

# LOS FELIZ ESTATES UPDATE

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

October 2022

## PRESIDENT'S MESSAGE

### Raymond Attipa, LFEOA President

As we come to an end to 2022, we hope you have had a wonderful year in our neighborhood. The past year has been relatively 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 you to submit your exterior changes for approval ahead of time for a timely turnaround to speed up your projects.

## SECURITY REPORT

### Mimi Ricci, LFEOA Security Chair

Dear homeowners,

We continue to have issues within our neighborhood, unfortunately. According to security, we have cars that circle our neighborhood, and when they see our Post patrol, very often speed out of the estates, sometimes even running the light at the bottom of the hill.

Please lock your cars, as we still have those that try door handles to gain entry. On a happier note, if you look at the crime maps of our area, we are still way ahead of the crime curve. You can find this map at:

<https://www.crimemapping.com/map/ca/losangeles>

The holidays will be upon us before you know it, and we ask that you please be vigilant. Garage doors closed, and please close and lock you gates. If you are going out of town, please notify Post to make them aware. Package theft is on the rise, as I'm sure you are aware.

Patrol, as well as your board are here to help if you have any questions. As you know, we have a direct line to Post dispatch for our estates, so you can always reach out to them directly at Post dispatch: (323)661-7082

We hope you find the weekly stats report helpful.

## LEGAL NEWS

### Kevin Tent, LFEOA Legal Chair

Hello fellow LFEOA Homeowners,

We are happy to report that legal costs continued to drop in 2022 thanks to an overwhelming majority of our homeowners complying with the CC&Rs and a Board who was able to steer the Association out of legal issues. Thank you to all the homeowners who play by the rules and keep the neighborhood we all cherish safe, sound and in the black.

## 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@losfelizestates.org](mailto:lfeoa@losfelizestates.org) or leave a message at (323) 661-8135. Our website has the architectural review standards that you can download at <https://losfelizestates.org>

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**

As everyone is aware we are in the grip of an unprecedented drought which is changing the way we water and the landscape of our neighborhood.

Currently watering of the slopes and parkway areas is limited to Monday and Friday before 9 AM and for only 8 minutes per station. The effects have been immediate as the parkway grasses have died as well as some slope ground covers. 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@losfelizestates.org](mailto:lfeoa@losfelizestates.org)

We have also lost several trees due to stressors brought on by the drought, extreme heat 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 begin January 2023. Please notify the manager if there is a tree you would like placed on the list.

DWP has an excellent website for more information on ways to conserve water, ideas for replacing grass lawns, rebates for water conserving appliances and much more:

<https://www.ladwp.com>

### **Gary K. Daglian, Board Member** **A Beautiful Day For A Neighbor!**

While corporations now know more about our neighbors, most Americans know next to nothing about them; at least most of us do not.

Oftentimes the Board is asked to get involved with issues affecting our homeowners that is nothing more than a simple neighbor to neighbor issue – not even a dispute. “Can you ask my neighbor to trim the tree? The leaves are falling in my pool!” While this may appear to be a simple request, inviting a third party, such as the Board, to “enforce” a minor issue may actually create a sense of animosity. It projects the image that you have made efforts to exhaust all amicable means to resolve it internally, but your neighbor has refused to accommodate. Truth be told, you probably have not even attempted to reach out to your neighbor directly. And quite frankly, you probably do not even know your neighbor’s name, nor have their contact information.

To start the dialogue on a positive note, consider making an effort to reach out to your neighbor first before getting the Board involved. Of course, this assumes there is no pre-existing animosity or other issue that would make it difficult or impossible for you to do so. Feel free to ask our manager for your neighbor’s contact information. Our manager can reach out to your neighbor, obtain their permission for disclosure, so you can begin a friendly dialogue that can go a long way. After all, you get more flies with honey than with vinegar!

## **MANAGER’S REPORT**

### **Glenn Purdy, LFEOA Community Manager**

**Block party:** After careful review the board decided that a block party was not in the best interests of our neighborhood. First, not enough volunteers stepped up to the plate, even after years of asking the board to hold such an event. For whatever reason when push came to shove no

one was willing to commit the time and energy needed to put all the pieces together...of which there are many. Second, and most important, to secure the street permit from the City of Los Angeles the event would have to be open to the general public, not just to Los Feliz Estates residents and their guests, which meant our event could end up on NextDoor or a similar app with attendance swelling beyond the intended scope. The board, with input from Post Alarm, did not feel this was beneficial to our neighborhood.

This is not the first time the board has tried to get residents interested in the neighborhood. In 2016 and again in 2018 we asked for volunteers to help with a block by block emergency response team but that too failed due to a complete (one person volunteered) lack of interest on the part of residents.

**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)

Keep a lid on it: the large blackbirds and coyotes love when you overfill your trash bins with yesterdays take out containers and place them out at the street. They manage to tear them apart and in so doing throw trash all over the street in front of the bins. It is your responsibility, not the Association gardeners, to pick up this mess. Remember, trash cans should not be left out before 6:00 PM the day before pick up and should be taken in no later than 8:00 PM the day of collection.

Need a bulky item pick up? Has Sanitation missed a trash bin collection? Need a trash bin replaced? Do you want to call in a car that appears abandoned in front of your home? There's an app for that. The City of Los Angeles has the MYLA311 app which makes reporting

issues easier than waiting for them to pick up the phone at the 311 call center and can be done anytime day or night. Plus you get a digital paper trail. Download the "MYLA311" from the app store: <https://lacity.gov/myla311>

As we approach the rainy winter months take note that if you live on a street with a steep incline such as Winona Blvd. or N. Hobart Blvd. your trash bins are more likely to end up down the street (possibly hitting your neighbors car) if you put them right up against the curb directly in the cement gutter where the water will run off. Try placing the trash bin wheels just outside the concrete gutter and the bins should remain in place, barring very high winds.

Since most of the Estates was just recently slurried and numerous homeowners still asked the same question, "why are our streets slurried so often" here is the answer which was published last year:

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

**Get Prepared. Get Ready Los Feliz Estates.**

Follow this link for some useful tips on emergency preparations:

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

Are you signed up to receive emergency alerts from the City of Los Angeles and LAFD? If not, you should be:

Notify LA: <https://emergency.lacity.org/alerts/notifyla>

LAFD: <https://member.everbridge.net/index/892807736729789/#/signup>

## **Please Stop Speeding**

There has also been an uptick in residents speeding on Winona Blvd and N. Hobart Blvd. while entering and exiting the Estates. A reminder the speed limit in our residential neighborhood is twenty-five (25) miles per hour. Make sure all members of your household respect this limit.

## **TREASURER'S REPORT**

### **Adrine Andreasian, LFEOA Treasurer**

The Los Feliz Estates Owner's Association is fiscally solvent and there are no past due assessments. Our 2022 budget was built upon homeowner's dues and a carryover from the 2021 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.

## **ANNUAL MEETING**

Save the date. The Annual Meeting will be on Tuesday, November 15, 2022, 7:00 PM via Zoom. Ballots will be mailed on October 11, 2022 from the Inspector of Election, The Ballot Box. If you do not receive your Annual Meeting materials contact them directly at: [info@ballotboxservices.com](mailto:info@ballotboxservices.com)

Please review the election materials, vote and mail early. Note that our Bylaws, Article XI, Section 6, state: The presence in person or by proxy of seventy five (75) members of this Corporation at any meeting shall constitute a quorum for the transaction of business." It is extremely important to return your ballot to make sure it is counted in time.

## **MAIL YOUR BALLOT EARLY**

The reminder notice of the meeting, including the Zoom link and agenda, will be emailed the week prior to the meeting. We hope you will be able to attend. LAPD Senior Lead Officer Leo Rey will be in attendance to answer any questions.

You can obtain all our documents from CC&Rs to minutes, Election and Voting Rules, to handy neighborhood links on our website at <https://lofelizestates.org>

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