

THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



VOL. 16 NUMBER 2 May 2006

P.O. BOX 4916, VALLEY VILLAGE, CA 91617

Mansionization-Plus

In past Valley Villagers we reported on the growing trend of developers buying a Valley Village home and tearing it down to make way for a much larger home that uses most of the space on the lot. This has been commonly referred to as "Mansionization." Now this trend has spread to the apartment buildings in Valley Village. Many Village renters are receiving eviction notices for the apartments they occupy in smaller, older buildings to make way for larger, new condominium buildings.

When a developer buys a smaller, older structure and builds a new structure that maximizes the lot, whether a single family home or an apartment building, it seems like the same issue, Mansionization. But, there is one major difference: the overall effect on the community is more than just visual or blocking someone's backyard sunshine. Valley Village and City resources will be used at a greater rate, affecting everyone who lives here.

One large single-family home replacing one smaller single-family home does not have the same impact on the infrastructure as 24 condos standing where 12 apartments used to be. That means more children in the schools, more traffic on the streets, more water used, more sewage in the sewers and more strain on all public services and facilities.

This is happening in Valley Village. Four, side-by-side apartment buildings were just purchased by a developer on Magnolia between Colfax and Laurel Canyon. The same thing has happened on Albers Street and versions of it can be seen on Laurel Canyon near the corner of Huston. Mansionization? Or maybe we should call it Mansionization-Plus.

Of course there are two sides to every story -- Owners have the right to sell their homes or their buildings. More homeowners mean more tax revenue for the City. These projects, whether they are single-

family homes or multi-family condos, are being constructed legally under current building codes, regulations and the Valley Village Specific Plan. Los Angeles does need more housing. And sometimes progress is growth, where once stood walnut groves is now Valley Village.

City Councilmember Wendy Greuel, on April 24, 2006, held a meeting to discuss the growing concern of Valley Village renters. While no immediate solution was found at that meeting, our Councilmembers need to hear how you feel about this. The Association urges you to call, write or email your Councilmember to express your point of view. In Valley Village your Councilmembers are Wendy Greuel 755-7676 or Jack Weiss 756-8083. Or email: councilmember.greuel@lacity.org
councilmember.weiss@lacity.org

Fourth of July Parade!

Are you ready to strut your stuff? July Fourth will be here before you know it. Now is the time to gather your friends and neighbors and plan to show off your red, white and blue creativity. It doesn't have to be elaborate just something to identify your family or street. Go to our new website www.ValleyVillageHA.com click *Contact Us* and let Jerry Fagin, parade chair, know what your theme will be.

Volunteers for planning and for set up on the Fourth are always needed. Everyone knows Valley Village has a wonderful parade. That can only continue if people step up to help make it happen. This year we are searching for a small marching band. If you have any contacts, please work on them.



We Are On The Web

ValleyVillageHA.com



Spread the word to your friends and neighbors - information, news and pictures are all

accessible on the new Valley Village Homeowners Association website.

- **CALENDAR** will tell you about meetings and events.
- **CONSTRUCTION** will list current projects and their locations.
- **MEMBERSHIP** will tell you how to join or renew membership. You can pay on line through PayPal.
- **CONTACT US** by phone, US mail or e-mail.
- **DIRECTORS** tells you current VVHA board members.

VVHA Board member Jerry Fagin has done a terrific job, providing 14 pages of user-friendly information.

The Village makes The Times

The Los Angeles Times has published two articles featuring Valley Village recently. They were complimentary to the community and to the neighborly atmosphere in Valley Village.

EDITORIAL STAFF

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From The President

Hi! Our next Valley Village Homeowners Association meeting will be at our usual meeting place, Colfax School on Thursday, May 18th at 7:00pm. Please note new time.

Congratulations to Colfax School, one of 32 Los Angeles Unified School District schools to be recognized as a 2006 California Distinguished School. No doubt, Principal Joanie Freckmann's leadership brought this about. Aren't we fortunate to have such a fine staff and great parents in our community? Congratulations to all, especially the students!

The February Birthday Party, co-sponsored by VVHA and Neighborhood Council Valley Village was a huge success with great food and entertainment. It was a sold-out event. Next year we will need a larger venue to accommodate everybody. We apologize that we could not accommodate everyone due to the limited space. The Fire Department's strict rules protect us all. Thank you, Valley Villagers who made this party a great success and thanks to all the terrific, hard-working volunteers who made it happen. Our next big bash will be the Fourth of July Parade. Start planning your floats and entries.

*Speaking of important events, **Supervisor Zev Yaroslavsky** will be the guest speaker at our May 18th Association meeting. He is one of our most powerful and influential politicians, not only in Los Angeles County but also in California. He is an outstanding speaker and has supported his constituents in many controversial issues. He enjoys the question and answer format and is willing to address any of your concerns. Bring your friends, neighbors, your significant others, we should have a full auditorium for this important meeting.*

Another urgent matter on the agenda at this Association meeting will be the large number of oversized boxy houses being built in the area. To address this issue in a non-confrontational, professional manner the Association has hired a professional consultant, Michael Metcalfe of Metcalfe Associates, Urban Design and Development Planning. Mike will address open space requirements and density and will propose some revisions to the language regarding Floor Area Ratio (FAR). While this is a very controversial issue, we are confident that we will reach an acceptable compromise becoming a beacon for other communities facing the same problem. This is a challenge for Valley Village but with your support a fair solution can become a reality. Therefore, we urge you to attend the May meeting. A Town Hall meeting will be called at a later date. This is an example of your membership dues at work.

You most likely have noticed the many developments under construction in Valley Village, not only large homes, but large commercial buildings. We are keeping an eye on all projects. We cannot and do not aim to halt development, but we do watch carefully to be certain they meet our Specific Plan criteria. Trust us, our eyes are wide open.

Hurrah, hurrah! The "Massage Parlor" on Riverside Drive is a thing of the past. We prevailed in that situation with the help of Deputy City Attorney, Brian Sentille who was able to bring a misdemeanor charge against the operator. It took a long time but it is another victory for the VV Specific Plan and the determination of the Association.

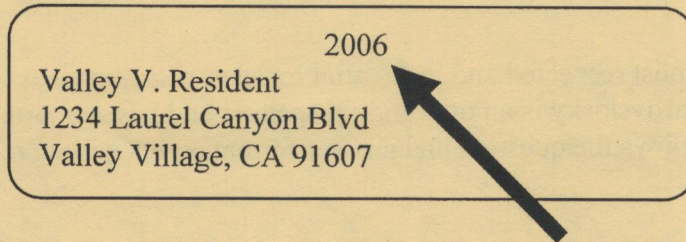
We are bidding a reluctant farewell to our wonderful friends, Mimi and Dan O'Keefe, tireless workers for the Association and the community and all-around great guys! They are heading east for a successful future. Auf Wiedersehn, au revoir, good luck and many blessings. You will be missed.

Lori

Time To Pay Your Membership Dues

The Valley Village Homeowners Association's fiscal year runs July 1 to June 30. It's time to pay dues and renew your membership. Your support is vital to our success. It is essential that we present a united, active and determined membership. Please renew your membership, and at the same time ask a neighbor to join too.

Check your mailing label to see if it's your time to pay:



- If you see 2006 at the top of your label it's time to pay your dues.
- If you see 2007 or 2008 your dues are paid up until June 2007 or 2008.

Membership is open to residents living in the area bounded by the Ventura Freeway on the South, the Tujunga Wash on the West, the Hollywood Freeway on the East and Burbank Boulevard on the North.

If you need membership information to give to others, call the Association (818-506-5158) or include your neighbor's name and address in your renewal envelope, and information will be mailed to them.

Remember, when you support your Valley Village Homeowners Association, you support your community!

Cut out and return with your check made payable to Valley Village Homeowners Association P.O. Box 4916 Valley Village CA 91617

MEMBERSHIP RENEWAL

Annual dues per household: Basic Dues \$18.00 Donor Dues: \$25.00 Patron Dues: \$50.00

Name: _____

Address: _____ Zip _____

Phone: _____ Email: _____

Amount enclosed: \$ _____

OR USE PAYPAL AT OUR NEW WEBSITE:
ValleyVillageHA.com

The Association welcomes any comments, questions, suggestions or offers to volunteer. Just include them in the same envelope.

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Homeowners Association Meeting

*Thursday, May 18, 2006 - 7:00pm **** NEW TIME *****
Colfax Elementary School, 11724 Addison Street
Valley Village, CA 91607

Valley Village Homeowners Association continues to bring important and influential speakers to our Association meetings.

This month we are honored to have one of our most respected and influential legislators **Supervisor Zev Yarovslosky** as featured speaker. Supervisor Yarovslosky is an outstanding speaker and has supported his constituents on many controversial issues. He enjoys the question and answer format and is willing to address your community concerns.

We will also hear about the latest developments in the effort to control construction of large, boxy homes crowded into once spacious lots.

We urge you to attend this important and interesting meeting.

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