

LOS FELIZ ESTATES UPDATE

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

November 2023

PRESIDENT'S MESSAGE

Raymond Attipa, LFEOA President

As we come to an end to 2023, 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, so this is an ongoing issue the board, and in coordination with Post grapple with continuously.

According to security, we still 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

Gary Daglian, LFEOA Legal Chair

Fortunately there were no major legal issues to report for 2023, thanks again to a measured Board that is very mindful on continuing to steer the Association out of legal trouble. However, you may have noticed an increase in legal costs this year. While the HOA was not involved in any litigation, we did incur more legal costs for primarily two issues.

First, the Board was required to engage our outside legal counsel for assistance on navigating insurance issues vis-à-vis Post Alarm's contract terms, and specifically as it pertained to indemnification and coverage. As you already know, insurance companies in California are now quick to cancel coverage and leave Californians with limited options and higher premiums. After extensive negotiations and with the help of our general legal counsel we were able to satisfy both our carrier and Post's requirements and ensure that the Association would be adequately insured in the event of an unfortunate incident. Certainly, this was not an avoidable expense.

The second reason for the increase in legal costs unfortunately could have been somewhat avoided if some homeowners simply acted "neighborly." In last year's newsletter, I addressed the importance of being "neighborly" and how you can catch more flies with honey than vinegar.

When you begin exterior modifications without first seeking Board approval, you are not being neighborly. When you begin exterior modifications, without Board approval, that may affect your neighbor's view or privacy, you are not being neighborly. When you knowingly violate the CC&R's and require the Board to seek legal intervention, you are not being neighborly. Situations like this not only create a social friction between the involved parties, but tangentially effects 195 other homeowners who bear the burden to pay for legal costs, which may translate to higher annual dues. Please be mindful that your actions could affect us all. I encourage you to reach out to your neighbor first, begin a dialogue, and reach a compromise, and then submit your plans to the Board. And please due your part in following the CC&R's. It is not that difficult. It makes it tenfold easier for everyone involved. And cheaper for us all!

It has been my pleasure serving as your Legal Chair this past year. Be well my neighbors!

ARCHITECTURE

Kevin Tent, LFEOA Architectural Chair

As you're likely aware, there has been a lot of "fixin-up" happening in Los Feliz Estates. Everything from homes being stripped to the studs to yards being re-landscaped. It's great to see people taking pride in their homes and reinvesting in our neighborhood. Just a reminder however - any exterior work needs board approval. So prior to any work please contact LFEOA Manger Glenn Purdy manager@losfelizestates.org

Not related to architecture but a concern to us all is the reckless driving, speeding and noise along Los Feliz Blvd. Glenn Purdy and I recently met with Jennifer Hull from CD4 Councilmember Nithya Raman's office. We primarily asked for more of a police presence (which we used to have) and other speed mitigation efforts like the use of cameras and more signage. She assured us that she and the CD4 office are working on this

issue with the Department of Transportation (DOT) & LAPD. Interestingly enough if there are no injuries in an accident it does not get reported to LAPD which in turn does not get reported to DOT. This lack of data seems to be a problem in taking our issue seriously. So if you witness an accident or a close call (which there are many) please contact Jennifer at: jennifer.hull@lacity.org This may very well be an instance in which the squeaky wheel gets the oil.

LANDSCAPE

Adrine Andreasian, LFEOA Landscape Chair **Gophers, cute and cuddly or the bane of your existence?**

As evidenced by the numerous mounds on the parkways, common area slopes, homeowner's front and rear yards, we share our neighborhood with a large group of gophers and moles. We have been asked about an Estates wide program to get rid of them but the board does not feel this is appropriate nor mandated in the CC&R's. We have also been asked, over the years, to intervene on neighbors behalf on a wide range of wildlife from pea hens to snakes, coyotes to raccoons and everything in between. Bottom line is this is their neighborhood too and we need to learn how to co-exist. Find some useful tips here:

<https://www.laanimalservices.com/Wildlife>

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

https://www.laanimalservices.com/sites/default/files/documents/wildlife_coyotes.pdf

MANAGER'S REPORT

Glenn Purdy, LFEOA Community Manager

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/food all over

the street in front of the bins, also making it attractive to other vermin. 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. If your bins are damaged or have missing/broken lids, call 311 to have them replaced.

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.

Leash ‘Em, Danno!: Did you know in the City of Los Angeles (LAMC 53.06) there is a Leash Law? If you take or allow your dog off your property or place of residence, you must have him or her on a leash (LAMC 53.06). Just because they are your adorable, furry friend doesn't make them adorable or friendly when they are charging across the street or out the front door at another person or another person's leashed dog. It is actually quite frightening and has the potential to cause injury and death.

There is also a law for picking up after your dog. Dog owners are required to clean up after their dogs when taking them out in public. Don't forget the poop bags when you leave your house for a walk (LAMC 53.49). The Winona and N. Hobart Blvd. parkways in particular have a large amount of dog poop which isn't being picked up. Sure, some of it is from outsiders but not all. Respect your neighbors and pick up after your dog.

Please Stop Speeding: Same plea every year which seems to keep falling on deaf ears. 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. If you've ever stood on Winona Blvd. or N. Hobart Blvd. having a conversation for any length of time you would wonder what people must be thinking as they carelessly speed up and down our residential streets. Sadly this includes the cross streets as well.

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 2023 budget was built upon homeowner's dues and a carryover from the 2022 year. Our reserve account is fully funded for 2023. Security and landscaping (gardeners, brush clearance, irrigation repairs and tree trimming) are our largest budget items.

The 2024 assessment will increase by \$275 from \$3,250 to \$3,525. Please find included with this Annual Policy Statement packet the notice of increase and explanation from the board (previously emailed).

You can obtain all our documents from CC&Rs to minutes, Election and Voting Rules, to handy neighborhood links on our website at

<https://losfelizestates.org>

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Security and Privacy Disclaimer. The Association does not undertake to provide security or privacy for the development, for the owners, residents, and any invitees of any lot, or any persons or property located within the development, nor does the Association

make any representations or warranties concerning the security, privacy and/or safety of the development, the owners, residents, and any invitees, or any persons or property located within the Development, irrespective of whether there are any access control devices installed and operated in the Common Area of the development or access control personnel employed or engaged by the Association. All owners and residents and their invitees should take precautions to ensure their own safety, security, and privacy, and in the event of an emergency, contact law enforcement or other emergency services. This disclaimer shall supersede any prior communication, statement or other representation by the Association or its directors, officers, agents, representatives, or employees, whether express or implied, to the contrary.