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Grid 8 - Rosalyne Smith

From President Dean Abston — Hello Neighbors & Friends. Lots of exciting items to talk about this time! I am going to start with some important dates so get out your calendars; our next general meeting will be at Kittridge Elementary School Aug. 18th. Our guest speakers will include Paul Krekorian our Los Angeles City Councilman and Warmington Residential. Warmington representative Phil Bacerra will give us an update on the proposed 63-unit small-lot development on Victory Boulevard at the east and west side of Atoll Ave. which by all indicators appears to be coming to fruition. There have been some positive changes to the planning of the project including reducing the number of units from 68 to 63 in order to provide more recreation space which will include 2 fenced in child play areas, 2 barbeque areas, and a dog walk area. These were suggestions from the community from our general meeting last February and Warmington heard you and took them to heart! At any rate it will be exciting to get the latest from their representative Phil Bacerra; we are getting closer to removing that blue and white eyesore wooden fence around that property (yea!).

The next important date will be Sunday October 25th; that will be the day of the VGNA October Fest! And boy oh boy it will be a special one this year! Lots of new and exciting things going on including live music and entertainment, food booths and other food options, lots of activities for the children, and a few big surprises! Mark your calendars; it promises to be an epic event!

Soon, you will notice a very new and improved VGNA website valleyglen.org. This is something that has been long overdue, so the executive board hired a professional, Richard Rossi in Grid B. We expect him to do spectacular job and the new site format will be up and running shortly with up to date information and will be easy to navigate. Let us know what you think!

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August 18th General Meeting
Kittridge Street Elementary School
13619 Kittridge Street
6:30 p.m. Meet and Greet (and food)
Meeting starts at 7:00 p.m.

Guest Speaker

Councilmember Paul Krekorian

In addition to LAPD and Government representatives to update us and take questions, Councilmember Paul Krekorian will speak and take questions on matters affecting Valley Glen. If you participate in Councilmember Krekorian’s “Let’s Talk Sidewalks” initiative described on Page 7, you could win a $50 Ralph’s Card. Compliments of VGNA.

Also, representatives from Warmington Residential will provide an update on their proposal to build a 63-unit small lot subdivision in Grid 6 at Victory Blvd. and Atoll Ave.
Around Your Grids in Valley Glen
Here is what’s going on in your Grids

Theater-goers in Valley Glen’s Grid 7 report a genuine boffo as to The Century 8 Theater’s (Victory Blvd. and Coldwater Canyon Blvd.) $1 million+ renovation. Everyone loves the luxurious lovery luxurious conversion. It’s nice to see a major business investing in our community. Now let’s all campaign for Century to use the Valley Glen name to describe their location (they currently use North Hollywood). One day this location will be called “The Century Valley Glen 8.”

President’s message (continued from Page 1)
As some of you may recall you participated in a survey last year that was basically designed to let the Valley Glen Neighborhood Association know what you thought of us; the survey was thanks to the very large effort of Walton Manion who prepared and facilitated the survey. Questions were asked like “Where do you see the VGNA 5 or 10 years from now”? “What are the important areas of concern that you would to hear more about”? “What can we do to better serve you”? Lots and lots of questions like these were asked in the survey. In addition a survey was completed of the board members themselves asking them what needs to be done to make the VGNA a better organization.

Albeit overdue, we have begun our separate meetings specifically to examine, discuss, and plan to implement changes to the VGNA that were suggested by the survey, our community and our active members of the board. I am bringing this to your attention to let you know that the VGNA remains committed to doing the best possible job for you, to consistently improve the quality of life in our very special Valley Glen Neighborhood!

This is a perfect segue to my pitch. The Valley Glen Neighborhood Association is completely volunteer and completely self-supporting, we depend on our two big fundraisers (our yard sale and October Fest) each year and your private donations to pay for expenses and keep moving forward, if you can fit it in your budget, a $20 donation will go a long way for us! And as always, please let us know if we can ever be of service or help to you.

Finally, I’d like to extend a warm welcome to our new LAPD Officers in Van Nuys Division that serve Valley Glen. On Page 3, you’ll read more about our farewell to and best wishes for Steve Underwood as he leaves his Senior Lead Officer (SLO) position and embarks on the next step of his LAPD career at Metropolitan Division. Officer Justin Bergmann will be our new SLO. SLO Bergmann has had a great history with LAPD Van Nuys Division but Please read about that on Page 3.

Most notably here, I want to extend a warm welcome to our new LAPD Van Nuys Division Captain Lillian Carranza. Captain Carranza is not only new to Van Nuys Division, she is Van Nuys Division’s first female Captain. We hope to see Captain Carranza at one of our next General meetings.

Welcome Captain Carranza!

How to reach LAPD in a Non-Emergency
If you need LAPD but it’s not an emergency, please call (877) ASK-LAPD or (877) 275-5273. It is important to keep the 9-1-1 lines and operators available for emergency situations like a person reporting a fire, a medical emergency or a violent crime in progress.
HANDING OFF THE LAPD SOUTHERN VALLEY GLEN COMMAND

After many successful years of promoting community policing in Valley Glen south of Victory Blvd., Senior Lead Officer Steven Underwood was promoted to a position in the Metro Division of LAPD. We are sorry to see Steven leave us but we are happy to hear of his promotion. Steve’s “interim” replacement (as it is still temporary) is Officer Justin Bergmann.

Let’s extend a hearty welcome to Senior Lead Officer Justin Bergmann. Our Ace Reporter Alicia Bien had a chance to interview SLO Bergmann and SLO Bergmann was kind enough to send us some responses that we are pleased to present in his own words.

When do you begin this SLO work in Valley Glen? How long have you been with the LAPD? Are you an Angelino by birth or choice? I will officially take over the area starting August 9th. I’ve been with the LAPD 20 years next month. I have been a Senior Lead Officer for 15 years mostly in the North Sherman Oaks area. I was born in Santa Barbara but grew up in various parts of Southern California, including Studio City and Hollywood. I went to Walter Reed Junior High in Studio City.

Can you remind us what a Senior Lead Officer for the LAPD does? A Senior Lead Officer is an officer that is in charge of a geographical area within a police division. We designate those areas as Basic Cars. My car, for Valley Glen is Basic Car 9A37. Senior Lead Officers are the liaison between the department and community. We organize and facilitate neighborhood and business watches. We are responsible for tracking crime in our area and meeting with other department entities to identify crime prevention and enforcement strategies. In addition, we work with the residents and businesses in our areas to reduce crime and improve their quality of life.

How large an area do you cover? Do you have backup? Each one of the seven areas in Van Nuys have an average of approx. 25,000 people. Their is only one "SLO" (Senior Lead Officer) per area but we work together to help each other in our various areas.

Some issues that Valley Glen residents suffer from are the loud night-time street racing on Sylvan and Ethel Streets near the Valley Glen Community Park (Grid A), neighbors playing music too loudly and public safety, especially at the park among the pot-smoking high school and community college students. How will you address these specific issues? Each problem is unique and, therefore, requires different strategies. Although, I can't say exactly what strategies will be used, I can say that I have resolved very similar issues in other areas many times. This position is all about working in partnership with the community, neighborhood watch, business watch, other internal city resources along with outside, independent resources; all with the goal of preventing and reducing crime while improving the quality of life in the community. I will look at each problem independently, develop a plan, designate and delegate resources and work towards resolving the problem. Together, I’m confident that we can resolve most anything.

Do you have any specific goals you would like to achieve as the SLO of Valley Glen? My main priority is to prevent and reduce crime but equally important is my mission to build positive, trusting relationships in the community. If I can be remembered for one thing, it would be to be a trusted member of the community I serve. To work together towards building a strong, united network of neighborhood watch groups that help reduce crime and the fear of crime.

In your free time, do you practice any sports or hobbies that augment your work as a police officer? I like to say that I’m a Jack of All Trades, expert of nothing.....I enjoy many hobbies, including martial arts, working out, acting, cars, motorcycles, photography and anything technology. Some would even say I’m a tech nerd! But, my favorite hobby is hanging out with my wife and enjoying a nice glass of red wine.

Is there anything else you would like to add or say? I am very excited and honored to be coming to Valley Glen. I look forward to making friends, building relationships and improving upon an already great community!

That was fun! Thanks for doing this and I look forward to meeting you.

[Editor’s Note: SLO Bergmann can be reached at 36355@lapd.lacity.org - cell: (818) 731-2562. Officer Katy Paschal continues as the SLO for north of Victory. She can be reached at 36128@lapd.lacity.org - cell: (818) 731-2566.]
Around the Grids (continued from page 2)

A little to the east of Valley Glen, a number of us attended the most recent monthly “Lunch with Paul” event. Councilmember Paul Krekorian greeted Lilit Bakery owners, Sam and Anna Kashishyan, and awarded them a Certificate of Appreciation. Lilit Bakery is located at 12001 Victory Boulevard in North Hollywood. The Kashishyans also own the popular Olive Fresh Garden Marketplace at 12521 Oxnard Street in Valley Glen in Grid 8.

“Lunch with Paul” offers an opportunity to support local businesses and to chat with Councilmember Krekorian. “Our Valley has so many incredible places to eat. I make sure to get out as much as possible to sample the fine foods served by local restaurants across Council District 2. Local restaurants not only serve great food, but also serve an important community need — they give us gathering places and help forge a shared neighborhood culture and identity” says Councilmember Krekorian.

Finally, in Grid 3, the Rivera family, who moved here 7 years ago, shows us how to get together with your neighbors while participating with their son Mateo (pictured left) in his endeavor to learn how to run a business. Yes folks, a lemonade stand achieves both objectives. The Riveras used Nextdoor.com to advertise the lemonade stand. At $1 a cup on a hot day, the lemonade was great and a bargain. While we are proud of young Mr. Rivera as he makes his way to Harvard Business School, the Rivera’s deserve a shout out for meeting their neighbors. In fact, this neighborhood has a Neighborhood Watch.

If you have something to report in your Grid or if you want to know more about how to form a Neighborhood Watch, please go to our website valleyglen.org and email us.
14th ANNUAL ADOPT-A-FAMILY PROGRAM

Founded in 2001 under the auspices of the VGNA, the Adopt-A-Family Program has helped over 150 families in Valley Glen who are caught in a cycle of poverty, many as a result of illness, unemployment, or loss of a parent. Feeding the family and keeping a roof over their heads is a daily struggle for these families, something many of us take for granted.

Please open up your hearts and pocketbooks to help these families for the holidays and bring a special joy to the children. “We make a living by what we get, but we make a life by what we give.” -Winston Churchill

The families are selected by the public schools in Valley Glen and by Jewish Family Services.

If you are interested in donating to this worthy cause, I am taking gift card donations for Target, Ralph’s, and Vallarta, preferably in $25 increments. Cash/check donations are welcome in any amount. Each family receives Target gift cards so they can do the shopping for their children, and $100 gift cards to the market of their choice. The families also receive a frozen turkey and for each child, a stuffed stocking. To make a pledge to donate gift cards or money, a turkey or a stocking to stuff (I’ll provide the stocking and a list of suggested items), contact me at judyprice1127@aol.com or (818) 787-9946.

The deadline for the gift card donations is Monday, December 7 and for the stockings and turkeys, Thursday, December 17. Jewish Family Services will get delivery of gift cards during the week of November 30.

Thank you and may your blessings be many.

Judy Price
Founder and Chairperson, Adopt-A-Family Program
Valley Glen Neighborhood Association

[Editor’s Note: Imagine the long term effect this program has had on 150 families. Perhaps, the money for this program helped bridge the difference between hardly any toys for a child and toys that really uplifted a little child’s spirits. That uplifted spirit may someday translate into a child turned adult that highly values the “good” in this world. As someone once said, “You will never realize the reward for a good deed however small.” Your support for this program is much appreciated]

Dog Corner
By Valli Aman of Grid 1

We are fortunate to live in a neighborhood that is dog friendly...and we can feel proud that so many rescued dogs have found their homes here. I think on the whole we are responsible and have listened to our neighbors about problems such as noise and many have developed patience as new dogs come into our area.

However we get an “F” for leaving areas riddled with dog poop. Please purchase and use poop bags. You open the bag; put your hand inside the empty bag as if it is a glove without fingers; reach down and pick up the poop with your plastic covered hand; slide the bag over your hand and tie the bag. You will never touch the refuse but you will impress your neighbors and help keep yards bacteria free.

What you don’t know: Dogs that smell dog poop are placed at risk to become ill based on the health of another dog and what they have eliminated. If your dog knows the “leave it” command and you encounter dog business on a lawn, use the command so your dog will not even smell the elimination of other dogs and for heaven sake, pick up after your dog.

If you need free tips and hints, feel free to call me. I help people free over the phone all the time. Want a budget minded training appointment, home boarding or other services? Call Oh! My Dog at 818 785 0377.

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Numbers You Can Use (311 works but these #s are must haves)

Councilmember Krekorian (818) 755-5656
Assemblymember Nazarian (818) 376-4246
Congressmember Cardenas (818) 781-7407
Mansionization and Valley Glen  
by Judy Price — Grid C

The City’s Baseline Mansionization Ordinance (BMO) was passed on May 6, 2008 to curb the size of new and remodeled homes, based on the size of the lot, for all single-family zoned properties. The Ordinance does not prohibit two-story homes but limits the Floor Area Ratio (FAR), including extra buildings, usually 50% of the lot size; however, builders can get a bonus to build 20% to 30% larger FAR if they meet certain criteria such as environmentally friendly homes or recessed facades and upper floors. This has resulted in what is called by some homeowners as a “mansionization loophole,” allowing homes to be “out-of-scale” and too large for their lot size.

In May of 2014, a motion was introduced in City Council to review the BMO to determine if these bonuses meet the ordinance’s intended goals of stopping mansionization, particularly in R-1 zones with lot sizes under 7,500 square feet. While the City works on tightening citywide rules against mansionization, a process expected to take a year-and-a-half, City Council passed temporary rules curbing demolition and new construction in 14 mansionization hot spot areas. In the San Fernando Valley, Valley Village and Old Granada Hills are included as hot spots.

Some communities like Studio City have City approved Residential Floor Area Districts (RFA) which places specific limitations on the FAR for new and remodeled homes. Recently, Valley Village applied to get the Studio City RFA extended to include them. Sherman Oaks is working on a similar proposal.

As the economy recovers and home values are rising, “mansionization” is also on the rise. This could affect the character of our own community. If Valley Glen wants to be included in the Studio City RFA, now is the time to speak up.

Please let us know your thoughts by emailing Judy Price at judyprice1127@aol.com or writing to the VGNA, at 13400 Victory Boulevard, #385, Valley Glen, CA 91401. We appreciate your comments and will communicate your sentiments to our Councilmember Paul Krekorian.

Life After Turf Rebates - Landscape Right

Grid C resident Merryl Weber contributed this June 14, 2015 LA Times article written by landscape experts Mia Leherer, Claire Latané and Margot Jacobs. The following is a summary.

Metropolitan Water District ended its lawn removal rebate program yet homeowners are scrambling to rip out grass and replace it with non-permeable gravel or artificial turf. Before you do this, here are a few tips.

Hold on to water Since 1920, Los Angeles has engineered its landscape to take rainwater to the ocean as quickly as possible, so it wouldn’t cause flooding. Rain washes off rooftops and pavement, into gutters and storm drains and then into washes and out to sea. The rainwater that does not make it to sea sinks into the aquifers.

Over time, we’ve paved so much of the landscape, our aquifers don’t recharge when it rains; the water can’t sink in. Now, 90% of our water is imported. We need to refill our aquifers. The best way to do it is with a planted landscape. Gravel is OK in small doses but it doesn’t absorb and hold water as trees and plants do. Planting the land to hold and infiltrate water increases our water supply.

Water Smarter Our yards are overwatered by two to three times what they need. Turf grass companies recommend watering lawns with only 1 inch of water once a week. Over-watering native plants kills them. Establishing plants, trees and turf with less frequent but deep watering. They will develop deep roots that withstand periods of drought.

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Conserve the ecosystem Living landscapes, all the native plants you see out there, aren’t just about aesthetics; they are beneficial in multiple ways. Birds, bees and insects (pollinators all) need what trees and plants provide. Plants and trees provide shade and moisture to cool the air; gravel and artificial turf don’t.

[Editor’s Note: Here is a good example and thank you to Grid B resident Waltona Manion for referring us to Grid A resident Neil Babitch. Pictured left, Neil replaced his front yard lawn but kept his Mulberry tree. This provides shade to his new native plant landscape with ground cover - no gravel. Neil tells us that he hasn’t had to water his lawn. Good job Neil!]

Councilmember Paul Krekorian wants input from you on our sidewalks. Please bring a list of sidewalks in need of repair (with addresses) to our August 18th General Meeting. Each person bringing a list will be eligible to enter a drawing to win a $50 Ralph’s Card.
Successful VGNA Yard Sale

You all made 2015’s yard sale a success by donating your unwanted clothing, toys, tools and other items. We raised a near-record $1,320 because of you and all our volunteers. Pictured to the right are most of us or at least those left standing as everything was packed away for Vietnam Veterans to pick up the following day.

It was a hot, humid and rainy day and thankfully breakfast was provided by anonymous elves while Lusy’s provided sandwiches and iced tea for lunch.

Let’s do it again in 2016!

Who is Raquel Magro?

- “Top Number of Transactions” Company Wide for 2014 out of 896 agents
- Over 2,800 homes sold
- Diamond Club Award Winner 2005 to 2014!
- Top Listing & Selling Agent 1992 to 2008 and 2010 to 2014!
- San Fernando Valley resident with over 20 years full-time experience
- Graduate of FIDM with BA in Marketing
- Fannie Mae / NPDC / “Premier Award” for outstanding performance 1998"
- SRAR Grievance Committee “Outstanding Member” 2003
- SRAR Professional Standard Committee Member
- Spondylitis Association of America “Awards of Excellence”
- San Fernando Valley Business Journal “The Best of Residential Real Estate 2003”
- Southland Regional Association of Realtors- Board of Directors 2008 & 2009
- Voted “Best Realtor in Los Angeles” by Los Angeles Magazine 2015

“I love what I do, believe in what I do, and am committed to being the best. My passion for real estate and commitment to succeed keeps me striving to always be on the cutting edge of this ever-changing market.”

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