



# *The Woodlands* GRAPEVINE

---

MAY 2016

**GET READY! HERE IT COMES!**

---



**Our Fourth Annual Wine Tasting  
and Get to Know Us Event!**

Saturday, June 25 from 5 pm to 7 pm  
1539 El Rito Avenue

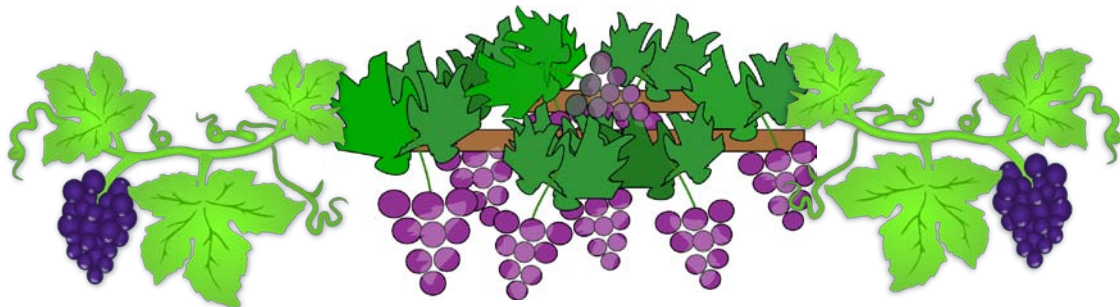
You are cordially invited to join in the festivities and learn what your Homeowners Association does on your behalf. Learn how you can become more involved.

Jack, our favorite sommelier from Palace Liquor, will present carefully-selected wines for your discerning taste (and purchase, if you like).

Entrance assured to the first 80 people who RSVP. Please respond as soon as possible. Due to the nature of this event, adults only please.

RSVP to: [wwwhoa@gmail.com](mailto:wwwhoa@gmail.com)  
or call Dianna 818-548-5676

**\$15 per person**



**FOR MEMBERSHIP  
INFORMATION, CONTACT**

THE VWWHOA, Inc.  
P.O. Box 343  
Verdugo City, CA 91046  
vwwhoa@gmail.com  
Website: www.vwwhoa.org

**President** Mirna Stanley  
**Vice President** Dennis Guyer  
**Treasurer** Annet Arakelian

**Board of Directors**  
Karen Holden-Ferkich  
Marcia Hanford  
Alice Villaseñor  
Kurt Weissmuller

**Associate Board**  
Diane Ferris  
Dianna Greenfield  
Ara Hoonanian

**Photography & Website**  
Greg Dyro

**Membership**  
Dana Poag

**E-Mail Communications**  
Dave Watson

*President's Message*

Hello again! Lots to report, so this will be in an informational format. Thanks to everyone who:

Contacted our City Council members expressing dismay with the Council's agenda item to consider replacing grass with artificial turf for the purpose of adding a fenced and lighted soccer field in Verdugo Park. The Council Chambers was packed with protesters and many e-mails sent in advance of the meeting. Your voices were heard and Verdugo Park will remain intact. FYI, four new soccer fields were approved at various other locations. Yet to be concluded is a concurrent proposal to demolish the existing restroom structure in Verdugo Park and replace it with a 2000-2500 SF restroom/community building. No doubt the restroom facility needs an upgrade, but we have huge concerns regarding the impact such a new large structure would have on our heritage sycamores in proximity to this proposal. The community room represents a revenue resource for the city and would accommodate children attending the various day camps held in that area of the park. Not sure we need a 2000-2500 SF community room in this park that's larger than many of our homes. I hate to sound elitist, but Verdugo Park is a historical and unique treasure in Glendale and it needs to remain that way.

Thanks to those who flooded city hall with e-mails regarding the inappropriateness of a very ambitious project in the form of a museum proposed at the corner of Verdugo and Mountain. To make a very long story short (lots of meetings, negotiations, etc.), the Armenian-American Museum will now be located in Central Park across from the Central Library, in the Arts & Entertainment District. We believe this new site will

attract many visitors to the museum with its proximity to the Americana, restaurants, hotels, and eventually become an integral part of downtown Glendale. We appreciate the Museum Committee's cooperation and patience and we are compelled to mention the effectiveness the Royal Canyon Property Owners' Association played in this scenario; we were happy to help when we could. All's well that ends well, as they say.

The stalwart souls who volunteered for our Verdugo Park clean-up day at the north end of Verdugo Park deserve a big round of applause for responding to our call for help. The newly-planted Colina entrance reveals the outcome of their sweat and toil. We began at 9:00 a.m. and finished 2 ½ hours later, tired but knowing we made a difference. Thanks "guys": Judy Pondella, Marcia Hanford, Cathy Jurca, Jim Reichgelt, Jim Madden, Curtis Stanley, Annet Arakelian, Mirna Stanley and Amy Yazzetta. You are Superstars!

Lastly (but certainly not least), be sure to RSVP for our 4<sup>th</sup> annual wine tasting event scheduled for Saturday, June 25. Attendance has increased each year to the extent that we might have to limit attendees to 80 this year, so please, RSVP as soon as you can. Until then, watch out for one another, it's what good neighbors do.

  
Mirna Stanley  
President

**WELCOME NEW MEMBERS**

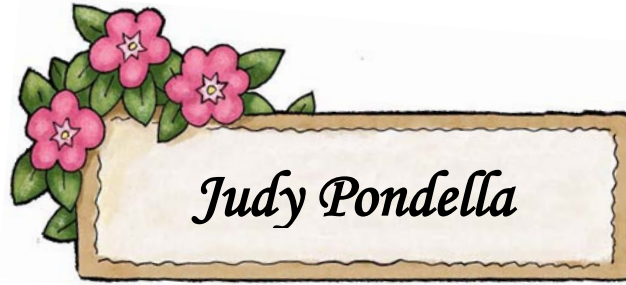
Representing Fernbrook Place Place and Willow Drive:  
Dan and Maorei Brotman; James and Yvonne Tutwiler; Dan and Maorei Brotman

*Thanks for your support!*

**Our Mission Statement:**

To preserve the low-profile, single-family characteristics and the aesthetics which are unique to the Verdugo Woodlands; and to provide a forum for discussion of civic issues which may directly affect the Verdugo Woodlands





It is with heavy hearts we report our outstanding HOA secretary, Judy Pondella, passed away suddenly. Our red haired daughter of an Irishman left this world on St. Patrick's Day, exactly as she planned, no doubt. We miss her and are so appreciative for her friendship and contributions to our homeowners association.

---

## Niodrara Drive Becomes Glendale's Seventh Historic District

On April 26, City Council unanimously approved the creation of the Niodrara Drive Historic District. 75 percent of property owners signed the final petition to request designation.

The new historic district includes thirty-two houses and encompasses all of Niodrara and Fernbrook Place as well as sections of Hillside Drive and Wabasso Way. As with most of Glendale's older neighborhoods, architectural styles are eclectic. They range from American Foursquare, a relatively rare style in Glendale that was popular nationally at the turn of the twentieth century, to Tudor Revival and modern. The ranch style, which is the definitive California architecture of the 1940s and 1950s, predominates.



The most distinctive feature of the district is the importance of landscaping elements to its historic character. The natural stream that for many years flowed along both sides of Niodrara was enhanced through various features: a stone curb that still runs along the east side of Niodrara and Fernbrook Place; an ornamental streambed; ponds that were added to the stream; and concrete, stone, and *faux bois* (an artistic imitation of wood) bridges. An abundance of native coast live oaks and California sycamores, so characteristic of the Woodlands, also help to create a unified landscape.

Historic districts are an important tool for homeowners who wish to preserve the aesthetics, history, and property values of their neighborhoods from inappropriate development and alterations.

The historic district applicant plans to do a walking tour of the historic district for VWWHOA members who would like to learn more about the history and architecture of this extraordinary neighborhood, so look out for an email announcement in the coming months.

---

## It will be here before you know it!

**What:** The Verdugo Woodlands West Homeowners Association 2<sup>nd</sup> Annual National Night Out event

**When:** Tuesday, August 2, 2016 - 6 pm to 8 pm

**Where:** The Catalina Verdugo Adobe on Bonita Drive



Details to follow in our July newsletter, but know that we're planning an even bigger and better event featuring the popular Grilled Cheese food truck, ice cream truck and tours of the Adobe. Save the date!

---

## THANK YOU!

We are indebted to the generosity of Woodlanders Cathy Jurca and Scott Fraser who approached us with an offer to fund a redesign of our website. The result is exceptional and representative of our Wonderful Woodlands. Thanks Cathy and Scott! ([www.vwwhoa.org](http://www.vwwhoa.org))

And more thanks to...Pam and Jim Elyea and Tim and Dabney Beck for your monetary donations. We really appreciate it!



---

## HEY TECHIES!

Now that VWWHOA has an amazing new website, did you know you can view it on your portable devices? Give it a try. Our next technology updates include email messaging. For starters, we will be using addresses generated from our own website. Then our membership record-keeping needs to be studied. We have an incredible database of all properties within our boundaries, and moving that to a more nimble system is the goal. Oh, and then there's that challenge of cost.

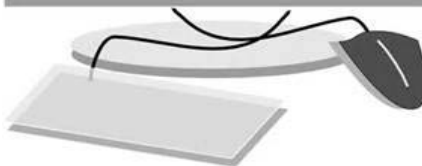
Can you help? A task force dedicated to technology is needed to assess and recommend solutions. It can probably finish these tasks in about 6-8 months. Do consider helping if you are one of those techie people, and feel free to invite others who can make a contribution.

Email [mirna.stanley@yahoo.com](mailto:mirna.stanley@yahoo.com) with your eager and enthusiastic responses, please. We'd like to get the group identified so they can start meeting no later than July.

You would be doing a great deal of good and meeting fellow Woodlanders at the same time. Can't beat that!

---

## Our New Website.....by Dennis Guyer



After many years of maintaining our web site VWWHOA.org, Larry Hanson asked to be relieved of the responsibility, since he was leaving our board of directors. He thought it was time to pass the torch on to someone else. We want to give Larry a big thank you for all the years he maintained a very nice site.

Two very fortunate events then took place. We were able to bring on a new board member who has the expertise to maintain the site for us, and also at that time, a member suggested the need to update our site. Cathy Jurca and Scott Fraser offered us a generous donation which allowed for this to happen.

We then embarked on a search for a web designer. We were very fortunate to have a board member with previous experience with a designer. He was given the assignment of designing a new site for us. This was much more of an undertaking than any of us, except the designer, anticipated! We thought it would be a two to three month project. It took nearly a year! This was not the fault of the designer. It was us deciding what we wanted. It took a long time to find just the right photographs for the opening screen.

We were lucky for a second time with a talented HOA member, Greg Dyro. He is not only able to maintain our site, but he is also a professional photographer! His photo of the oak tree dotted hill off Hermosita is spectacular! Having looked at many other HOA web sites, we feel we have far and away the best one out there! If you have not already taken a look, please take some time now to go to [www.vwwhoa.org](http://www.vwwhoa.org) and see why we're so excited about it. One of our board members told us that before she moved to the Woodlands, she had looked at our site, which gave her the assurance this was a neighborhood she could be proud of. Web sites have become very important in providing this type of information. See if you agree.



PLEASE PATRONIZE OUR ADVERTISERS

**ALBERT HAIRAPETIAN**  
*Your Real Estate Consultant for Life!*



**Born and Raised in the Woodlands since 1974...  
 ... and now selling homes!**

**818-244-2939**  
 www.91208.com

ARBITRAGE

CalBRE: 01213318



**gw GREEN WORLD REALTY**  
 Los Angeles

Commercial/Residential  
 Loan Origination & Sales

**Haik Alexanians**  
 CA BRE 01842067  
 NMLS 331400  
 818-317-8300

Green World Realty & Financial Services  
 1461 E Chevy Chase Dr Suite 101  
 Glendale, CA 91206

**PARTNERSTRUST**  
 REAL ESTATE BROKERAGE & ACQUISITIONS



**SUZANNE EDWARDS**  
 Associate Partner, Broker Associate

m: 818.219.1010  
 suzanne.edwards@thepartnerstrust.com  
 calibre #00959224

964 Foothill Boulevard  
 La Cañada Flintridge, California 91011

**CVI**  
 CRESCENTA VALLEY INSURANCE

**Richard E. Dinger**  
 President

3156 FOOTHILL BLVD. STE. A  
 LA CRESCENTA, CA 91214  
 LICENSE #0C91996

TEL: 818.248.4500  
 FAX: 818.248.3348  
 CELL: 818.414.2758  
 rick@cvins.com

**GRAND**  
 FENCE, CO.

1798 Industrial Way., P.O. Box 23373, Los Angeles, CA 90023

**Marco Villasenor**

LIC. NO.491747  
 •COMMERCIAL  
 •RESIDENTIAL  
 •GENERAL CONSTRUCTION

Office (323) 261-6700  
 Cell (213) 999-5885  
 Fax (323) 261-7121  
 E-Mail: grandfenceco@sbcglobal.net



**Meg Patrick**  
 Owner

Member of NAPPS & PSI  
 Fully Bonded & Insured, On Yelp & FB  
 Dog Walking, Overnights & Daily Visits  
 www.geminipetsitting.blogspot.com  
 "Your Neighborhood Pet Sitter"

**Gemini Pet Sitting**  
 "Peace of mind while you're away".  
 Caring, Responsible & Dependable

**818 489-5588**  
 megster12@aol.com

Your Home **SOLD** For 100% Of Your Asking Price  
**GUARANTEED**  
 Or I'll Pay You The DIFFERENCE!\*



**Call Vic: (818)248-8668**  
 ... and Start Packing!  
 or for a FREE Report that Details this Exclusive Offer


**www.VicGuarantee.com**

\* Seller and Vic must agree on the Price & Terms

"VIC" VARTAN MARKARIAN  
 Broker/Owner  
 BRE# 01009771  
 Markarian Realty Group

**Dilbeck REAL ESTATE** | Generations of Trust  
 for Generations to Come®

Your Neighbors and Friends



**Evelyn Reichgelt**  
 Realtor®, GRI, CRS, SRES, QSC  
 818.248.3410  
 CalBRE#919063  
 reichgelt@earthlink.net

**Jim Reichgelt**  
 Realtor®, SRES, QSC  
 Cell: 818.259.8331  
 CalBRE#01279226  
 jim.reichgelt@dilbeck.com

**www.evelynreichgelt.com**  
 600 N. Brand Blvd, #210, Glendale, CA 91203

---

P.O. Box 343 • Verdugo City, California 91046

*Homeowners Association*

*Verdugo Woodlands West*



---

## ***DON'T FORGET! VOTE ON TUESDAY, JUNE 7TH***



Measure N on our June ballot, the Utility Users Tax Funding Elimination Initiative, has become a hotly contested item. The Utility Users Tax (UUT) is a voter-approved consumption tax that has been in effect since 1969. So the more you use, the more you pay.

A Yes vote for Measure N would permanently cut \$17.5 million from the City's operating budget from our consumption of electricity, gas and water. That's a pretty good chunk of change. Should Measure N pass, a long-standing source of revenue would be eliminated and services will obviously have to be cut from somewhere e.g., neighborhood libraries could close, street sweeping could be reduced to once a month, many park services would be eliminated and positions budgeted in our police, fire and other departments would remain vacant. Cuts to our first responders' budgets is a concern.

A No vote would maintain city services at current levels.

FYI – the proponents of Measure N neglected to include UUT for Communications and have stated they will file another Initiative if this go-around is successful. That would mean another \$10 million cut from the City's budget.



Your vote will have a definite impact on our city. Please make an informed decision.

