

WESTWOOD PARK ASSOCIATION



Newsletter

Winter 2024

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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 2027)

Treasurer: Francine Lofrano
(term expires 2025)

Secretary: Carole Karahadian
(term expires 2027)

Member-at-Large: Michael "Miguel" Carion
(term expires 2025)

Member-at-Large: Roger Fong
(term expires 2027)

Member-at-Large: Rick Marsh
(term expires 2027)

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Michelle O'Driscoll

by Pauline Jue

Happy New Year! It's a new year, full of hope and anticipation for better things. That is what I wish for all of you, hope and better things. Remember to be kind to one another and to seek joy where you can.

This Board has had its challenges in 2024, with homeowners moving and new families joining us. Homes are being remodeled and refreshed. With the responsibility of owning a home comes the responsibility to comply with the guidelines to maintain the unique architecture and front yards of Westwood Park.

Before you do any remodeling or front yard landscaping, please consult our guidelines which can be found at www.westwoodparksf.org or by calling the Board at (415) 333-1125 for copies. All plans must be submitted to the Board for review before the start of a project. Save yourself time and headaches by reaching out to us at board@westwoodpark.com. 📧



Successful Westwood Park Annual Meeting

The Westwood Park Association held their Annual Meeting on Saturday, September 7th on the Faxon Green, and another great time was had by all. A special shout-out goes to That's Amore pizza parlor for their wonderful pizzas and service. We love supporting a local business.



More than 90 members attended and discussed important Westwood Park business matters, including public safety, neighborhood updates, remodeling requirements, and social activities (meeting minutes with a summary are [posted](#) on the WPA web site). Speakers included District 7 Supervisor Myrna Melgar and SF Ingleside Police Station Lieutenant Jonathan Ozol, with guests including three other police officers, three firemen from the SF Fire Dept. Station 15, three D7 Supervisor candidates, and State Senator Scott Wiener. The meeting was followed by a lunch catered by That's Amore SF pizzeria on Ocean Avenue.



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

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. We are thankful that we maintained the same high percentage of collections that we achieved last fiscal year! Your annual assessment maintains this historic, unique and beautiful neighborhood we're all fortunate to live in and enjoy!

The due date for annual assessment payments is **April 30 each year** to avoid interest fees. The Board encourages everyone to pay their assessment on time as non-payment of annual assessments results in interest fees, property liens and associated lien fees.

Annual Assessment Dues for Fiscal Year 2025-2026

The annual assessment per single parcel for fiscal year 2025-2026 will remain \$165.00 per single parcel. There will be no increase for this fiscal year.

Electronic Payment Update

As you may know, Westwood Park Association officially offered an electronic payment method to all residents for

the annual assessment billing for last fiscal year (2024-2025). This payment method has proven to be quicker for all involved, saves the Association costs and simplifies record keeping therefore the Board will continue to bill as many homeowners as possible via email. Though the electronic payment process is safe and secure, the board recognizes that not everyone is comfortable using the electronic payment link. **If you receive an email bill but do not wish to use the payment link, please mail a check to the Association in the traditional fashion to our mailing address which will always be on the bill.**

Since the Association is committed to making the process work for all homeowners, the board will honor the requests from homeowners that we heard from that wish to receive a mailed rather than an emailed bill. However, in order to simplify the process and record keeping, we will offer two communication options going forward: either all paper communication or all email communication which will include receiving an emailed bill. We will no longer offer the option of a mailed bill with all other communications being via email. To further explain this change, the Board will send out additional communications in the near future. 📸

WANT TO SERVE ON THE BOARD?

The terms for three Board directors are expiring in 2025. 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 no later than March 1, 2025.

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 an owner and member in good standing (dues paid) to run for office. 🗳️

Around Westwood Park's *Common Areas*

by Mike O'Driscoll

We treasure our beautiful, historic neighborhood with its garden-like setting and architectural beauty. As the board member responsible for the Common Areas, here's a recap on recent news around the Park:

- **Tree Trimming:** Our annual tree trimming of our eucalyptus trees and other non-pines in Westwood Park was done by Davey Tree Company in August 2024. They also planted seven new Samuel Sommers magnolias in empty spots on Miramar in June 2024. We outsource our trimming as WPA opted out of DPW trimming the trees on our islands and medians in 2022 unless it was an emergency and blocking the street, as they are on a five-year cycle so it would be too long and we would have failures if we waited for DPW to trim.
- **Lights on Ocean & Miramar Pillars:** The two pillar lights at Ocean & Miramar were not working for several months in the Summer of 2024. We contacted the 1490 Ocean property manager and got them working again in August. We also bought a new sensor, so they switch off during the day.
- **Pillar Maintenance:** After applying and voting concluded, WPA was granted D7 discretionary budget money in the Fall of 2024 with nearly \$28,000 to spend for upkeep on our gates and pillars. It will cover wrought iron repair, painting, landscaping, and a historic landmarking plaque for the entrance gates at Monterey & Miramar. We have been assigned a project manager by the City of San Francisco but are still waiting for the funding to come through and the work by DPW to begin, expected in early 2025. As always, we thank Laura Frey and Ken Rychwalski who have been replacing the burned-out light 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 Silvio Lugo who alerted us to trucks that damaged Miramar lawns. We were able to get reimbursed from several trucking companies for the lawn damage.

- **Graffiti Issues:** We continued to have some graffiti issues in Westwood Park over the last year: on the Monterey wall near Miramar which DPW painted, on the Monterey & Miramar gates and on the Ocean & Miramar pillars which Baltazar painted. If you see graffiti, let the board know and report to 311.

A reminder to 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 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. 🗳️

History From the Archives

Hans Nelson: Founding Father of Westwood Park

by Nanette Asimov

(reprinted from the Winter 2005 WPA newsletter)

This is the first of a series of historical articles previously published in a past issue of the Westwood Park Association newsletter. Nanette Asimov, a San Francisco Chronicle reporter and former WPA newsletter editor for 13 years, wrote many interesting articles which our newest neighbors may find of interest.

You can access WPA newsletters from 2003 to Present on our web site here: <https://westwoodparksf.org/main/association/newsletters/>. Enjoy.



Hans Nelson in his office.

It's been said that the soul of the craftsman finds its way into the craft.

In Westwood Park, it may be the soul of the contractor that found its way in, for the man behind about 350 of the Park's 685 homes was Hans Nelson—a generous, fun-loving Swede who relished a practical joke, knew how to party, and had a knack for building houses people couldn't wait to live in.

He arrived in this country nearly 100 years ago and set out to join his brother, Martin, a carpenter in San Francisco, said Hans Nelson's grandson, Nelson Foss, a museum curator in New Mexico.

In San Francisco, "my grandfather decided that pounding nails wasn't what he was cut out for," said Mr. Foss. So the brothers built a house, sold it, and made some money. "He said, 'We can keep the money, or use it to build two houses.'"

As homes built by Mr. Nelson multiplied across the city, so did the contents of his wallet – as well as his sense of humor, which often emerged in the company of fellow

masons at the Scottish Lodge. One day, those friends were astonished at the clumsiness of a new waiter at the lodge who kept dropping food in their laps and serving soup with a thumb crooked into the steaming liquid.

Only one lodge member kept smiling as the others grew irritated. That was Mr. Nelson, who'd hired an actor to play the butter-fingered server.

Not all of Mr. Nelson's practical jokes were as amusing. There was, for instance, the time the curtains caught fire in his family's Laguna Street apartment after one of the exploding cigars he'd given his buddies blew up.

"My grandmother put her foot down after that," chuckled Foss.

More often, though, Esther Nelson was a willing partner in the fun because her husband could never quite finish telling a joke himself. "He'd just start laughing so hard, tears would pour out, and he couldn't finish," said Mr. Foss. "My grandmother would have to supply the tag line."

Mr. Nelson had much to be carefree about. His homes were selling well and, whether shrewd or just plain lucky, he had withdrawn all of his money just weeks before the Crash of '29.

But fortune faded when Mr. Nelson was only in his 40s. He suffered several strokes and was never quite the same after that, said Mr. Foss, who was 14 when his grandfather died in the late 1950s.

Yet, his legacy endures in his homes and in the memory of his generosity. As Mr. Foss tells it, Mr. Nelson lent money to everyone who asked. "I've never heard of anyone who didn't like him," he said. 🐾

Ocean Avenue Community Updates

by Rosendo Betancourt and Sabine Taliaferro, Ocean Avenue Association

As the string lights illuminate Ocean Avenue, we reflect on an incredible 2024—a year filled with growth, beautification, and community connections. From exciting events to new businesses joining the corridor, this past year has truly showcased the vibrancy of our neighborhood.

The beautification efforts along Ocean Avenue continue to shine, with the addition of string lights and colorful murals that bring new energy to the area. Looking ahead, more public art installations are in the works, ensuring that Ocean Avenue remains a welcoming and inspiring space for all.

In 2024, the avenue welcomed several new businesses, each contributing to the diverse and dynamic character of the neighborhood including:

- Charm Coffee, located at 1939 Ocean Avenue, which has quickly become a local favorite with its organic coffee and freshly baked pastries in a warm and inviting atmosphere
- El Mercadito, at 1712 Ocean Avenue, is an excellent addition to the community, providing a convenient neighborhood grocery store for residents
- DeziLab, at 1507 Ocean Avenue, adds creative flair to the corridor
- El Touch Massage and Body Work Studio, at 1410 Ocean Avenue, offers relaxation and wellness services

Beyond these openings, the past year was marked by engaging community events that united neighbors. The Ocean Avenue Open Studios transformed our office into a vibrant art gallery, showcasing the work of local artists as part of SF ArtSpan's 50th Anniversary. The October Wine



Walk was another highlight, creating a festive atmosphere and encouraging residents to explore the many outstanding businesses along the corridor.

As 2025 approaches, we invite everyone to stroll down Ocean Avenue. Whether you're exploring a new restaurant or boba spot, revisiting a favorite that reminds you of home, or simply soaking in the avenue's charm, there's something here for everyone.

Stay connected and follow us on Instagram at @sfoceanave to stay up to date on our events and initiatives. Details about our upcoming Lunar New Year celebration will be announced soon.

We want to thank our neighbors and residents of Westwood Park for shopping locally along Ocean Avenue and for your participation and support. Best wishes from us all! 🍷

Editor Note: Unfortunately, we recently learned that Walgreens will close 12 locations around the City at the end of February, including 1630 Ocean at Faxon and Ocean. They said prescriptions would be transferred to other nearby Walgreens locations and that patients would receive that information.



Love Thy Neighbor

by Francine Lofrano

Westwood Park is home to many long-time residents, some who are now elderly and alone. Let's keep the season of giving and sharing going! If you know of an elderly or alone neighbor, please consider reaching out to them by checking in on them regularly, offering a ride, helping with errands, putting in/out garbage cans on collection days, etc. The gift of self is often the most important and most appreciated gift that we can give or receive! 🍷

Halloween House Decorating and Costume Contest Winners

Halloween generated much excitement 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:
525 Miramar
Avenue - fantasy
nightmare



2nd place:
45 Hazelwood
Drive - circus
meets New
Orleans



3rd place:
820 Miramar
Avenue – skull
island

Westwood Park also held our second annual Halloween Parade with a costume contest and picnic on Sunday, Oct. 27th on the Faxon Green. Special thanks to Sarah Newman Chu for organizing and to all those who joined us. The costume contest winners received gift cards from Ocean Avenue merchants.

We appreciate all of our neighbors throughout Westwood Park for bringing the Halloween spirit in 2024. 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: Charm Coffee, Ocean Cyclery, Expert Pet, the Plant Lady, and PurTea.

We look forward to another amazing Halloween celebration next year -- mark your calendars for Friday, October 31, 2025! 🍁



Inaugural Progressive Dinner *A Hit*



Aside from all the Halloween fun we had in the neighborhood, we successfully hosted our Inaugural Westwood Park Progressive Dinner on November 10th. Twelve families joined us and their tenure in our neighborhood ranged from 5 months to 8 years. Shout out to Kristi Bulnes and Lisa Turner for helping Joyce Lifland with this event.

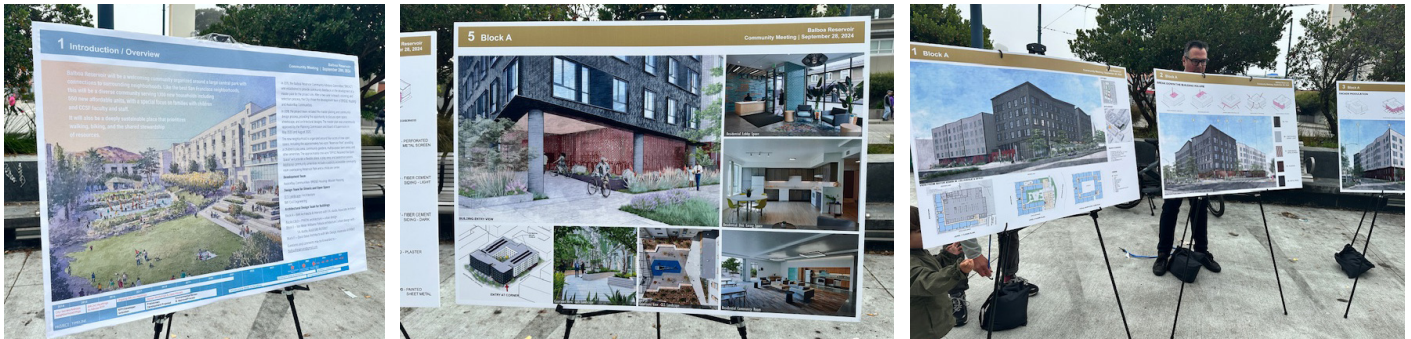
Thank you to all our hosts who made this event possible:

- **Appetizer host family:** Willard Monroe and Rebecca Wardell
- **Dinner host families:** Lisa and Chris Turner, Peter Larsen, Irina Ushach, Jay and Delsa Rendon
- **Dessert host family:** Peter Larsen and Irina Ushach

We're hoping to make the Westwood Park Progressive Dinner a new tradition, and we hope to see many more neighbors next year! 🍁

Balboa Reservoir Development *News*

Portions of this article excerpted from an Oct. 2, 2024 Ingleside Light article



The development and architectural teams for the Balboa Reservoir housing project met on September 28, 2024 with residents and community members at Unity Plaza on Ocean Avenue. The meeting was meant to collect feedback on Block A, the first phase of the project, which will have 100% affordable housing units.

Westwood Park resident Phil Rivera, who attended the meeting and provided the photos in this article, stated that he “expressed my concerns to the Balboa builders and developers over initial construction and traffic/parking burden on surrounding arteries. Infrastructure is projected likely to begin early 2025. I’m very concerned with the proposed vehicular access to Plymouth via San Ramon Way (Paseo). Many residents and the WPA Board oppose pedestrian and vehicle access via San Ramon Way.”

David Casey with BAR Architects & Interiors said that Block A, located at the corner of Lee Avenue and Wisteria Lane, will have 159 affordable family units with roughly 50% of units with two to three bedrooms. The second level of Block A will have community space and a courtyard for residents living in the building among other amenities as part of the conceptual plan.

The architectural firm provided the schematic design of the floor plans and renderings of the outside of the building. Materials used for the exterior of Building A will include black tiles in a matte and glossy finish that will face Lee Avenue and “help pick up some visual interest, as people are walking up from Unity Plaza,” he said.

Josh Carillo, senior project manager with Bridge Housing, said buildings A, B, E and F will be affordable housing units. Bridge Housing is leading three of the four blocks while Mission Housing is leading another block. A new construction milestone is on the horizon for one of the affordable housing buildings.

“The new milestone is that we’re looking to build E first. It’s the most advanced in the project,” Carillo said. Bridge Housing is still waiting to hear back from the state on funding for Block E and could hear back soon. If the funding is approved, construction of Block E could potentially break ground in June of next year, he said.

If Bridge Housing receives the funding from the state, they plan to apply for the same funding for Block A. “If we get the funding for E we feel pretty strong, we’ll get the funding for A,” Carillo said.

The city of San Francisco announced in 2023 that the state awarded \$45.7 million for Building A from various state agencies.

Carillo said they could hear back on funding for Building A in July of next year with the potential of a groundbreaking in January 2026.

Nora Collins, the senior development director for AvalonBay Communities, concurred with the earlier statements, noting in December that “Building E and Building A are scheduled for a 2025 start (likely June). We’ll be circulating more information about this early in the new year. “

We will inform Westwood Park neighbors if we hear dates for future public meeting and will 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 to obtain the email consent form.

City College of San Francisco **Opens \$155 Million Steam Building**

In mid-December, City College of San Francisco faculty, students, project designers and contractors participated in a ribbon-cutting ceremony christened a new facility for science, technology, engineering, arts and mathematics (STEAM) courses.

The project broke ground along Frida Kahlo Way in 2022 by the architecture firm Smith Group and construction company Rudolph and Sletten thanks to Proposition A, an \$845 million bond passed by voters in 2020 that would go toward updating the college's buildings, building new facilities and making earthquake safety upgrades.

At over 124,000-square-feet, the \$155 million building has four floors with lecture rooms, meeting rooms and study spaces, an art gallery, computer labs, an innovation center, eight art department studios for ceramics, sculpture, still life and figure drawing, nine biology labs, eight chemistry labs and 27 faculty offices. The building also pays an artistic homage and modern interpretation to the Diego Rivera fresco Pan American Unity mural which is predicted to return to the campus once the Performing Arts and Education Center is built, by Smith Group's Designer Jason Campbell. Lined from floor one to floor four on one of the main walls is a vertical barcode-like design that depicts each color and segment from Rivera's iconic mural.

The new STEAM building is set to open to all students in January 2025 and is among other ongoing projects at the college like the construction of their new student success center. 