

THE VALLEY VILLAGER

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



VOL. 27 NUMBER 1 January 2017 P.O. BOX 4916, VALLEY VILLAGE, CA 91617

2017/2018 Board Elections

Election of Officers and Board of the Valley Village Homeowners Association is held every two years. The next election will be at the January 18, 2017 membership meeting. Many board members want to serve another two years, and the nominating committee did extensive outreach and found other energetic and qualified candidates.

Every candidate said that Valley Village is a great place to live, and they want to see the work of the Valley Village Homeowners Association continue and grow.

The following are candidates for the Board:

President: **Paul Hatfield**
Vice President: (pick one) **Jerry Fagin** or **Dustin Zahn**
Secretary: **Ellen Wilhelm**
Treasurer: **Ronald Meyer**

Boardmembers at Large: (pick six)

| | |
|----------------------|------------------------|
| Dorothy Apple | Jeff Goldzweig |
| Sandy Hubbard | Karen Kaysing |
| Robert Pine | Zachary Rynew |
| Gil Shorr | Marc Woersching |

Each candidate may make a short statement at the January 18th meeting, and nominations will also be accepted from the floor.

Past Presidents **Alan Brody**, **Peter Sanchez**, **Lori Dinkin** and **Tom Paterson** are automatically non-voting members of the board.

If you wish to run, please contact Peter Sanchez before January 16, 2017 to be included on the printed ballot. Call 818-506-5158.

Candidates must be willing to serve, be a home or condo owner and be paid-up members of Valley Village Homeowners Association. This is a two-year term. The election is by paper ballot. The results should be available at the close of the meeting.

See pages 5 to 7 for Candidate Statements and the back page for additional Election and Membership Meeting information.

Report All Crime

Why should you report a crime? It's simple, the Los Angeles Police Department cannot address crimes or hotspots if they are not notified about them. Typically, when a crime occurs and is left unreported, the frequency and severity of occurrences will increase. This makes the importance of reporting crime, big or small, absolutely vital for your community.


On a daily basis the LAPD's Crime Analysis Unit monitors crime trends for patterns. The analysts put together a map that records and illustrates every crime that occurs within a division. On a weekly basis, the sergeants, beat sergeants, as well as divisional management, meet, review and discuss crime patterns and emerging hotspots. From these meetings strategies are developed to utilize police personnel for the targeted areas. The final result, although not always seen, is an arrest for the original reported crime, or reduction of other occurrences.

Sending out proactive patrols is one response to the emerging crime patterns when documented: in many cases, when you see a police car or a police officer in your neighborhood, they are visiting a target area.

Crime prevention cannot be achieved by the police alone. It is up to law enforcement officers and the public to work hand-in-hand, which means that LAPD depends on your assistance in reporting all crimes.

Emergency: Dial 911
Other Crimes: 877-ASK-LAPD



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Manny's Beat

Happy New Year to all:

I would like to thank our Valley Village Community for the partnership we have embraced this past year. Your support has been instrumental in helping us serve our neighborhoods; assist with solving crimes; support events such as our National Night Out and the annual PALS Golf Tournament, to name two and run our volunteer support group programs.

As we move forward in 2017, I look forward to building a stronger partnership and ask the community to look at ways that we can make our community a safer place to live.

Regarding our crime statistics, we ended the year with a 21% increase in overall crime, due to property-related issues. With your help, we will reduce overall crime and have a fantastic 2017.

Sincerely, Manny Arreygue
Senior Lead Officer
818-634-0829

EDITORIAL STAFF

Publisher: Peter Sanchez
Editor: Gil Shorr
Editor Emerita: Breice Reiner

Contributors:
Manny Arreygue Paul Hatfield
Ellen Wilhelm Marc Woerschling

A Letter from the President

Valley Village is not an island. We are impacted by actions occurring elsewhere in the city and county.

This is why we should be concerned about the city's obsession with high-density, transit-oriented development.

The objective of this strategy is to saturate major streets astride MTA bus and rail corridors with mixed-use developments. City officials assume that the resultant increase in population concentrations along these routes will lead to high usage of public transportation or alternative methods of transportation.

This assumption is deeply flawed. Even with the funding supplied by Measure M, there will never be enough public transit capacity to deal with this type of growth. Transit improvements will amount to a classic too little, too late outcome..... does anyone believe that an upgraded Orange Line (including a conversion to a subway) or rail along Van Nuys Boulevard will come close to absorbing the influx of people that high-density projects will bring to the Valley?

Valley Village is at the crossroads of the 170 and 101. Magnolia, Burbank, Coldwater, Riverside and Chandler feed these freeways. These streets will receive the flow of traffic from high-density developments mainly located west and north of us.

As an occasional rider of the Red Line, I can attest to the current SRO conditions during peak travel times. One can imagine what the ride will be like after large-scale developments appear. If anything, the situation will *discourage* ridership.

The tool the city will use to create its vision of a mini-Manhattan is spot zoning. This practice benefits a single parcel of land by creating a zone for use just for that parcel, one which is significantly different from adjacent properties, or the community as a whole. We will likely see it in play as developers attempt to convert the Weddington Golf and Tennis facility into a massive, mixed-used aggregation.

To restore order and sensibility to the city's planning process, it is vital that we support the passage of Measure S on the March 7th ballot.

Measure S proposes to put a two-year moratorium on projects that are taller or denser than allowed under the city's zoning laws, or projects needing a General Plan amendment to significantly alter the type of land use allowed. Measure S would direct the city to update zoning laws, all Community Plans and the citywide General Plan.

In other words, put "planning" back into planning.

The current process makes as much sense as a homeowner renovating a house one room at a time without regard to the overall flow and appearance of the property.

Groups opposing Measure S include developers and construction companies. They claim our local economy will suffer during the moratorium. However, only 5% of projects would be impacted, and there will be plenty of construction work to go around as a result of Measure M and Measure J.

These same groups contribute heavily to the campaign chests of the local officials who approve their projects. They are also currently permitted to conduct their own environmental impact studies! This is a formula for corruption, if there ever was one...and a formula for undermining our quality of life.

Measure S will require independent EIRs and plans which conform to a sensible scale for each area of the city.

Measure S embodies the values we hold in Valley Village. There is no other relief to the threat posed by overdevelopment on the horizon.

Paul Hatfield, President

VVHA Financial Report

1/1/2016 to 12/31/2016

OPENING BALANCE \$21,983.70
312 Member dues +\$7,897.00
Administrative Expense -\$7,131.78
YEAR-END BALANCE \$22,748.92

Our Position on the NoHo West Project (formerly Macy's)

VVHA sent the following letter to the City Councilmember Paul Krekorian regarding the approval of the NoHo West Project.

December 19, 2016

The Honorable Councilmember Paul Krekorian
Los Angeles City Council
City Hall
200 N. Spring St., Room 435
Los Angeles, CA 90012

Re: Special City Council Meeting to Approve NoHo West Project

Dear Mr. Krekorian,

Writing on behalf of the Valley Village Homeowners Association Board of Directors and most of this organization's membership, I am perplexed by the unfair and seemingly biased manner in which the City Council has accelerated the NoHo West Project to its final outcome, essentially disregarding the concerns of the residents most impacted by the plan – those represented by the Laurel Grove Neighborhood Association (LGNA).

I might add that Valley Village is impacted, too.

First, according to representatives from the LGNA, at the PLUM [Planning & Land Use] meeting you personally swayed the Committee using twenty plus minutes to explore the merits of the development while neighbors who wanted to ask for conciliatory changes from the developer were only allowed a couple of minutes. Thus the neighborhood's opinions on the matter may not have been given the time to fully express their concerns regarding the height of the apartment building, parking, increase in traffic conditions without any mitigation and the billboards. As a result, it appears the balance of the discussion may have been tipped in favor of the plan without due regard given to those adjacent to the project.

Second, an appeal by the Laurel Grove Neighborhood Association was basically overlooked, disenfranchising people who had elected you. Are their concerns about a digital billboard and supersized billboards worthy of consideration? What about their worries of traffic congestion on neighborhood streets? A fair estimate is that this project will add at least 1,248 more cars, many of which will use Laurel Canyon.

Third, VVHA believes that a 24-hour notice of a City Council meeting could go against the intent of the Brown Act. Why would the City Council vote on the NoHo West Project before the PLUM Committee's report was even issued to the City Council? I ask that Assemblymember Adrin Nazarian, who will receive a copy of this letter, address this point. The City's handling of this matter is another reason why the March 2017 Measure S initiative is gaining support from local communities.

We would appreciate a written response from you. We do wish to know your point of view on this matter.

Very truly yours,
Paul S. Hatfield
President

Cc: Adrin Nazarian, Assemblymember, CA State Legislature
VVHA Board of Directors
VVHA membership
Diann Corral, Laurel Grove Neighborhood Association

Proposition S The Neighborhood Integrity Initiative

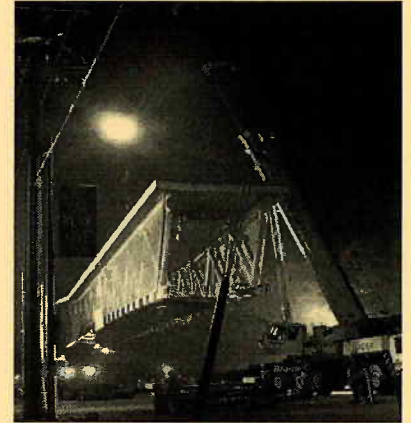
A major growth control initiative, the first since Proposition U in 1986, will be on the ballot in March 2017. The initiative, initiated by the Aids Healthcare Foundation in Hollywood, is in response to a growing public dissatisfaction with the City Council's practice of approving spot zones and Plan amendments for projects that are overly dense, out-of-scale with their surroundings, and would generate excessive traffic and other impacts on the City's infrastructure.

The initiative proposes that: (1) except for 100% affordable housing projects, a two-year moratorium be enacted on General Plan amendments that result in zone or height district changes that would increase the intensity of land uses, increase density or height or result in a loss of open space, agricultural, or industrial land, (2) prohibit General Plan amendments that are the equivalent of spot zoning, requiring that the area to be amended have a significant social or physical identity or be at least 15 acres in size, (3) require a systematic review and updating of the General Plan every five years, with public hearings on individual community plans to be held in the community plan area and at night or on weekends to increase the ability of the public to attend, (4) prohibit developers from hiring their own consultants to prepare environmental impact reports, with the consultants to be hired by the City and paid for by the developers, (5) require the City to make findings of consistency with the General Plan for Plan amendments, project approvals and permit decisions, and (6) limit reductions in the amount of parking provided to no more than one-third of what is required.

The supporters of the initiative allege that it has been the practice of the City Council to periodically approve spot zone changes and Plan amendments that grant increased density, intensity and height for individual projects in response to campaign contributions and lobbying by developers. These campaign contributions have totaled around \$6,000,000 since 2000. In addition to the traffic and other infrastructure impacts from the increased density, these projects have also resulted in the erosion of community character and a loss of open space, agricultural land and industrial land needed for the City's economic base. These projects have also contributed to the loss of existing affordable housing units and an increase in the number of homeless people in Los Angeles. A majority of the newly built housing is luxury housing for persons with an income of \$105,000 and up; it has a vacancy rate of 12% to 20%, indicating an oversupply compared to the demand.

The opponents of the initiative argue that it will stop all or most development in Los Angeles, making it more difficult to meet the mayor's goal of constructing 100,000 additional dwelling units by 2021. In fact, the initiative will affect only 5% of all projects in the City: those that need spot Plan amendments and zone changes for increased density, height or to change industrial, open space or agricultural land to other, more intense uses. The 95% of all projects that conform to the zoning and the community plans and need only a building permit for approval will not be affected. And the initiative exempts affordable housing projects from its provisions.

Bridge Over Magnolia



Late into the evening hours of December 13 and the early morning hours of December 14, Oakwood School's pedestrian bridge was erected over Magnolia Boulevard. After years of planning and working with the community and the city, the much-delayed installation of the bridge was a reality. The school held a small gathering of Oakwood families and personnel – joined by Councilmember Paul Krekorian and Assemblymember Adrin Nazarian. A few stalwart guests stayed to watch the bridge drop into place.

The finishing work is now underway, and is scheduled to be finished by the end of January. An elevator will be installed during that time.

When the occupancy permit is obtained, the bridge will be used by Oakwood students and staff to cross Magnolia in a safer and more efficient manner than currently exists by using the crosswalk. Although it is approved for school use only, the school plans to invite the community to enjoy a walk across the bridge in the near future.



Valley Village Homeowners Association

Board of Directors Election

Term: January 2017 – December 2018

Election Date: January 18, 2017

Candidate Statements

Officers (One for each office)

President

Paul Hatfield:

I have lived in Valley Village since 1986. For ten of those years, I served the community as the Treasurer and At-Large member of the Neighborhood Council. It became apparent to me that the city's bureaucracy was an obstacle to sustaining our quality of life. I have written at length on the subject in my weekly column in Citywatch L.A.

The most effective way to be heard and respected in our city is through organization and participation. If re-elected, increasing our membership and expanding communication will remain priorities for the board. The more members we have, the more likely it is our elected officials will listen to us. This is more important today than ever before because the challenges facing us have increased. Crime rates have gone up across the Valley and the city wants to increase density in a manner which will add to already growing congestion.

Vice President

Jerry Fagin:

I have been an Association member since I moved to Valley Village 22 years ago. I am seeking the Vice-President position on the Valley Village Homeowners Association Board to be an advocate and voice for our community. I think it is important that our city officials hear our concerns. I want to support our Association to continue to be a strong organization to ensure the continuation of the quality of life that we enjoy here.

I have served previously as a member of the VVHA Board and as the July 4th Parade Chairman. In those capacities I worked with the Board members to develop positions on proposed developments around our neighborhoods, such as construction projects, billboards, and conflicts pertaining to our Specific Plan. I started our web site and enhanced the 4th of July parade by enlarging the route, getting more music and soliciting merchant contributions of food and merchandise to give away as prizes.

I am a retired consultant pharmacist so I have a flexible schedule enabling me to address your concerns in a timely manner and be available when the president's business schedule does not allow him to participate. I regularly attend Membership meetings at Colfax, and maintain communications with current and previous Board members as well as some Neighborhood Council members.

I respectfully request your vote on January 18, 2017. Thank you for your consideration.

Dustin Zahn:

I am currently a Board Member at Large on the VVHA. Over the past two years, I've enjoyed taking part in community activities, as well as dedicating myself to making Valley Village a better place for all of us to live. I have decided to further dedicate myself to this community by running for Vice President.

My wife, Jennifer, and I have lived here for three years and are expecting our first child, a baby girl in February. What we have grown to love most about Valley Village is the sense of community, the fact that this is still a place where our children can safely ride their bikes down the street and where our neighbors actually watch out for each other. When I decided to join the board two years ago, we were still fairly new to the community, but after being here for a few years, I've seen the importance of addressing many of the issues that arise in our community, from rampant development to an increase in traffic and break-ins.

As a financial planner, I enjoy working with my clients and really listening to their concerns so that I can help them make the best decisions for their future; and as we embark on the journey of parenthood, continuing to take an active role in my community has never been more important to me. I look forward to actively listening to your concerns and helping to address them with the other board members so that we can make an impact on the issues that matters most to you. I would be proud and honored to serve as your Vice President. I believe it is through continued dedication and hard work that this community can remain the special place that we all call home.

Neighbors Working Together to Improve the Quality of Life

Secretary

Ellen Wilhelm:

It is my honor to run once again for the position of Secretary for the Valley Village Homeowners Association. I have held this position for the last four years. My forte has been handling the administrative duties, thereby allowing the VVHA President to devote time to important issues. Besides taking minutes, I prepare the agenda for the Board meetings, ensuring that no Unfinished Business is forgotten; I remind Board members of the tasks they have agreed to do; and with few exceptions I prepare correspondence from the Board. I also respond to phone messages left on the VVHA telephone line and I respond to emails sent to the organization.

Lastly, I have arranged for use of the Colfax Charter Auditorium for our general meetings. This means filing permit requests, following through with submitting our proof of insurance and meandering the paths of a complicated LAUSD bureaucracy. So, you may assume correctly that I devote many hours to your organization.

On a personal note, I would like to share some of my past Valley Village experience. Our family moved here in 1986. When my daughters attended Colfax Elementary in the late 1980's and early 1990's, I held offices in the school's PTA and PACE. I continue to volunteer at Colfax and am thrilled to see the school succeed and become desirable, as our neighborhood has become, too. Valley Village is a wonderful neighborhood; VVHA's impact has helped keep it that way!

Treasurer

Ronald Meyer:

In 2014 I decided to join the Board of Directors of Valley Village Homeowners Association after living here in Valley Village since 1980. I requested the position of Treasurer because of my extensive financial advisor background.

After analyzing the VVHA operations in the past two years I have achieved many of my goals: Revamped and automated the Membership directory at considerable personal expense, created quarterly financial information on an Excel spreadsheet, created the Discover Valley Village Bulletin of community news, reduced expenses for printing and postage, encouraged over 50% of Members to receive The Valley Village Newsletter by email, reached out to local merchants to help promote their businesses, and have joined several other local neighborhood committees to maintain a pulse of what is happening in Valley Village.

The biggest bonus to me was meeting dozens of neighbors who are now my friends and who want to keep on improving Valley Village. I have worked hard to bring our Association up to the highest accounting standards and want to continue that process, but I need your help to get us new members so we can do more community projects and have more volunteers.

Boardmembers at Large (Six seats available)

Dorothy Apple:

I grew up in Toluca Lake and attended our local public schools. I am a resident of Valley Village and work in the community. I am a board member of the Valley Village Homeowners Association. I have served on the NCVV board since 2007, and was secretary for eight years. I serve on the City Services and Planning & Land Use committees. I am involved in the Valley Village Neighborhood Watch Program and Community Emergency Response Team and work closely with our local LAPD and LAFD officials.

I believe smart development, safer streets, good schools and sound infrastructure are key to keeping the integrity of our community intact. I believe that developers should abide by the Valley Village Specific Plan and rarely an exception should be made. I look forward to being an advocate for homeowners and stakeholders in Valley Village, to ensure that our neighborhood remains one of the most desirable in the city of Los Angeles.

Jeff Goldzweig:

I settled in Valley Village in 1995. I fell in love with the unique older homes and the grand old trees. I was surprised how friendly my new neighbors were, introducing themselves as they walked through the neighborhood. I could not believe it when hundreds of kids showed up at my door on Halloween and the North Hollywood High marching band came down our street at Christmastime. The 4th of July parade is always a hit, and later watching fireworks with our neighbors that night.

After Judy and I were married, we decided to expand our home rather than leave the neighborhood. We are raising 3 beautiful girls and are enjoying every moment with them.

Valley Village affords us a very unique lifestyle. As a board member I will do my best to protect and promote our community. I hope you will give me a chance to show my support.

Sandy Hubbard:

I have been a homeowner/resident in Valley Village since 2000, during which time my son attended Walter Reed MS and North Hollywood HS and I was elected to serve on the Neighborhood Council Valley Village, chairing the Valley Village Vision Committee and serving on the City Services Committee.

Prior to moving to Valley Village, I previously served as President of the Lake View Terrace Improvement Association, working successfully on several major community projects, including the closure of Lopez Canyon Landfill, opening of Hansen Dam Lake, helped

lay the groundwork for the Lake View Terrace Library, and worked through to completion the Sunland-Tujunga-Lake View Terrace Community Plan, garnering valuable experience to use in Valley Village.

With the growth of the North Hollywood/Valley Glen/Studio City/Sherman Oaks communities and both existing and new transportation corridors that surround Valley Village, I am interested in ensuring the fundamental cohesiveness of the NoHo Community Plan's and Valley Village Specific Plan's abilities to retain and safeguard our unique community characteristics, and would look forward to serving with other board members to achieve that goal. I would appreciate your vote and would serve the community to the best of my ability to do so.

Karen Kaysing:

Valley Village is a precious enclave in an increasingly cookie-cutter metropolis. I am running for the Board of the VVHA so that I may participate more substantively in preserving the character and culture of this community.

While I have already been active in neighborhood matters and volunteered for community events, I have no other affiliations. For this reason, I may devote the focus of my attention to the Homeowners Association. It is my understanding that the various committees of the VVHA have a lot of work to do. I am an enthusiastic "worker bee," as well as a team builder and organizational professional – a by-product of more than 20 years in law firm administration. I look forward to contributing these talents and abilities to the benefit of the Valley Village Homeowners Association.

Robert Pine:

I have been a Valley Village resident since 1994 and before that lived in Studio City since 1972 so I have deep roots in this part of the Valley. Both my children were raised here and went all the way through Oakwood School. I really care what goes on here and think that Valley Village is a unique and great place to live. It's important to protect what we have here. I have served on the Board the last two years and had a 4-year stint some years back. I love our community and I would like to continue to work to protect what we have.

Zachary Rynew:

I'm proud to run for reelection for VVHA Board Member because it is important to maintain the neighborhood's reputation as a quiet enclave within a busy portion of the Valley. To me, part of keeping the character of our community is to make it feel more like a village rather than a viaduct for others to pass through. I led the VVHA's effort to help move forward the recently placed traffic signal at Laurelgrove and Riverside. On top of also upgrading and maintaining our website, I've also maintained and grown VVHA's social media for the past year.

I currently work at the Los Angeles County Bicycle Coalition where I focus on mobility, livability and social justice issues in Los Angeles, also collaborating with LAPD's Valley Traffic Division to make our streets safer. For my efforts, I was recently named as a finalist for Streetsblog LA's journalist of the year.

My goal for the next term at VVHA is to keep our constituency better informed of the issues affecting our neighborhood, including introducing walking tours, so that our community can better mobilize when concerns arise.

Gil Shorr:

For the last two years on the Board, I have not only enjoyed the wisdom and insights of my fellow board members but have gained a much better understanding of the dynamics that drive the changing nature of Valley Village. I also find that tilting at the windmills is more satisfying than just looking at them and sighing.

For most of my adult life I have volunteered for causes I believe in and tried to support those who are in the trenches. I have been an administrator, copy editor, home builder, mother and wife, and find working with others who are going in the same direction is rewarding and necessary. As editor of *The Valley Villager* I see my position on the Board as a definite plus, giving me access to much of the decision-making that is so vital to collaborative and in-depth reporting.

My pet project on the Board at the present time is to work with the powers that be to install a Valley Village sign at the north end of Valley Village to bookend with the sign just north of the 101 Freeway. If re-elected, I will continue in every way to preserve our precious Village while mitigating the inevitable changes that will surely keep testing our resolve.

Marc Woersching:

I am running for re-election to the Board of Directors in order to continue efforts to improve the quality of planning and development in Valley Village. Prior to being on the Board I served with the Board as a consultant, working on projects to remove the unsightly billboards from the Chandler Boulevard median, curb mansions in Valley Village and propose amendments to the Specific Plan.

Since 2008 I have also been serving as the Association's representative on the Neighborhood Council, since 2001 on its Planning Committee and since 2011 on its Vision Committee. Working with the chair of the Vision Committee, we prepared an architectural design manual to encourage the construction of buildings in Valley Village that have architectural quality. Recently, I became the chair of the Vision Committee. I am also working on a project to landscape the sides of the Tujunga Wash flood control channel. During the past year the landscaping plan for the channel was completed and released by the landscape architect and we will be meeting with elected officials to identify funding sources to install the landscaping.

Neighbors Working Together to Improve the Quality of Life

Homeowners Association Membership Meeting

Wednesday, January 18, 2017 – 6:30pm refreshments – 7:00pm meeting
Colfax Charter School Auditorium
11724 Addison Street, Valley Village

Officers & Board Election

Election to begin at 7pm

Rebecca Latta, Consulting Arborist
Speaking on “Healthy trees in the age of drought”
Followed by Q&A session

Also at the meeting:

Senior Lead Officer Manny Arreygue (LAPD-NH Division)

This meeting is neither sponsored by nor is it in any way connected with the Los Angeles Unified School District

**Mark Your
Calendar:**

2017 Membership Meetings will be on Wednesdays

*January 18 * April 19 * July 19 * October 18*

2017 Board of Directors Meetings will be on Mondays

*February 13 * April 3 * June 12 * August 14 * October 9*

VALLEY VILLAGE HOMEOWNERS ASSOCIATION



P.O. BOX 4916
VALLEY VILLAGE, CA 91617
818-506-5158
www.ValleyVillageHA.com

Neighbors Working Together To Improve The Quality Of Life