

# LOS FELIZ ESTATES UPDATE

A report from your Los Feliz Estates Owners Association Board of Directors  
November 2021

## PRESIDENT'S MESSAGE

**Raymond Attipa, LFOEA President**

As we come to an end to 2021, we are slowly starting to see life as we know it coming back from the pandemic. The past year has been quiet and peaceful at the Los Feliz Estates and it has been a pleasure for the board to serve you. We have strived to keep our costs down and fiscally responsible while we have been dealing with rising inflation.

An increase of construction and remodeling has been occurring in the neighborhood which has been adding some nice touches to the Estates. As always, we encourage for you to submit your exterior changes for approval ahead of time for a timely turnaround to speed up your projects.

## SECURITY REPORT

**Mimi Ricci, LFOEA Security Chair**

Dear homeowners

Where do we begin? Things are getting harder and harder to maintain the security we've all come to know and enjoy as residents of our wonderful neighborhood. If not for the vigilance of our officers at Post that help to keep us all safe, things might be worse for us as we look at what is happening in surrounding neighborhoods: <https://www.crimemapping.com/map/ca/losangeles>

We try our best to keep you all up to date and informed as the most egregious occurrences that happen and hope you find the information helpful.

We've had 2 break-ins so far this year. One person climbed over a locked gate and decided

to either cleanse or have an afternoon swim in a residents swimming pool. The second break-in was through an unlocked, second floor door who was clearly having either drug or mental illness issues. Fortunately in both incidents no one was seriously hurt.

With the uptick of the homeless population nearby, it has made it harder for our Post officers to know who is merely walking the neighborhood and those who are suffering from mental illness, and those who mean to do harm, such as porch pirates, etc. I urge you all to call police first, and then patrol for any serious crimes.

Many times residents are hesitant to file reports with the police. If a crime is committed, it needs to be reported to our police department. This will in turn receive attention from the police by way of their patrolling our neighborhood more often and our neighborhood receiving attention.

**LARGE PARTIES:** There have been both large parties, in the Estates and more importantly, extremely loud ones over the years and to present. The Post guards field these calls and complaints that routinely come into the central station and thus, are dispatched and passed down to the guards. This takes time away from patrol and is a disruption to our guards while patrolling our streets. Please keep this in mind.

All suggestions and ideas are always welcomed when it comes to security, or anything else for that matter, and if you have some, please contact the board. We are here for you all and to listen.

Hoping we all have a wonderful and less stressful 2022!

## **LEGAL NEWS**

**Gary Daglian, LFEOA Legal Chair**

No legal news is great news! Legal costs continued to drop in 2021 thanks to an overwhelming majority of our homeowners complying with the CC&Rs and a measured Board who was able to steer the Association out of legal issues.

The one major legal news to report pertained to AB3182, which all of you received notice in June of this year. As you recall, the California State Legislature passed AB 3182, which took effect as of January 1, 2021, placing limits on the types of leasing restrictions that Home Owner Associations (HOAs) could adopt. Specifically, the law prohibited HOAs from adopting rules that would prevent the leasing of Auxiliary Dwelling Units (ADUs) independently from the primary residence on any of the lots in the community. Like all HOA Boards, we were required to amend our governing documents by December 31, 2021 to prevent the imposition of a \$1,000 penalty. Accordingly, in June 2021, the Board unanimously approved the Amendment to comply with AB3182. The Amendment does not change the restriction on short-term rentals (i.e. less than 31 days), which is a useful tool in curtailing the conversion of homes in our community into motels that inevitably invite unwanted visitors into our neighborhood.

It has been my pleasure serving as your Legal Chair for the past 5 years. I am confident that the new Board for 2022 with a new Legal Chair will continue on the improvements we made in the past several years and lead our community to a better future. Be well my neighbors!

## **ARCHITECTURE**

**Raymond Attipa, LFEOA Architectural Chair**

There has been quite a bit of construction and renovation in the Los Feliz Estates this past year. It has been nice to see our little gem on the hill constantly getting updated and welcoming new neighbors. Please submit your proposed exterior changes to the board a few weeks before the upcoming meeting of the month to give sufficient time for review.

If you are planning any changes to the exterior of your home, please submit your project for Board approval. To assist a smooth approval process, begin by contacting our LFEOA Manager Glenn Purdy by email at [lfeoa@loshelizestates.org](mailto:lfeoa@loshelizestates.org) or leave a message at (323) 661-8135. Our website has the review standards that you can download.

For your reference, our CC&R's state: "No building structure, garage, wall, fence retaining wall, outbuilding, or other structure shall be constructed, erected, altered, remodeled, placed, maintained or be permitted to remain on the property or any portion thereof unless and until a complete set of plans and specifications therefor, including finished grading plans, plot plan (showing location of such improvements on the building site), floor and roof plan(s), exterior elevations, sections exterior details, color scheme and landscaping (plan) and the planting shall have been submitted to and approved in writing."

## **LANDSCAPE**

**Adrine Andreasian, LFEOA Landscape Chair**

You may notice that areas of the slopes maintained by LFEOA have lost some greenery. This is due to LADWP watering restrictions.

Watering of the slopes and parkway areas is limited to Monday, Wednesday and Friday before 9 AM. If you observe the sprinklers running after 9 AM or on other days, please notify our Manager Glenn Purdy at 323-661-8135, or email him at [LFEOA@lofelizestates.org](mailto:LFEOA@lofelizestates.org)

We have also lost several trees due to stressors brought on by the drought and beetles. Always report any dead trees you see especially on the rear common area slopes bordering the park where it is harder for us to notice them. The next tree trimming will be in January 2022. Please notify the manager if there is a tree you would like placed on the list.

## MANAGER'S REPORT

**Glenn Purdy, LFEOA Community Manager**

**Coyotes:** Coyotes continue to be our ever present neighbors, day, night and any time of year so read how to protect you and your family:

[http://www.laanimalservices.com/pdf/wildlife/wildlife\\_coyotes.pdf](http://www.laanimalservices.com/pdf/wildlife/wildlife_coyotes.pdf)

**Rattlesnakes:** A residents dog was struck a few months ago by a rattlesnake but thankfully survived. For the protection of your animals and children, educate yourself and follow these tips:

[https://www.laanimalservices.com/pdf/wildlife/wildlife\\_snakeslizards.pdf](https://www.laanimalservices.com/pdf/wildlife/wildlife_snakeslizards.pdf)

**Why are our streets slurried so often?:** Follow this link to see the reason behind the frequent re-slurrying of our streets with Los Feliz Estates specifically mentioned:

<https://www.latimes.com/local/lanow/la-me-ln-street-repairs-20160814-snap-story.html>

### **Please pick up after your dog:**

There was an uptick this past year in resident complaints of other residents not picking up after their dog or picking up but throwing their poop bags into someones trash containers or leaving on a wall for someone else to remove. This also creates additional work for HOA gardeners when they mow the parkway grass. Please obey the city municipal code:

### **SEC. 53.49. DOGS - DOG DEFECATION TO BE REMOVED BY OWNERS.**

*It shall be unlawful for the owner or person having custody of any dog to fail to immediately remove and dispose of in a sanitary manner, by replacing in a closed or sealed container and depositing in a trash receptacle, any feces deposited by such dog upon public or private property, without the consent of the public or private owner or person in lawful possession of the property, other than property owned or controlled by the owner or person having custody of such dog.*

And while we are on the subject, it is not the HOA's duty to pick up after your construction crews, gardeners, etc. Especially at lunchtime even gardeners tend to lounge under the parkway trees discarding trash, food or worse, chicken bones. Not only is this disrespectful but also harmful to our canine friends.

### **Get Ready Los Feliz Estates**

Many of us recently lost power on Friday, 10/1/21. Did you have flashlights/candles at the ready or were you scrambling in the dark to find these necessary items? Were your phones fully charged? Suppose this outage lasted more than 24 hours, would you know what to do? This was a prefect reminder to be prepared for the next

large earthquake or maybe an evacuation due to a wildfire in Griffith Park. Follow the link for some useful tips on emergency preparations:

<https://emergency.lacity.org/resources/get-prepared-get-ready-la>

You can obtain all our documents from CC&Rs to minutes, Election and Voting Rules, to handy neighborhood links on our website at [www.LosFelizEstates.org](http://www.LosFelizEstates.org)

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P.O. Box 27755 Los Angeles, CA 90027  
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## **TREASURERS REPORT**

**Adrine Andreasian, LFEOA Treasurer**

The Los Feliz Estates Owner's Association is fiscally solvent and there are no past due assessments. Our 2021 budget was built upon homeowner's dues and a carryover from the 2020 year. Our reserve account is now fully funded in line with our most recent reserve study which will be distributed at the end of November with the Annual Policy Statement. We continue to spend approximately one-third of our budget on landscaping (gardeners, brush clearance, irrigation repairs and tree trimming) and approximately one-third of our budget on security.

At the November 2021 board meeting, the board approved an increase of \$50 to the annual assessment. The 2022 assessment will be \$3,200, due January 2, 2022 and late February 1, 2022.