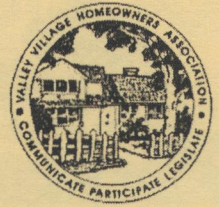


THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



VOL. 15 NUMBER 2

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

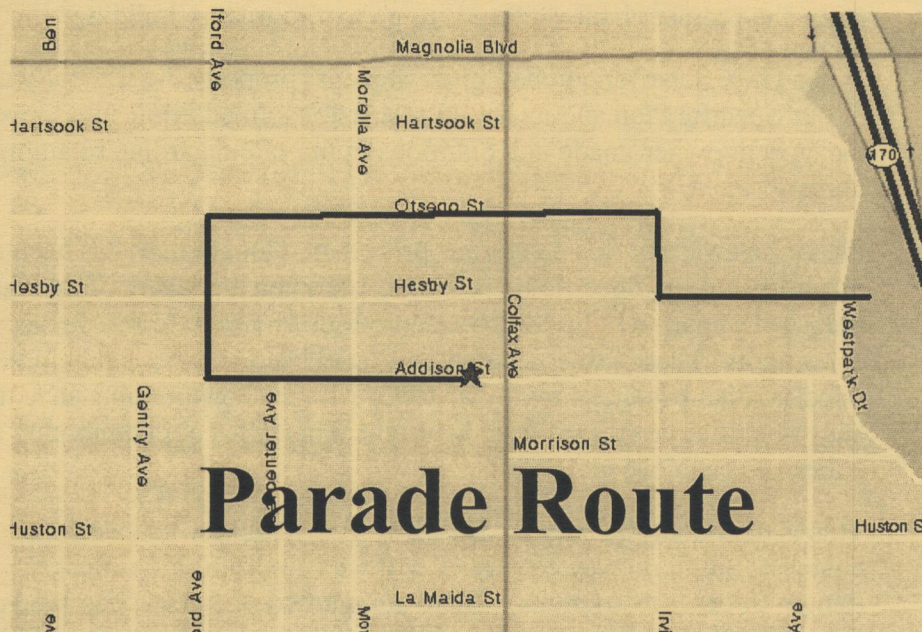
Annual Valley Village July 4th Parade

It's time to get ready for the Valley Village July Fourth Parade. Plans are in progress for the best parade ever. The creative, hard working committee members of the Valley Village Homeowners Association promise to make this a banner event.

Many Village neighbors are planning to decorate vehicles as floats. Join the fun and create a homemade float to express your fantasy. There will be awards for various categories; for floats, for fun costumes, for best-dressed dogs and others. Entries will be judged as they line up on Addison Street at Colfax Elementary School. Judging will take place between 9:15am and 9:45am. Valley Village Homeowners Association will give gift certificates contributed by local merchants. There will also be a drawing for a gift basket for new members joining The Association at the park.

Founding member and Association President Lori Dinkin will be honored as Grand Marshal. Neighborhood Council Valley Village will also take part in the parade.

If you are not going to walk in the parade, come out and cheer marchers on as they pass by and then join us at the park for refreshments. The Homeowners Association will provide free refreshments at Valley Village Park where the Parade ends. There will be corn dogs as well as watermelon, Independence Day cupcakes and bottled water.



West on Addison
North on Radford
East on Otsego
South on Irvine
East on Hesby



The next Association Meeting will be September 21st
Tell a Friend – Tell a Neighbor. Invite someone to join
Valley Village Homeowners Association



Orange Line

Have you noticed the lush landscaping on the Orange Line? This was due to Valley Village Homeowners Association's efforts. We spent countless hours working with the Landscaping Committee of the MTA. Our thanks to Supervisor Zev Yaroslavski for his support.

Parade Help Needed Now

The Parade Committee needs your help. Please call Breice Reiner if you're willing to help before, during or after the parade. 818-766-2932

Program Ideas

We would like to increase attendance at our VVHA meetings. Those attending often comment on how interesting and informative the meetings are. Putting together these meetings requires lots of thought and effort. If you have ideas for future speakers and/or subjects, please call Lori Dinkin at 818-506-5158.

EDITORIAL STAFF

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From The President

Dear Neighbor:

A very ugly situation has arisen in our wonderful Valley Village. There are people at work who are determined to destroy our Valley Village Specific Plan which has protected us from runaway construction and building heights since its inception in 1993.

Let me explain in plain everyday language just what is happening without going into the complicated zoning restrictions. You can hear about that at the Neighborhood Council Valley Village Planning and Land Use Committee meeting on June 8th at 7:00pm at Colfax Elementary School.

To our dismay, Stevens' Nursery, including the land it stands on, has been sold. Schaffel Development Company, Gary Schaffel, President, is purchasing the property. We had dealings with Gary Schaffel many months ago regarding a large condo project on Whitsett and Otsego and had come to a satisfactory agreement. This property is now under construction.

Along comes Mark Gelfat who wants to operate the Stevens' Nursery. So far, so good! But here's the kicker: Mr. Gelfat will change Stevens' Nursery, it will be only one third of the current nursery. Mr. Schaffel, the developer, has agreed to this arrangement only if he can construct a four story condominium on the remaining two-thirds of the property. This would require an exception to the Valley Village Specific Plan. The Specific Plan does not allow four stories. Mr. Schaffel has said that in order to accommodate the smaller nursery and still build enough units to make the project viable, he needs to go to a four story building.

When Gary Schaffel purchased the Stevens' property, he was fully aware of our Specific Plan and its height restrictions. In addition, Jim Stevens, the current owner, made no conditions in the sale regarding retaining the nursery.

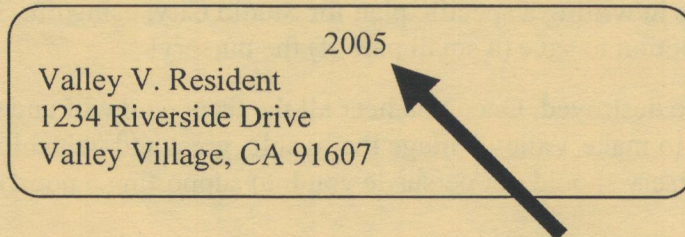
Please be aware of this dangerous precedent. Our strength has been in the conditions of the Specific Plan. I am certain you are aware of the many monstrous apartment buildings that are four stories or higher in our community. These "stucco mountains" had been constructed before our Specific Plan became a reality in 1993. All new construction since then has to be three stories (or less) in height. This gives our community a cohesive, livable look.

This is not about the nursery, trust me. Yes, a nursery is a welcome business, but in no way can we or will we compromise our Specific Plan (height or other restrictions). There are many developers chomping at the bit to develop projects in Valley Village, we therefore cannot make an exception – every developer will then feel justified to demand exceptions to the Specific Plan. (continued on back page)

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 2005 at the top of your label it's time to pay your dues.
- If you see 2006 or 2007 your dues are paid up until June 2006 or 2007.

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: \$ _____

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

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From The President - Regarding Stevens' Nursery (Continued from Page 2)

Unfortunately, the publicity that has engendered is misleading, misinformed and distorts the facts. There has been an emotional outpouring of signatures on petitions, ignoring the facts, ignoring zoning issues, ignoring our Specific Plan and ignoring the truth.

Our neighboring community, Studio City, has urged its residents to sign petitions to "save the nursery" and urged Valley Village residents to do the same. The irony is that the Studio City Residents Association has come to Valley Village Homeowners Association for guidance in writing a specific plan for Studio City, using our Specific Plan as a template. Now they want us to make an exception to save (a small part of) the nursery!

We cannot and will not let our Specific Plan be destroyed. Once you hear all the facts, you will understand all the ramifications. We have worked long and hard to make Valley Village the livable, great and valuable community that it is. The emotional appeal of having a nursery should not persuade you into supporting a poorly conceived project.

Please come to the June 8th meeting and show your support for the Valley Village Specific Plan. **Lori**

PS: What gives us the assurance that a small nursery will survive? If it does not, the stage will have been set for a 45 foot high building on Riverside Drive. We must not let this happen. And another important fact: The Specific Plan calls for very extensive landscaping on new construction which must be followed. Do not be persuaded by the sentimental appeal of having a nursery into supporting an over size project that would destroy our Specific Plan.

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



P.O. BOX 4916
VALLEY VILLAGE, CA 91617
818-506-5158
www.valleyvillage.net



Valley Village July 4th

PARADE

*Put on your Red, White & Blue.
Decorate you bike, trike, wagon
stroller, or skates.*

*Meet at 9:45 a.m.
Monday, July 4th,
Addison Street parking lot
Colfax Avenue
Elementary School*

*The paade will travel west
on Addison to Radford,
north to Otsego, across
Colfax to Irvine, south on
Irvine to Hesby, then east to
Valley Village Park.*



*Refreshments
and Fun!
All ages welcome!*

*If you don't join
the parade, cheer
on your neighbors
as they pass by.*

*Sponsored by:
Valley Village Homeowners Association
818-506-5158*

Valley Village July 4th

PARADE



Tell a Friend – Tell a Neighbor

Invite someone to join Valley Village Homeowners Association

Please give this page to a friend or neighbor and ask them to join Valley Village Homeowners Association. Membership is open to residents of 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.

Why join the Valley Village Homeowners Association?

- To protect and improve your community. VVHA provides leadership and a strong voice in the halls of local, county and state government.
- VVHA serves as a watchdog on all land use proposals, transportation systems, including airport expansion and rapid transit that affects our area.
- VVHA encourages residents to become acquainted with one another. We sponsor the annual 4th of July Parade to Valley Village Park.
- VVHA promotes Neighborhood Watch and graffiti clean-up. We also work to improve security in our community by maintaining a friendly relationship with the North Hollywood Police Department.
- VVHA communicates neighborhood issues. We publish an association newspaper, *The Valley Villager*. Association meetings are held four times a year.

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

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P.O. Box 4916 Valley Village CA 91617

New Membership

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

Name: _____

Address: _____

Phone: _____ Email: _____

Amount enclosed: \$ _____

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