

LOS FELIZ ESTATES UPDATE

A report from your Los Feliz Estates Owners Association Board of Directors
November 2024

PRESIDENT'S MESSAGE

Raymond Attipa, LFEOA President

As we come to an end to 2024, 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

Kevin Tent, LFEOA Security Chair

Dear Homeowners,

It's that time of year where we see an uptick in suspicious activity, vagrancy, package theft and occasional break-ins of cars and homes. This is an ongoing issue that the Board along with Post Alarm take seriously. To enhance our community's security, the Board has recently decided to partake in a pilot program to upgrade our license plate reading cameras on the corners of Hobart and Winona.

With a software upgrade our current "Flock" cameras will send push notifications to Post Patrol (in the evening hours) if a car entering is **not** registered on our SAFE LIST. For this security measure to work we encourage all residents to register their cars as soon as possible. You will be receiving a request to register and/or re-register from Post Alarm in the near future.

We are also exploring adding additional Flock Cameras at our entrances which have enhanced

picture quality and a 180-degree view. Security technology is rapidly changing and the board is diligent in staying up to date with the latest advancements to keep our neighborhood safe.

Till then remember to lock your cars and always set your home alarms even if you're leaving for a short period of time.

On a positive note, a look at the local crime map shows that Los Feliz Estates and the surrounding area are well ahead of the curve when it comes to safety. You can view this map at:

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

Finally, a reminder for everyone to watch their speed while driving through our neighborhood. Speeding, often by our own residents, remains a serious concern for us all.

If you have any questions, Post Patrol and the board are here to help. You can also reach out to Post Alarm directly through our community's dedicated line at (323) 661-7082.

Happy Holidays!

Kevin

LEGAL NEWS

Gary Daglian, LFEOA Legal Chair

It has been my absolute pleasure and privilege to serve you for the past 8 years, mostly in my capacity as Legal Chair of the Los Feliz Estates Owners Association. As I conclude what appears to be my final year as a member of our homeowners' association, I want to express my deep gratitude to all of you for the support and sense of community that has made serving such a rewarding experience. Volunteering to serve on a Board may often be viewed as a thankless chore, but it has been a rewarding experience for me to

contribute to the growth and well-being of our neighborhood.

I want to extend my heartfelt thanks to my fellow board members and our manager, Glenn Purdy, for their unwavering collaboration over the years. Together, we found creative and effective ways to keep our legal costs low, whether it was negotiating favorable contracts, seeking alternative dispute resolutions, or ensuring we were proactive with compliance to avoid costly issues down the road. Their dedication and teamwork have made a significant impact, and it has been a pleasure working alongside each of them.

The year 2024 brought a relatively quiet year on the legal side with the exception of one homeowner who continued to engage in conduct that violated the Covenant, Conditions & Restrictions that required involvement from our legal team. The Board anticipates that the legal issues involving this habitual offender is near completion and will work diligently to ensure that the most financially prudent, yet legally consequential, measure is taken to put finality on this legal issue. To that extent, the Board does anticipate some increase in legal fees for 2025 as we work to enforce the CC&R to continue maintaining this community a peaceful and enjoyable place for all.

Once again, it has been my pleasure serving you and I wish you and your loved ones a wonderful Holiday Season and a bright and prosperous future.

ARCHITECTURE

Mimi Ricci, LFEOA Architectural Chair

It's nice to see the neighborhood evolving as new homeowners move in and update their home. Just a reminder, any exterior work needs board approval. So prior to any and ALL work please

contact LFEOA Manager Glenn Purdy: manager@losfelizestates.org

You can also find our Architectural Review Standards online at: <https://losfelizestates.org>

When doing your architectural project, please remember as a policy the board does not allow contractor signs advertising their services to be posted on the property. Please make sure to keep the sidewalk unobstructed where possible. It will also go a long way in good neighbor relations if you or your contractor walks around the property at the end of each day to make sure all trash and debris is cleaned up, which includes the sidewalk and gutter.

And don't forget to inform all contractors about the possibility of theft of their tools. Be alert, keep everything secured and locked at all times. It only takes a minute to lose valuable equipment.

LANDSCAPE

Adrine Andreasian, LFEOA Landscape Chair

Did you know that the streets and sidewalks are not part of the Association's maintenance responsibility areas? Please do your part and make sure this area in front of your home is kept clean and free from debris, litter, etc. And if you see trash across the street, why not just pick it up instead of waiting for some else to do so or for it to blow into your neighbor's yard? Don't forget to pick up after your dog!

The Association has an extensive amount of trees that we maintain (but do not own) on all the common area slopes, including the ones you don't see on the slopes behind Winona and N. Hobart Blvd. We have a limited budget for these trees so please understand we cannot trim every tree every year.

MANAGER'S REPORT

Glenn Purdy, LFEOA Community Manager

Are you prepared for an earthquake or wildfire? Have you signed up to receive important emergency updates from the City of Los Angeles? If not, go to MySafeLA to learn more:

<https://www.mysafela.org/>

Many residents let us know about the difficulty they are experiencing in rising home insurance rates or worse, notices of non-renewal. There are several actions you can take if you are in this situation. In addition to speaking with your broker, you may want to reach out to the California Department of Insurance for advice:

<https://www.insurance.ca.gov/>

You can also be proactive in hardening your home from wildfires. Cal Fire has excellent tips you can take which may also help you keep your present insurer and possibly even get discounts:

<https://www.fire.ca.gov/home-hardening>

Our neighborhood is home to numerous wildlife, some cute and cuddly, others not so much. Find some useful tips here for what to do when you encounter them in your yard or when out for a walk:

<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

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 2024 budget was built upon homeowner's dues and a carryover from the 2023 year. Our reserve account is fully funded for 2024. Security and landscaping (gardeners, brush clearance, irrigation repairs and tree trimming) are our largest budget items.

The 2025 assessment will increase by \$705 from \$3,525 to \$4,230. Please find included with this Annual Policy Statement packet the notice of increase and explanation from the board.

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

<https://losfelizstates.org>

Los Feliz Estates Owners Association
P.O. Box 27755 Los Angeles, CA 90027

(323)661-8135

lfeoa@losfelizstates.org

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