

CHA

Crestwood
Hills
Association

Minutes

Board of Directors Annual Meeting

October 20, 2024
3:00 pm

Crestwood Hills Park
Recreation Center

Present:

Kate Blackman, Kathy Morgan, Lauri Gaffin, James White, Mike Odenheimer, Peter Grueneisen, Chris Wilcha, John Haley (recording)

Absent:

Tony Salem, Rob Plotkowski, Cory Buckner

Guest Speakers:

LAPD Senior Lead Officer Matthew Kirk, Brentwood Homeowners Association President Thelma Waxman

I. Call to Order:

The meeting was called to order by Kate Blackman at 3:11 pm.

II. Welcome:

- A. New and long-time members were recognized.
- B. "In Memoriam": Don Catlin and Harry (Hrant) Agbabian were honored.
- C. The fifth anniversary of the Getty Fire was recognized.

III. Year in Review:

- A. The CHA Mission Statement was reviewed.
- B. Board of Directors were introduced.
- C. The three main areas of board focus continue to be safety, community engagement and operations.

D. Safety Update:

- a. Guest Speaker: LAPD Senior Lead Officer Matthew Kirk spoke on crime this past year in Crestwood Hills and how the neighborhood statistics relate to greater Brentwood and greater Los Angeles. Theft crimes within Crestwood Hills borders are down, however theft crimes (burglary, robbery and grand theft auto) in greater Brentwood are up 45% with most occurring between Sunset and Wilshire Boulevard. Officer Kirk attributed the lower statistics in Crestwood Hills to community vigilance, including neighborhood watch. Burglary prevention home security tips, the status of Flock System Cameras in the community and the city's new burglary tips hotline (877-542-9370) were shared. Officer Kirk has a weekly newsletter available by emailing him at 34713@lapd.online. His number is 310-444-0744.
- b. Kathy Morgan spoke on the CHA's Neighborhood Watch Committee (formerly Safety Committee) efforts to expand community watch throughout Crestwood Hills borders as well as greater Brentwood.

She reviewed the benefits of organizing and appealed to homeowners on streets currently unorganized to consider volunteering to be a block captain, reminding residents that the parameters of each group can be tailored to match individual time constraints and communications preferences. Some blocks are very sophisticated and get together for update meetings that double as block parties, while others just want to be in communication with each other when suspicious activity occurs or a neighbor needs help. Groups have successfully foiled or lessened crime impact in Crestwood Hills, which have even led to an arrest.

- c. Thelma Waxman, President of the Brentwood Homeowners Association (BHA), spoke about the Fire Stewardship Council's ongoing efforts to prepare the community at large and mitigate the state insurance challenges by helping homeowners get their properties certified as fire safe through home hardening practices. CHA continues to partner with BHA to pilot the program on the westside. The state's insurance contact information was also shared (800-927-4357 or insurance.ca.gov) as well as flyers on tips for finding residential insurance and making homes fire resilient.
- d. Kathy Morgan reported on the ongoing effort to underground powerlines in the neighborhood. The motion that was presented by Councilwoman Traci Park to the LA City Council was shared. It has been passed by the Energy & Environment Committee and will now go before the full Council for approval, which is required to authorize the LADWP to investigate the costs and logistics that would be involved. The BCC and BHA were thanked for their support of the initiative, which has included interfacing with city officials and writing letters on behalf of the neighborhood to the Energy & Environment Committee.
- E. The sale of the lot on Hanley was completed.
- F. The neighborhood experience notable damage in the winter rains, including flooding and mudslides. Restoration efforts are ongoing to the lower park and CHA property, among other areas.
- G. The CHA cleared approximately seven acres of brush using goats and conventional methods.
- H. The community was updated on the status of SB9 legislation and LA's Housing Re-Zoning Plan, both of which provide paths for single family neighborhood lots to be developed with multiple housing units. SB9 is currently on appeal for high severity fire zones, such as Crestwood Hills. If the legislation were to be upheld, a single-family lot in neighborhoods without architectural restrictions could be developed with as many as four units. The LA Housing Re-Zoning Plan is being considered by the LA City Council along with an alternative plan that focuses on revitalizing transit corridors with multi-family housing development instead of traditional single-family neighborhoods. Architectural restrictions expire for Tracts 14122 and 15905 at the end of 2025 unless renewed.

- I. The ongoing effort to restate the CC&Rs for the three tracts under architectural control was discussed.
 - a. The effort to restate our CC&Rs was discussed in context of the 2020 homeowner survey results:
 - i. The top three answers to the question “Why do you live in Crestwood Hills?” were views, mid-century Modern architecture and hillside/canyon lifestyle.
 - ii. The top three answers to the question “What is the most important issue facing Crestwood Hills?” were burial of power lines, preservation of views and architectural consistency.
 - iii. The top three answers to the question, “What aspects of the CC&Rs are most important to you?” were restricting blockage of views, preserving Modernist style and restricting home size.
 - b. Members were informed that:
 - i. The Restated CC&Rs for Tract 14944 were approved by the requisite majority of homeowners and are now in effect having been recorded with the City of Los Angeles. The renewed governance extends the authority of the CHAC to protect the Modernist style of the community, views and privacy, among other benefits, which membership noted was of greatest importance in homeowner surveys.
 - ii. The authority of the Crestwood Hills Architectural Committee will expire in 15 months if not restated by 51% of the homeowners in each of the two remaining active tracts: 14122 and 15905.
 - iii. Members were updated that 60% of the required simple majority for Tract 15905 and 90% of the required simple majority for Tract 14122 have signed in favor of adopting the restated governance and continuing the architectural oversight of the CHAC.
 - c. Board members and neighbors continue outreach through mailings, emails, Q&A meetings and similar means to ensure that all homeowners have the information needed to make the right decision for their property.
 - d. Questions or requests for signature pick up can be directed to ccandrs@crestwoodhills.com or hello@crestwoodhills.com.

IV. Treasurer’s Report

- A. Kate Blackman gave the treasury report for Tony Salem. The state of the Association’s finances is strong. To date, 144 members have paid dues this year and 186 are unpaid. The proceeds of the property sale are being managed conservatively. The Association’s financial report was made available to attending members, a copy of which can also be requested by emailing hello@crestwoodhills.com.

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V. Architectural Committee Report

- A. Greg Serrao reported that submissions have been down this year and let the members know that the CHAC is available to answer any questions homeowners may have.

VI. Public Comment:

There was no public comment.

VII. Election of Officers:

- B. Board members are elected to a two-year term. Directors up for re-election were Cory Buckner, Lauri Gaffin, John Haley, Kathy Morgan and Chris Wilcha.
- C. There were no additional nominations.
- D. It was moved and seconded that the slate of candidates (Buckner, Gaffin, Haley, Morgan and Wilcha) be approved by acclamation.
- E. The candidates were approved unanimously by the CHA members present.

VIII. 2025 Priorities:

- F. The Association's 2025 priorities were reviewed:
 - a. Restating CC&Rs for Tracts 14122 and 15905
 - b. Restated CC&Rs procedural changes for Tract 14944
 - c. Power Lines Burial Effort
 - d. CHA Neighborhood Watch
 - e. Flock Safety (or similar) Cameras
 - f. Upgrading CHA's website with member accounts
 - g. Archive Room upgrades
 - h. Return to neighborhood events

IX. Adjournment:

The meeting was adjourned at approximately 4:35pm.