



**Cahuenga  
Pass  
Property  
Owners  
Association**

*The*

Published Periodically for the  
Property Owners of the Cahuenga Pass

# PASSWORD

Volume 4 Issue 1

Spring 1994

## President's Message

by Michael Wester

**T**hanks to the hard work of our Board of Directors and the support of all our members, the CPPOA accomplished a lot last year. A partial list of these accomplishments include:

- MCA / Universal was stopped from constructing a one million square foot, ten story parking structure along the landscaped buffer parallel to the Hollywood Freeway.
- MCA's proposal to move the Metro Rail station and its parking structures to the location where they wanted to build the other parking structure was dropped. Instead, the station will stay on Lankershim, the condo owners along Bluffside Drive will be taken care of, the 2700 car interceptor parking structure is

gone and the Racquet Center will remain, access to Universal will be improved and traffic along Cahuenga West will be less than it might have been.

- We had a great Second Annual Cahuenga Pass Neighborhood Picnic (if you missed it, be sure to make it this year sometime in October!).

- We improved our working relationship with our neighboring

homeowner associations.

- Our paid membership was just about doubled.
- New Neighborhood Watch groups were set up.
- We made improvements in our graffiti abatement activities.
- We held two (count them) general membership meetings instead of one.

This year we'll have plenty to do.

Much to their credit, MCA/  
*CONTINUED ON PAGE 4*

## Groups Form To Combat CITY WALK Crime Threat

by Rev. Steve Bangs

The number of Neighborhood Watch groups organizing in the CPPOA area is on the increase while reported crime showed an

11% decline according to recent statistics compiled by the Los Angeles Police Department. While the drop in reported burglaries, robberies and assaults are good news for CPPOA residents, crimes in the area are still being committed with greater frequency since the opening of City Walk. According to one knowledgeable LAPD source, "Universal City Walk has brought a cross-section of people into this area from all over the County, who would otherwise never realize this neighborhood even existed. The problem is that while a sheriff sub-stationed has been staffed to insure the public safety at Universal City,

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**CPPOA**

### **GENERAL MEETING**

**Wednesday, June 22, 7:30 PM**

**VALLEY VIEW SCHOOL**

**6921 Woodrow Wilson Drive**

**PLEASE ATTEND!**

**See related article, Page 3**

◆◆◆ **BARHAM BRIDGE UPDATE** ◆◆◆

# New CPPOA Board And Officers Installed

**A** new slate of Directors were recently installed to the CPPOA Board and New Officers were elected. Due to the Reseda Earthquake on January 17, 1994, plans to mail out election ballots to the CPPOA membership were firmly shaken into disarray. In light of that disaster and the fact that all nominees were virtually assured a seat since they numbered fewer than the number of available Board seats, Incumbent President Michael Wester polled the Board members and reached a consensus to seek a recommendation from the election committee for the February Board meeting. Acting on that committee recommendation (that all nominated candidates who accepted their nomination be deemed to have been duly elected by a "white ballot" to the Board, save any objection by the membership); the Board unanimously approved a resolution making it so without objection. It was cited that this action would result in a cost savings well over \$100 of membership funds. This is the first time

since the CPPOA was incorporated that the number of candidates for the Board fell below the number of available seats.

## **THE NEWLY INSTALLED DIRECTORS FOR THIS 1994/95 TERM ARE:**

Rev. Steve Bangs	213/874-4014
Florence Blecher	213/874-0944
Peter Burns	213/871-5827
Bonnie Fuson	213/871-5827
Steven J. Goldfisher	213/871-5827
Elizabeth O. Hickman	213/871-5827
John A. Ireland	213/851-3165
David Kegaries	213/871-5827
Sandy Kravitz	213/876-3680
Joan Luchs	213/368-6120
Krista Michaels	213/876-1316
Franny Parrish	213/851-6747
Dane Sheldon	213/851-6280
Michael Wester	213/871-5827
Muriel Zollman	213/871-5827

Bonnie Fuson and John A. Ireland join the Board of Directors for their first term. They have made themselves available out of their love and concern for the Cahuenga Pass Community.

Michael Wester, President during the 1993/94 term, accepted the

unanimous nod of the new Board to serve again as President for the 1994/95 term. Wester's planning background and behind the scenes consensus building skills have been instrumental in greatly improving the effectiveness of the CPPOA in monitoring and countering development plans which potentially threaten the residents and small business owners in the CPPOA area.

Also re-elected as an Officer was Krista Michaels who agreed to continue her service as Corporate Secretary. Michaels was cited for establishing groundbreaking liaison with many organizations which are of great importance to the CPPOA. She has also been selected to represent the CPPOA area on a FAA Advisory committee established to monitor low flying aircraft and to develop guidelines which will help to minimize the noise pollution in our area.

One of the worker bees of the Board, Joan Luchs, was elevated to Chief Financial Officer for the Corporation. During the last term on the Board, Luchs distinguished herself by earning the respect and confidence of the Executive Board members on the Federation of Canyon and Hillside Associations where she served as the CPPOA representative. As a Director with a tireless commitment in representing the CPPOA at an untold number of important meetings, Luchs routinely manages to dig up useful background information on issues that affect the CPPOA area and she often makes informative reports to the Board members. Luchs has also been elected Co-Chair by the Committee on Membership, Newsletters, and Community Outreach and Liaison.

David Kegaries was reappointed Vice President by Wester.

## **New Editors Named To The Password**

The CPPOA Committee on Membership, Newsletter, and Community Outreach and Liaison voted to accept the appointment of Rev. Steve Bangs to take the helm as Editor of *The Password* publication. Starting with this issue, Bangs is filling the vacancy left by the departure of Joshua Perl from the post. Bangs also serves as Chairman of the same committee and is one of the charter members of the CPPOA Board of Directors. Bangs currently

lives in the CPPOA area and works in private practice as a relationships counselor. He is presently working on a book and also works part time as a computer consultant.

As chairman, Bangs has also appointed freshman Board member John Ireland to serve as Co-Editor on future issues of *The Password*. John lives and works in the CPPOA area as an industry writer. We warmly welcome the input and service from both these gentlemen.

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# Board Votes Subsidy for Neighborhood Watch Signs

On the recommendation of two committees, the Cahuenga Pass Property Owner's Association Board of Directors voted last month to offer a subsidy of 50% for the costs of purchasing Neighborhood Watch signs. This subsidy is available to any neighborhood watch group that is newly established within the CPPOA area. This funding program is the first of its kind for the CPPOA and is intended to encourage the establishment and support of new neighborhood watch groups within the community which is one of the stated goals and objectives of the organization. This subsidy grant will be paid from the CPPOA general budget and will be available for a limited period of time on a first come, first serve basis, as appropriated funds allow.

Any new neighborhood watch

group who wishes to purchase neighborhood watch signs from the City of Los Angeles should apply to The CPPOA, 3208 Cahuenga Blvd., West, Suite 115, Hollywood Hills, CA 90068-1362 to the attention of

Dane Sheldon, Chairman of the Committee on Community Maintenance and Security. Telephone inquiries may be directed to the CPPOA Message Service at 213/871-5827.

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## ***Parents Group Encourage Enrollment and Volunteers at Valley View Elementary***

A local parents group made up of parents of children attending Valley View Elementary are publicly encouraging enrollments of children who live in the Cahuenga Pass area. "Some parents who live in the Cahuenga Pass send their children to private elementary schools, often because they are unaware of the high quality of staff, students, and programs which exist at Valley View Elementary School (a public school within the Cahuenga Pass area)"

according to Franny Parish who is a member of the parents group and a Board member of the CPPOA.

The school's location offers unique benefits on its secluded campus off of Woodrow Wilson including one exclusive entrance/exit which provides extraordinary security and safety for the students attending there.

Volunteers from the CPPOA area are needed and welcome to assist in the school library. Volunteering even a couple of hours a week can be a significant help in the library. Any persons wishing to get more information on the advantages of enrollment at Valley View or who wish to volunteer may contact Lorena Bradley, Principal at Valley View, at (213) 851-0020.

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## **Police Commander to Address Cahuenga Pass Residents**

The North Hollywood Division Commander of the Los Angeles Police Department, Captain Richard Wahler, will address the property owners and residents of the Cahuenga Pass at the June 22nd meeting held by the Cahuenga Pass Property Owners Association. The meeting will be held at Valley View Elementary School auditorium, 6921 Woodrow Wilson Drive, at 7:30 P.M. Wahler will be accompanied by Nancy Reeves who is the Senior Lead and Community Liaison Officer of reporting district 59 which includes the Cahuenga Pass area.

Several topics will be covered

including the newest MCA/Universal crime related problems due to the increases in traffic to and from that property, the increased emphasis in the Neighborhood Watch Programs, new advances in police service and an overview of Community Based Policing, a concept which has been significantly broadened in the Los Angeles Police Department at the recommendation of the Christopher Commission convened after the 1992 riots in Los Angeles.

All property owners are encouraged to attend and be prepared to raise questions or concerns about the crime and/or safety in the Cahuenga Pass area.

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## ***Earthquake Preparedness***

by John Ireland

When an emergency occurs, each of us goes to the houses on both sides of ours, and we ask our neighbors if they are all right. (Of course, it pays to do this before the emergency so that they know what we look like...and vice versa). This simple action turns strangers into...less than strangers, (and this becomes a way of also recruiting people into the CPPOA). Here is a

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# Groups Form To Combat CITY WALK Crime Threat

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they usually don't patrol off the property where crimes are being committed in your neighborhood by the criminal element of City Walk patrons". This trend of increased traffic from people drawn to this area by the commercial lure of City Walk and the corresponding potential for more and more crime in the CPPOA neighborhood is expected to get even worse with the impending City Walk and Universal Studios Tour expansion.

In response to this increasing crime threat, community Neighborhood Watch organizers, in cooperation with the CPPOA, have stepped-up their efforts to recruit concerned residents to establish new Neighborhood Watch groups on their street. Dane Sheldon, Chair of the CPPOA committee on Community Maintenance, Improvements, and Security, is assisting in coordinating efforts to organize the new groups. CPPOA residents who would like a Neighborhood Watch group on their street are encouraged to contact Sheldon, plan an informational meeting in their home, and invite their neighbors. Support personnel to actually lead the meeting are available to anyone in the CPPOA area from Neighborhood Watch, the LAPD, and the CPPOA. The CPPOA message number to call is (213) 871-5827.

Violent attacks on CPPOA residents and recent drug related activities in the area have been the impetus for several groups of concerned residents to form new Neighborhood Watch groups. Speaking at a recent meeting, Nancy Reeves, LAPD Senior Lead and Community Liaison Officer, told residents, "Neighborhood Watch groups are a critical part of

the community policing program. These groups are an important element in the LAPD being able to do its job more effectively".

Many residents have expressed their support for a proposal to require MCA to bear the cost for hiring additional LAPD units to patrol around their property in the surrounding neighborhoods. The problem is compounded because most of the property at Universal is still LA County land even though they are completely surrounded by the City of Los Angeles and Burbank. As a result, most of City

Walk and other Studio Tour revenues are exempt from paying municipal City taxes which are required for additional costs of police, street maintenance, etc. Instead, the additional taxes for these services are paid for, in part, by individual homeowners in the CPPOA area. According to one resident, "It's unfair that Universal builds this mammoth development and makes money hand over fist at the expense of our property, our taxes, and our safety without being assessed their responsible share for added police protection".

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## CPPOA Prevails On Metrorail

Against significant odds, the CPPOA successfully opposed two major Metrorail proposals which would have had adverse impacts on the CPPOA community. As a result of last year's door-to-door membership drive, the visiting CPPOA Directors learned that the vast majority of CPPOA residents were strongly opposed to an MCA proposal to re-locate the Universal City Metrorail station to Cahuenga Boulevard West, and residents also op-

posed a proposal to build a huge parking structure on the Ventura Boulevard location where The Racquet Center is.

After the CPPOA exerted considerable pressure at the appropriate hearings and through a flurry of letters exchanged with various officials, the MCA proposal was rejected and the proposal to destroy the site of The Racquet Center was abandoned.

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## President's Message

*CONTINUED FROM PAGE 1*

Universal will be starting their master plan and we must be ready to take a pro-active part in that process. The Metropolitan Transportation Agency (MTA) will begin construction of the Universal/Campo Cahuenga Metro station and we will be working with MCA and our other neighbors to make sure that the disruption caused by construction is kept to a minimum.

These challenges and others will require not only the work of the

Board but also the active participation of all of us. Please get involved. Renew your membership and get involved in a committee. Our neighborhood is only going to be as good as we make it.

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### **GENERAL MEETING**

**Wednesday, June 22**

**7:30 PM**

**BARHAM BRIDGE  
UPDATE**

# Annual Dues Payment Form

Enclosed is payment for my (our) 1994/95 Dues for my (our) property(ies) owned in the Cahuenga Pass area. I (we) understand the Cahuenga Pass Property Owners Association

is a nonprofit California Mutual Benefit Corporation incorporated only for the property owners in this area and payment is due by July 1st, for the term of one year.

Last Name, then first name(s) and initial(s) PLEASE PRINT

Property Address (if more than one, please list separately)

Mailing Address (if different than property address), City, State and Postal Zip Code

Residence Telephone (indicate if unlisted with \*U) / Residence FAX / Business Telephone

**Please check the committees you would be interested in assisting:**

- Community Improvement/Maintenance and Security
- Membership/Newsletter and Outreach Liaison
- Special Events and Meetings
- Corporate Business/Elections and Nominations
- Planning/Traffic and Development

### **CALCULATION OF DUES:**

\$25 Annual dues are required by all property owners for each CPPOA membership. Membership entitles you to one vote per household.

Check Number:

Total Dues Paid:

Make All Checks Payable to CPPOA

### **MAIL YOUR PAYMENT TO:**

Cahuenga Pass Property Owners Association  
3208 Cahuenga Blvd. West., Suite 115  
Hollywood Hills, CA 90068-13672

## **'94 CPPOA Officers Board & Committees**

### **BOARD OF DIRECTORS**

REV. STEVE BANGS  
FLORENCE BLECHER  
PETER BURNS  
BONNIE FUSON  
STEVEN J. GOLDFISHER  
ELIZABETH O. HICKMAN  
JOHN A. IRELAND  
DAVID R. KEGARIES  
SANDY KRAVITZ  
JOAN LUCHS  
KRISTA MICHAELS  
FRANNY PARRISH  
DANE SHELDON  
MICHAEL WESTER  
MURIEL ZOLLMAN

### **OFFICERS**

MICHAEL WESTER, *President*  
DAVID R. KEGARIES, *Vice President*  
KRISTA MICHAELS, *Corporate Secretary*  
JOAN LUCHS, *Chief Financial Officer*

### **COMMITTEES & CHAIRS**

DANE SHELDON  
*Maintenance and Security*  
REV. STEVE BANGS  
*Membership and Liaison*  
JOAN LUCHS  
*Membership and Liaison*  
*Co-Chair*  
MURIEL ZOLLMAN  
*Community Events*  
PETER BURNS  
*Business and Elections*  
DAVID R. KEGARIES  
*Planning, Transportation*  
*and Development*

### **Password Staff** **EDITOR**

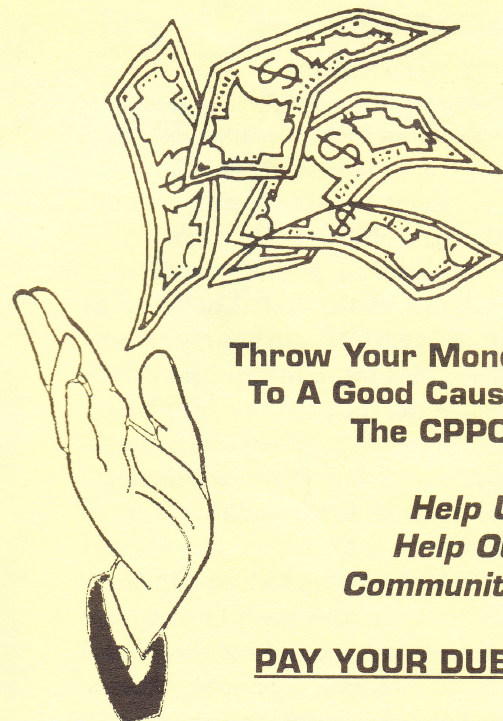
REV. STEVE BANGS

### **PRODUCTION**

NORTH HILLS GRAPHICS  
213/436-0787

### **LETTERS & COMMENTS**

PASSWORD Editor  
3208 Cahuenga Blvd., W. Suite 115  
Hollywood Hills, CA 90068-1362  
**213/871-5827**



**Throw Your Money  
To A Good Cause:  
The CPPOA**

**Help Us  
Help Our  
Community!**

**PAY YOUR DUES**

**\$25 Due  
By July 1st!**

**See dues form  
for mailing payment.**

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## First Class Mail

FORWARDING AND ADDRESS  
CORRECTION REQUESTED

Cahuenga Pass Property Owners Association  
3208 Cahuenga Blvd., West, Suite 115  
Hollywood Hills, CA 90068-1362

### **Earthquake Preparedness**

*CONTINUED FROM PAGE 3*

simple list of tools and supplies that every home should have.

1. Keep beside or under your bed, a pair of shoes with thick soles. In the right shoe keep a working flashlight, in the left shoe keep a pair of leather work or garden gloves. This way you can find them easily in the dark. This is your basic survival tip. The gloves will protect your hands, the shoes will protect your feet, and the flashlight will give you eyes in the dark!

2. A tool kit including a broom and dust pan and trash barrel (for broken glass), a good hammer and nails, a hack saw, a pruning saw, a crowbar, wire cutters, pliers, a crescent wrench, two fire extinguishers, and a can of liquid wrench...which is used to loosen old rusty bolts and faucets and the like.

3. At least three flashlights, with the batteries already in them (and changed every three months) plus spare batteries for each flashlight.

4. At least two portable radios with batteries as per the flashlights.

5. A first aid kit complete with any special medication needed by the family, as well as a supply of generic antibiotics because medical attention may not be immediately available.

6. A first aid kit for your pets as per the above.

7. A small tent. (There are many kinds. Some that open and set up as easily as an umbrella).

8. The often mentioned bottled (distilled) water and extra food. Don't forget some for your pets too.

9. Two hundred dollars in cash in denominations of fives and tens.

10. Never let the gas tank in your car get below half full. Always fill your tank up at this point.

11. If you have pets, have carriers for them as well. If your home is damaged, this may be your only way of preventing them from running away or getting lost.

12. Special tools are available for turning off the gas to your house. These tools should be tied to the gas meter so you don't have to look for it in an emergency.

13. Make sure the main water turn off to your house is working and not stuck from lack of use over the years.

Having a place to keep all the above, and make it easy to get to. Once every three months, go through your inventory...change the batteries, date your bottled water and food and don't let it get more than six months old.

**SPENDING ONE HOUR,  
EVERY THREE MONTHS,  
CAN SAVE YOUR LIFE.**