

WESTWOOD PARK ASSOCIATION

Newsletter

Winter 2025



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WESTWOOD PARK ASSOCIATION BOARD MEMBERS:

President: Pauline Jue
(term expires 2028)

Vice President: Mike O'Driscoll
(term expires 2027)

Treasurer: Francine Lofrano
(term expires 2028)

Secretary: Carole Karahadian
(term expires 2027)

Member-at-Large: Jen Chang
(term expires 2028)

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

Member-at-Large: Rick Marsh
(term expires 2026)

CONTACT INFORMATION

E-mail: board@westwoodpark.com

Phone: (415) 333-1125

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

Web site: www.westwoodparksf.org

Newsletter Editor:
Michelle O'Driscoll

President's Message

by Pauline Jue

Greetings for 2026! In this new year, I look forward to a few things:

- Completion of the restoration work on the pillars
- A new homeowner member joining the WPA Board
- Installation of the traffic slowing measures throughout Westwood Park (done!)
- All our residents complying with the WP requirements and world peace

Okay, the last item may be hard to attain, but I think we can have our residents in compliance, right? This would require all of you to be mindful before you start any renovation work on your home. Just drop an email or phone call to the board beforehand. We respond quickly!

In all seriousness, we live in a beautiful neighborhood, and it takes our entire neighborhood to keep it beautiful. I know you will do your part. 🇺🇸

With peace and love,
Pauline

Gate & Pillar Restoration Update

Many of you have asked about the status of restoration of the Miramar and Monterey gates and pillars. We are still awaiting additional Participatory Budget funds from Supervisor Melgar's office and continue to coordinate with the Department of Public Works on repainting the gates and pillars. We have been told that April is a possible start date.

In the meantime, the Westwood Park Association hired a private contractor to address urgent repairs. In late October 2025, a contractor successfully welded and restored damaged sections of the wrought iron at the Miramar and Monterey gates, helping preserve these important neighborhood features.

We are also pleased to share that two bronze plaques designating the gates and pillars as San Francisco Historical Landmark No. 314 are in fabrication, paid through the Participatory Budget funds. Once the plaques are received, they will be installed on the pillars at Miramar and Monterey and Miramar and Ocean later this year.

Finally, a heartfelt thanks to Laura Frey and Ken Rychwalski for their ongoing care of the pillar lighting, as it truly makes a difference. 📷



Balboa Reservoir Development News



Construction Begins

Construction officially began at Balboa Reservoir on November 17, 2025, as announced by the Balboa Reservoir Team (and WPA to our residents) on November 25. As discussed in their community meeting in August 2025, the infrastructure is expected to take approximately 20 months, with Building E starting in early 2026. The Balboa Reservoir Team plans to send out monthly update emails with progress photos and the work that is forthcoming.

Infrastructure at Balboa Reservoir continues to move steadily forward. The contractors reported that they have completed the site preparation and demolition of the concrete and pathways to City College. The next step is the grading work, which will steadily slope the site from the north to the south. Grading includes the removal of the berm, which started on January 12 and will last for 2-3 weeks, weather depending.

You will see heavy civil equipment like scrapers, excavators, and dump trucks on and around the berm as they relocate the soil around the Balboa Reservoir site. Grading will continue into February, as they import soils and lay the foundations of the future roadways and buildings.

WPA is closely monitoring the situation and will keep residents informed as soon as we hear updates.

Questions or Concerns?

For any Balboa Reservoir-related questions, reach out to BRIDGE Housing at balboareservoir@gmail.com or (415) 321-3598. You can sign up for updates here: <https://balboareservoir.com/contact-us/>

If you have immediate concerns about the work, contact the community liaison, Michael Kupryyanov. His 24-hour phone number is (415) 321-3598. Please leave your name, number, and email address, and he will try to answer your call as quickly as possible. 📷

Annual Assessment *Update*

by Francine Lofrano

The Westwood Park Association's Board of Directors would like to thank the 98% of Westwood Park residents (as of publication of this newsletter) who have paid their annual assessment. This is the highest percentage of collections that we have reached by this time of year since I became your treasurer in 2020, so a big thank you to all our residents who made this a record-breaking year! It is your annual assessment that maintains our historic, unique, and beautiful neighborhood that we are all so fortunate to live in and enjoy!

Additionally, Westwood Park currently has only six recorded liens on file for non-payment of annual assessments. This is less than 1% of Westwood Park properties, and no new property liens were placed this year. This is another record, and another thank you.

Annual Assessment Dues for Fiscal Year 2026-2027

The annual assessment per single parcel for fiscal year 2026-2027 will remain \$165.00 per single parcel (larger parcels are assessed accordingly). This is the third consecutive year that there has been no increase in annual assessments. The due date for annual assessment payments is always 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.

Payment Methods for Dues

You can pay your dues either electronically or through the mail:

- **Electronic payment:** When the annual assessment billing goes out in March 2026, homeowners who signed up for electronic communications will receive an email link to pay their annual assessment via direct debit (credit card payments are not currently accepted).
- **Mailed payment:** Those without emails on file will receive the annual dues bill via regular postal mail and can pay via check.

Whether you receive an email bill or a paper bill, you can opt to write a check and mail it to the Westwood Park Association. It is the homeowner's responsibility to update email and/or mailing addresses. We will be happy to update any changes for you.

Whichever way you choose to receive communications from the Westwood Park Association, please remember that all communications will be sent either via mail or via email as we no longer offer a combination of mailed and emailed communications. Thank you for your cooperation. 📧

Volunteers Needed: *Call for Board of Directors*

The Westwood Park Board of Directors is composed of seven volunteers who live in the neighborhood. One of our directors' terms will end in September 2026 and we would like to ask you to consider volunteering with us. You would need to attend a monthly meeting (we're a friendly and fun group) and respond to emails outside of the meetings.

Interested? If so, please provide your name, Westwood Park address, and a short paragraph with your background with contact information by March 30, 2026. You must be an owner and member in good standing (dues paid) to run for office.

If you cannot commit to serving as a board member, please consider volunteering your skills on an ad hoc basis. We need help with:

- QuickBooks
- Westwood Park website posts
- Periodic email blasts to residents
- Safety and emergency concerns for the neighborhood

Please drop us a line at board@westwoodpark.com or call (415) 333-1125 by March 30, 2026 if you'd like to join the board or volunteer. Tell us a little about yourself. We know your time is precious, but any time you can give to our neighborhood would be greatly appreciated. 📧

Connecting as a Community: 2025 WPA Annual Meeting Recap


The Westwood Park Association held its Annual Meeting on September 6, 2025, on the Faxon Green, welcoming more than 100 residents along with representatives from the Supervisor's Office, SFPD Ingleside Station, and the Citywide Planning Department. WPA President Pauline Jue reviewed highlights from the past year, including progress on the restoration of the historic Westwood Park pillars. After challenges with City-managed work, we secured additional funding from Supervisor Myrna Melgar's office with hopes to complete ironwork, painting, landscaping, and commemorative plaques.

The meeting also featured updates from Captain Jerry Newbeck of the Ingleside Police Station, who reported an overall decline in crime citywide and reaffirmed that Westwood Park remains a low-crime neighborhood, as well as remarks from Emma Hare, legislative aide to Supervisor Melgar, on key City priorities such as Muni funding, housing, street safety, and homelessness initiatives.

Director Rachael Tanner of the Citywide Planning Department provided an overview of housing and zoning initiatives, including the Family Zoning Plan and proposed development along transit corridors such as Ocean Avenue, prompting thoughtful questions and discussion from residents about neighborhood character and local impacts. Additional reports covered the WPA's strong

financial position, ongoing tree trimming and common area maintenance, planning and compliance reminders for remodeling projects, and updates on electronic dues billing and payments.

The meeting concluded with announcements about upcoming community events, including the annual Halloween house decorating contest and costume parade, followed by a well-attended picnic lunch by That's Amore that gave neighbors an opportunity to reconnect.

If you could not attend the meeting, you can read the minutes here: <https://westwoodparksf.org/wp-content/uploads/2025/10/WPA-Annual-Meeting-Minutes-Sept-6-2025.pdf> 



SFMTA Pauses Ocean Avenue *Red Transit Lane Installation*

On January 13, the San Francisco Municipal Transportation Agency (SFMTA) announced that they paused the installation of red transit-only lanes on Ocean Avenue that was scheduled to begin in mid-January as part of the K Ingleside Rapid Project. Many residents and business owners had opposed these changes and a petition was circulating.

Supervisors Myrna Melgar (District 7) and Chyanne Chen (District 11) will convene a working group to review potential transportation improvements and address concerns from residents and small businesses along the corridor.

The K Ingleside Rapid Project, launched through the Ocean Avenue Mobility Action Plan in 2021, is still focused on improving transit capacity, reducing Muni travel times, and enhancing traffic safety.

While the red lanes are on hold, all other elements of the project will move forward, including implementing new left-turn restrictions at five intersections to improve traffic flow and pedestrian safety (two affecting Westwood Park residents):

- No left turn from Ocean Ave. onto Brighton Ave. (southbound)
- No left turn from Ocean Ave. onto Plymouth Ave. (northbound)
- No left turn from Ocean Ave. onto Miramar Ave. (southbound)
- No left turn from Ocean Ave. onto Jules Ave. (southbound)
- No left turn from Ocean Ave. onto Lakewood Ave. (northbound)

WPA residents who use these routes should plan for alternate turn options when traveling to and from the neighborhood once the changes go into effect.

Learn more and stay informed:

- Project updates and details: <https://www.sfmta.com/projects/k-ingleside-rapid-project>
- Sign up for email updates: <https://www.sfmta.com/signup-alerts>
- Questions: RapidKProject@SFMTA.com or (415) 646-2410



NERT Disaster Preparedness Training

When disaster strikes -- whether it is a major earthquake or another emergency -- the people you can count on first are the ones right outside your door: your neighbors.

That is why the San Francisco Fire Department created the Neighborhood Emergency Response Team (NERT) program, a free, community-based training initiative built on a neighbor-helping-neighbor approach. NERT equips San Franciscans with the skills and confidence to act quickly and safely when the unexpected happens.



What is NERT?

NERT is a no-cost training program for individuals, neighborhood groups, and community organizations across San Francisco. Participants learn the fundamentals of personal preparedness, disaster prevention, and hands-on emergency response skills.

The program's goal is simple but vital: to help residents become self-sufficient after a major disaster by building cross-trained, multifunctional neighborhood teams that can support one another until professional responders arrive.

As David Hingston (a Westwood Park resident who recently attended the NERT trainings with his wife) explains, the true value of the NERT program becomes clear when an emergency turns into a disaster. After an earthquake, "simultaneous, multiple emergencies so numerous and widespread" will overwhelm first responders, leaving residents to help themselves for days. In that scenario, he notes, "911 won't be working and SFFD won't be going to individual houses," making trained neighbors essential as "the eyes and ears of the SFFD."

Training Format and Curriculum

The full NERT certification includes 24 hours of training, delivered in six sessions that run approximately four hours each. Classes are offered by NERT at locations throughout the city, and enrollment is limited. NERT Curriculum Training includes:

- Class 1:** Earthquake Awareness, Preparedness & Hazard Mitigation
- Class 2:** Basic Disaster Skills
- Class 3:** Disaster Medicine
- Class 4:** Light Search & Rescue
- Class 5:** Team Organization & Management
- Class 6:** Skills Development & Application

Upcoming training sessions and registration details can be found here: <https://sf-fire.org/nert/nert-calendar-meetings-trainings-events>

Westwood Park currently does not have a NERT neighborhood coordinator. If you have attended the trainings and are interested in this role, see responsibilities here: <https://sf-fire.org/media/910/download?inline>

Building Your "Go Bag"

UCSF offers a helpful guide for assembling a San Francisco-ready "go bag." At minimum, your emergency kit should include a:

- 3-day supply of water and non-perishable food
- First-aid kit
- Flashlight
- Battery-powered or hand-crank radio

See full supply list here: <https://beready.ucsf.edu/content/gather-supplies>

Westwood Park Staging Area

If a disaster occurs, Westwood Park's designated staging area is the Montecito Green at Plymouth and Montecito Avenue. Battalion 9 is the San Francisco Fire Department unit assigned to our neighborhood.

Let's hope we never have to use it, but we should be prepared. We need a NERT coordinator for Westwood Park! If you care about your family, your neighbors, and your community, please step up and volunteer for this very important role. 📍

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
65 Hazelwood Avenue -
Aliens attack!



2ND PLACE
201 Montecito Avenue -
People burger



3RD PLACE
528 Miramar Avenue -
Whimsical meets spooky

Costume contest winners (with their parent's names and prize) are below.



0-5 year old: Pikachu,
Stephanie Luo, \$10 Plant Lady



6-10 year old: Cousin It,
Sonia Mays, \$10 Sweet Cupz



6-10 year old: Wolfman,
Sarah Chu, \$10 Ocean Cyclery



Family winner: Bumble
Bees, Savannah Whelan,
\$15 Charm Coffee

Unfortunately, due to inclement weather, our third annual Halloween Parade with a costume contest and picnic was cancelled. Special thanks to Sarah Newman Chu for organizing and planning the replacement "Fall Family Fun" event on November 8.

We appreciate all our neighbors throughout Westwood Park for bringing the Halloween spirit in 2025. We thank WPA social chair 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, the Plant Lady, and Sweet Cupz. Please show these businesses some love and visit their establishments.

We look forward to another amazing Halloween celebration next year — mark your calendars for Saturday, October 31, 2026! 🎃

Ocean Avenue *Community Updates*

by Rosendo Betancourt and Sabine Taliaferro, Ocean Avenue Association



As we begin 2026, the Ocean Avenue Association remains committed to supporting a welcoming, vibrant, and well-cared-for corridor for residents, small businesses and visitors. We are pleased to share that the Ocean Avenue Association has been successfully renewed, ensuring the continuation of core services, community programming, and neighborhood improvements along Ocean Avenue. This renewal also supports the Association's expanded service area into Lakeside Village, allowing for more coordinated engagement and investment across connected neighborhoods.

Ocean Avenue continues to build steady momentum through consistent programming, growing local businesses, and visible investments in art and placemaking. Recurring activations remain an important part of corridor life, including:

- **Mercadito Saturdays** at El Mercadito take place on the last Saturday of each month, offering a consistent gathering centered around food, music, and community connection.
- **Wine Woof Wednesdays**, hosted by Expert Pet, occur on the last Wednesday of each month and invite neighbors and their pets to enjoy a relaxed midweek experience along Ocean Avenue.

Volunteer opportunities are also available year-round for students and neighbors interested in giving back locally. The Ingleside Community Clean-Up takes place every Saturday at 11 am, meeting at Ocean Ale House (1314 Ocean Ave), with a complimentary lunch provided afterward at 12 pm. In addition, the Ocean Avenue Clean-Up is held every Thursday, meeting at the Ocean Avenue Association office (1720 Ocean Ave) at 4 pm for an hour of corridor clean-up and community care.

We're also preparing for the Ocean Avenue Lunar New Year Celebration, taking place on February 28, 2026, at Unity Plaza. This family-friendly event will bring the

community together to celebrate the Lunar New Year through cultural activities, performances, and local participation, continuing a tradition of inclusive and welcoming neighborhood gatherings.

Public art continues to play an important role in shaping the corridor's identity. The Youth Art Exchange Utility Box Art Project is now fully installed throughout the district, bringing vibrant, youth-designed artwork to highly visible locations. These installations add color and creativity to the streetscape, and the Ocean Avenue Association will continue to maintain them as part of its ongoing beautification efforts.

Ocean Avenue has also welcomed several new and growing businesses over the last few months, which we encourage you to visit:

- **Diamond Coffee & Pastry** (1181 Ocean Ave.) has opened as a café serving coffee and freshly made pastries.
- **Dim The Way** (1109 Ocean Ave.) offers a modern take on traditional Cantonese dim sum, with handcrafted dishes prepared fresh daily.
- **Kushology** (1019 Ocean Ave.) has opened as a cannabis dispensary, serving community members who use cannabis for medicinal or personal needs.
- **Megan's Table** (1422 Ocean Ave.) is a Thai restaurant adding to the corridor's diverse dining options, reflecting the continued growth and evolving character of Ocean Avenue.

Looking ahead, Ocean Avenue is confirmed as a participating location for ArtSpan's SF Open Studios 2026, with more details to be announced later this year. Planning is also underway for additional arts, cultural, and small-business-focused programming throughout 2026, further strengthening connections between Ocean Avenue, Lakeside Village, and surrounding neighborhoods.

Whether you're discovering a new restaurant, enjoying an afternoon of music and art, or simply taking a stroll, thank you for being part of what makes Ocean Avenue special. Stay up to date by visiting www.oaacbd.org and following @sfoceanave on Instagram. 📷

Ocean Avenue Association

1720 Ocean Ave, San Francisco, CA 94112

Office Hours: Tuesdays & Thursdays, 10 am – 3 pm

Phone: (888) 807-4441 (Monday–Friday, 9 am – 5 pm)

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.

Around Westwood Park's Common Areas

by Mike O'Driscoll, Common Area Chair

Westwood Park's historic charm, garden-like setting, and distinctive architecture is one of the reasons many of us live here. As the board member responsible for the Common Areas, below are several updates on park-related issues and maintenance since my last report during the annual meeting.

Tree Pruning Transition to DPW: Due to rising Directors & Officers insurance premiums and increased tree-trimming costs, the board has decided to transition all neighborhood tree pruning to the Department of Public Works (DPW). This includes the stone pines along Miramar. This change will significantly reduce expenses and help avoid a substantial dues increase, which would be difficult for many residents (particularly seniors) in the current economic climate. DPW has indicated they are working toward a five-year trimming cycle. Trees can be pruned sooner if there is a compelling reason, such as roadway clearance or concerns about structural integrity, so let us know if any trees are of concern.

Storm-Related Tree Loss: During the December 24th storm, two trees on the 700 block of Miramar (a newly planted magnolia and an older mature tree) were blown down and could not be salvaged. DPW removed both trees and has been asked to grind the remaining stumps.

Miramar Lawn Damage: The board received reports of lawn damage near 735 Miramar on November 20, and near 701 Miramar on October 11. Unfortunately, no security cameras captured either incident, making it impossible to recover repair costs. WPA gardener Baltazar Gutierrez promptly repaired both areas.

Traffic Calming Update: In early January 2026, SFMTA installed new speed humps on Miramar (four north, two south installations), Hazelwood (two installations) and Plymouth (two installations). These were requested by residents in 2021 and formally approved in 2022, after SFMTA collected speed data.

If you notice any issues affecting the common areas, especially damage caused by trucks or heavy vehicles, please contact the board as soon as possible at (415) 333-1125 or board@westwoodpark.com. Photos or videos of the damage and vehicles involved are extremely helpful. Prompt reporting allows us to arrange repairs quickly and pursue reimbursement from responsible parties when possible.

Thank you for your continued support and for helping care for our shared spaces. Together, we can keep Westwood Park strong, safe, and beautiful. 