner to submit architectural drawings to the board for review *before* obtaining permits and starting construction. This will prevent any unnecessary delays and additional costs.

In 1995, the Westwood Park neighborhood, consisting of 685 single family bungalow homes, became San Francisco's only Residential Character District with restrictions on height, front setbacks, and fencing. We encourage everyone to spend a few

minutes reviewing the Residential Design Guidelines, CC&Rs and new Landscape Design Guidelines before any construction. These important documents can be found on the WPA web site:

- CC&Rs
- Design Guidelines
- Landscape Design Guidelines
- <https://westwoodparksf.org/main/association/important-documents/>

If you cannot access the internet, call the WPA for a hard copy to be mailed to you. Thank you. 🎃

# Historic Designation of Westwood Park Gates & Pillars

We continue our efforts to get our historic gates at Monterey and Miramar and our four Westwood Park pillars designated as historic landmarks. Westwood Park developers Baldwin & Howell hired renowned architect Louis Christian Mullgardt to design the entrance gates, pillars and 128 streetlamps when the new tract of bungalows was built around 1916. There are not many landmarks in District 7, so Supervisor Melgar's office has been helpful in pushing this through.

The Resolution initiating the Landmarking of Westwood Park Gates and Pillars was approved by the Board of Supervisors' Land Use & Transportation Committee on May 15<sup>th</sup>. It then passed unanimously by the Historic Preservation Commission on November 15<sup>th</sup>. The next step is to bring this landmarking officially

back to the Board of Supervisors to codify it.

The plan is to introduce the Ordinance on November 28<sup>th</sup> and then schedule it at the Land Use & Transportation Committee on January 8, 2024, 1:30 p.m., at City Hall. We hope interested neighbors can appear in person to vouch for our request. (Please send the board an email if you plan to attend, so we can let you know if there are schedule changes.)

We thank Kathy Beitiks, our neighborhood historian and author of the book, "Westwood Park – Building a Bungalow Neighborhood in San Francisco," for continuing to work with Jen Low of Supervisor Melgar's office on the approval process, including presenting at both meetings. 📷

## Around Westwood Park's *Common Areas*

by Mike O'Driscoll

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

- **Tree Trimming:** Our annual tree trimming of our Stone and Japanese pines on Miramar Avenue by Davey Tree Company began in late August 2023 and was completed in September. Davey will trim the eucalyptus and non-pines in 2024, returning to our every other year cycle. In 2022, WPA opted out of DPW trimming the trees on our islands and medians unless it was an emergency and blocking the street, as the DPW is on a five year cycle so it would be too long if we waited for DPW to trim.



- **Tree Failures:** In the Spring, two pines fell on the medians near 620 Miramar and 549 Miramar, and in late October, a flowering gum near 545 Miramar lost a large limb and the tree needed to be removed on an emergency basis by DPW when internal decay was discovered. We also had large branches fall from pines into the street near 325 Miramar, 430 Miramar and 500 Miramar in 2023. We thank the local neighbors including Peter Kay and Caryl Ito who called 311 to report it. We hope to replace some of the trees with the 2024 budget.

- **Pillar Maintenance:** As some might remember, the Westwood Park board commissioned a major restoration of the Monterey & Miramar gates in 2003. Every 10 years, we have the gates and pillars painted, so it is time to do this again in 2024. We are also looking to repair some of the rod iron on the gates using a neighborhood contractor. We thank Laura Frey and Ken Rychwalski who have been replacing the burned out bulbs on the gates.

- **Lawn Damage:** 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 a few more boulders to the Miramar medians to prevent delivery trucks from damaging the lawn further. We thank all the neighbors including Joe Koman and Andy Fay who alerted us to trucks that damaged Miramar lawns near 514 Miramar, 815 Miramar and 830 Miramar. We were able to get reimbursed from several trucking companies for the lawn damage.

- **Graffiti Issues:** We continue to have some graffiti issues in Westwood Park over the last year: on the Monterey wall near Miramar which DPW has painted; on the Monterey & Miramar gates (twice) and on the Ocean & Miramar pillars which Baltazar painted; and on the Elmwood wall which the El Dorado Terrace HOA painted. If you see graffiti, let the board know and report to 311.

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 continues to teem 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.

The past year has been busy for the Ocean Avenue Retail District, with many new businesses and exciting events happening. Here we highlight some of the new businesses that have recently opened their doors on the avenue.

- First up is **The Fate Tea House**, located at 1181 Ocean Avenue. This new boba store has the cutest storefront and offers a variety of teas, smoothies, and tasty pastries. The decor is stunning, with pink flowers everywhere, making it the perfect spot for content creators to capture some amazing shots. Be sure to check it out: <https://fateteahouse.kwickmenu.com/index.php>
- Next, we have **Purtea**, located at 1422 Ocean Avenue. This cozy Asian-fusion restaurant is the perfect spot for anyone who loves excellent Hawaiian plates like pork chops and Loco Mocos. Purtea (formerly known as Not Latte in Inner Richmond) has merged with Mealtime Cafe and now offers a full kitchen and a great new Boba shop. They are open for takeout, delivery, and indoor dining. Call them at: (415) 347-7089
- **Present Moment Wellness** is another new addition to 1907 Ocean Avenue, #2. This holistic clinic focuses on healing people from mental health issues like PTSD, depression, and grief. Founded by Janice Huang, Present Moment Wellness offers various services, including sound healing, group therapy sessions, one-on-one consultations, and workshops. Huang, a certified grief educator and clinical social worker, welcomes

everyone, regardless of income and background, to visit her practice if they need care and help. Present Moment Wellness has just started offering free consultation services as well. Services are provided in English, Cantonese, and Mandarin too. Visit: <https://presentmomentwellness.org/>

- Coming soon to the district is **Little Panda Preschool**, located at 1946-1948 Ocean Avenue. This Mandarin immersion early childhood education program caters to children from 6 months old to kindergarten entry. The curriculum is designed to prepare children to be citizens of the 21st Century and lifetime learners through inquiry-based learning and a project approach. The mission of Little Panda Preschool is to foster essential life skills such as focus and self-control, perspective-taking, communication, making connections, critical thinking, taking on challenges, and self-directed and engaged learning through children's daily experiences in the early years. The program is committed to achieving this vision by providing a safe and joyful space for children, educators, and their families. Learn more here: <https://www.littlepandapreschoolsf.com/>
- Last but not least, we have **Serge-A-Lot**, located at 1973 Ocean Avenue. This retail sewing business is one of only two top-notch Baby Lock brand sewing machine sellers. It offers custom embroidery services, sewing lessons (private and group), and sewing machine repair. It is a trustworthy, family-owned business, completing projects from start to finish. Learn more at: (415) 715-8405

We encourage you to support your local businesses and stop by these new establishments soon. As 2023 comes to a close, the OAA & Ocean Avenue Retail District extend its warmest holiday greetings to you. We hope you have had a fantastic year and that 2024 brings you even more joy and prosperity. 🍷

## Balboa Reservoir Development News

by Mike Ahrens, former WPA President and Balboa CAC Committee Member

On Sept. 13, 2023, three state agencies awarded millions of dollars for San Francisco affordable housing projects (including the Balboa Reservoir Development), transit improvements and new city infrastructure. The funds came from the California Department of Housing and Community Development, California Business, Consumer Services and Housing Agency and California Strategic Growth Council through their Affordable Housing and Sustainable Communities Program and the Catalytic Infill Infrastructure Grant program.

A total of six projects with 1,224 new affordable and market-rate homes will benefit from \$163 million, \$45.7 million of which will go toward the Balboa Reservoir housing development. The \$45.7 million will go toward the Balboa Reservoir project's Building A, which will have 159 affordable homes. The remainder of funds will go to a projects throughout the city.

We reached out to the Balboa Reservoir developers on any further updates, and heard back from Nora Collins, Senior Development Director of AvalonBay Communities.

She stated, "We are still planning on starting construction late Summer of 2024. We still expect to have a public meeting six months prior to the start of construction and will reach out once that has been scheduled. We are still working through our infrastructure design and plans as well as securing our last bits of financing. We are continually coordinated our plans with City College and are excited by the progress they have made."

We will inform Westwood Park neighbors if we hear dates for the public meeting, and continue to keep you updated on any new developments. 🍷

**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.

## Tales of Westwood Park

by Kathy Beitiks

### The Famous Architect

Did you know that the 1916 Westwood Park Entrance Gates were designed by a well-respected architect of the early 1900s? In 1916 alone, Louis Christian Mullgardt also was commissioned to design the president's home at Stanford University, the Abraham Haas Family Mausoleum in Colma, and the re-design of the De Young Museum in Golden Gate Park. In 1912, he served on the architectural board of the Panama-Pacific International Exposition, where he designed the eastern courtyard of the 1915 Exposition, the "Court of Ages." Among other things, he also designed the San Francisco Infant Shelter at 19<sup>th</sup> Avenue and Ortega Street (1927). Today it is a private French School and San Francisco Landmark #242.

*Do you have an interesting Westwood Park Story? We are including short stories about Westwood Park homes or history in each issue of our newsletter. 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). *



LOUIS CHRISTIAN MULLGARDT  
Architect