



The Woodlands

GRAPEVINE

OCTOBER 2018

HOA Fights for Our Parks

The Board devoted two recent meetings to discussing Verdugo and Catalina Verdugo Adobe parks with Director of Community Services and Parks Onnig Bulanikian and Assistant Director of Public Works Dan Hardgrove, who is also an urban forester.

Following the removal of three sycamores and evidence that other trees were distressed, the Board persuaded the City to commission a tree assessment of Verdugo Park. Every tree east of the stream bed, almost 400 total, was included.

It won't come as a surprise that our trees are drought-stressed. Parts of Verdugo Park are visibly under-irrigated, and Parks is addressing that issue, with reseeded grass to occur in the fall. It appears that the City did not do enough to compensate when the stream stopped running through the park.

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National Night Out August 7, 2018

We had another wonderful evening under the beautiful oak trees and sycamores at our neighborhood historical Catalina Adobe. Your Homeowners Association put on a fun event inviting all Woodlanders to join in the celebration. Once again we invited Slanging Corea who brings many types of cultural food to our event, along with Get Shaved Ice.

The tour of the Adobe was a success as many people joined and listened to the docent tell the history of the Adobe. Many children and some parents enjoyed the Face Painting and Balloon artists. As you may know National Night Out is an evening where we celebrate the liaison between our neighbors and the Glendale Police Department. The GPD attended throughout the night greeting the neighbors and answered many of the questions we wonder about.

(Continued on page 4)



Come enjoy brunch with your neighbors (see page 6)

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

✧ Editor's Message ✧

FOR MEMBERSHIP INFORMATION, CONTACT

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This newsletter is in your hands because your address is one of more than 1,100 homes located within the boundaries of the Verdugo Woodlands West Homeowners Association. Our nonprofit, all-volunteer organization exists for the wellbeing of the Woodlands. If you are already a member, this is your regular quarterly edition, one of the benefits of membership.

Chances are we live in the Verdugo Woodlands because we think it's an amazing neighborhood. In 1994, this Association was formed because hundreds of people wanted to preserve the characteristics and aesthetics of the Woodlands, founded just over 100 years ago by Frederick Newport, a prominent developer. At that time a few structures already existed, including the Verdugo Adobe from the 1820s and a 1912 mansion by noted architect Alfred Priest.

Since the time of those first structures, additional development and improvements have been, and will continue to be, made. The Association advocates for sensitive development, for respecting neighborhood context while allowing property owners to expand and improve their properties.

Not a member? Check out page 5 to see how to join. Also, visit our website at vwwhoa.org

Everyone is invited to JOIN US for the annual meeting and membership drive on October 13, 2018, from 9:00-11:00 am. See page 6 for details.

This event is free to members, making this a perfect time to join if you are not a member. Hope to see you then!

Marcia Hanford, Board Member

A Quick Look at 2018:

So far this year, the VWWHOA leadership team has:

- hosted National Night Out
- met with members of the Police Department
- interfaced with the Fire Department
- met with the Director of Community Services and Parks
- met with Public Works and the City arborist team
- attended public meetings about the redesign of north Verdugo Park
- commented to these entities in the interest of quality of life and environmental issues:
 - Parks, Recreation & Community Services Commission
 - Design Review Board
 - Historic Preservation Commission
 - City Council

1539 El Rito Avenue Newly Listed on the Glendale Register



On August 14 City Council voted unanimously to list this lovely Monterey Revival property, built in 1932, on the Glendale Register of Historic Resources. Designated the Joy House after the original owners, it is only the third private residence in the Verdugo Woodlands to be listed.

Prominently located on a slope at the intersection with Bonita Way, the house was determined eligible for the Glendale Register as an outstanding example of the Monterey Revival style, which is relatively rare in Glendale. The architect was Edward L. Mayberry, Jr., who designed other landmarked buildings in southern California, including the Blackstone Hotel in Long Beach and the Paden-Pelton Building in downtown Los Angeles. Mayberry was also a notable structural engineer and earthquake safety expert whose firm designed the nearby Mayberry-Parker and Prospect Avenue bridges in Pasadena.

Council also authorized a Mills Act contract for the property. The Mills Act is a property tax reduction program that encourages owners to preserve historic properties. Usually the reduction is about 50 percent. There has never been a better time for the Mills Act, given recent changes to tax law and new limits on federal deductions for property and state income taxes.

1539 El Rito was the home of former HOA President, Mirna Stanley, and her husband Curtis for more than four decades. They moved to Texas last year. The current owners Cindy Dugger and Byron Taylor graciously continued the Stanleys' tradition of hosting our annual wine social this year. We thank them for agreeing to preserve this historic house and congratulate them on the successful nomination.

Many other properties in the Verdugo Woodlands are eligible for the Glendale Register, and we hope to see more of them so honored.

Parks (continued from Page 1)

The more significant problem is soil compaction, which deprives trees of oxygen and interferes with root growth. Foot traffic is a contributing factor, but board members also pointed to city staff who routinely drive large trucks on the turf. Parks has agreed to curtail that practice; if you see violations, please contact us at ywwhoa@gmail.com and let us know what you saw and when. The City is also reviewing the frequency of mountain bike racing, an event that the HOA Board has objected to for years because of damage to trees and turf.

The City will begin experimenting with a process called radial trenching to relieve soil compaction. If it works on the test trees, they will expand to other impacted trees in the park. Staff will also make more of an effort to monitor trees, since they are in the park every day.

Two large trees fell this summer (fortunately no one was hurt). Fourteen additional trees need to be removed immediately (most of these are the dead and dying redwoods near Colina), and another fourteen will receive a more intensive risk assessment. Nine others are considered at moderate risk. The removed trees will be replaced with large native trees.

The City is also developing a reforestation program for the park. Most of the sycamores are old, and planning for their eventual decline must start now. More varieties of trees will be planted as insurance against pest or other attacks that can decimate a single species.

We also met Katherine Williams, Glendale's newly hired arborist technician, who will be looking after protected indigenous trees throughout Glendale.

In the meeting with Mr. Bulanikian, the Board also addressed complaints about large, loud parties in the Catalina Verdugo Park. The City has agreed to prohibit amplified music in the park and has provided contact information for a staff member who can address problems if they arise. If necessary the City can decide to require a staff member's presence for the duration of an event at the organizer's expense. We hope it will not come to that. Trees in this park will also be assessed, as they are likewise showing signs of distress.

When people wonder what the HOA and its volunteers do for the Woodlands, we hope you will think of our work to maintain these treasured neighborhood assets. We are also continuing to monitor plans for the proposed renovation of the north end of Verdugo Park.

Hillside Damage at the Adobe is Remedied.....Article and photos by a Woodlands Resident

We are lucky to live so close to nature! There is a natural balance between predator and prey and the trail camera photos demonstrate the food chain in our own backyards.

However, last spring, the ground squirrels took over the Adobe and several adjacent properties. In abundance, ground squirrels are troublesome pests for homeowners and gardeners. The California ground squirrel, *Spermophilus beecheyi*, is the most common species. They forage above ground near their burrows where they sleep, rest, rear young, store food and avoid danger. Ground squirrels live in colonies that can include several dozen animals in a complex of burrows.

We hired a company called Urban Wildlife Trapping Experts to trap and relocate these animals. While it was an expensive undertaking, it was the only choice as pesticides and rodenticides used for controlling unwanted animal populations pose a significant risk to the other wildlife that live in the Woodlands. Poisons can kill owls, hawks, opossum, deer, coyote, fox and mountain lion that frequent our yard. Our plan was to reduce the rodent population without harming other animals in our ecosystem. We succeeded! A total of 57 ground squirrels were captured and almost as many rats.

We did contact city officials to help with this problem. Dennis Gaudenti, the Park Maintenance Supervisor, and Onnig Bulanikian, Director of the Community Services and Parks Department were also helpful in trapping the animals once they became aware of the damage to the Adobe grounds.



Ground squirrel burrows



Bobcat with a ground squirrel



NNO (Continued from Page 1)





**VERDUGO WOODLANDS WEST HOMEOWNERS
ASSOCIATION
HOA MEMBERSHIP APPLICATION**



Please return this form with a \$30.00 check payable to:

Verdugo Woodlands West Homeowners Association, P.O. Box 343, Verdugo City City, CA 91046

or

**You can pay your dues through PayPal on our
Website at vwwhoa.org - PayPal is under "Contact/Join"**

Date : _____ Email: _____

Please Print Clearly

For Association use only

Name: _____

Address: _____ Glendale, CA 91208

Phone number, Cell, Home _____ Please indicate if phone or cell

Profession: _____

Years in the Woodlands _____ Your Interest _____

Our Homeowners Association is in need of volunteers for the following:

Treasurer Help with our web

At times, an issue will come before the City Council or another city department that directly affects the Woodlands. If contacted via e-mail or phone and briefed on the facts, would you be willing to attend such a meeting to show support for the position that the Association has taken? Yes No

Comments and/or Suggestions: _____

Please Join Us for a better Neighborhood!

P.O. Box 343, Verdugo City City, CA 91046

vwwhoa@gmail.com vwwhoa.org

ANNUAL MEETING & MEMBERSHIP DRIVE OF THE VERDUGO WOODLANDS WEST HOMEOWNERS ASSOCIATION

When: Saturday, October 13, 2018 9 to 11 a.m.

Where: Catalina Verdugo Adobe, 2211 Bonita Drive

A Continental Breakfast will be served from 9 until 9:45 a.m. at no cost to members whose dues are current. Non-members cost is \$8.00. If you're not a member, this is a great time to join your Homeowners Association!

- Non-members welcome; please join us!
- Bring your dollar bills for the popular 50/50 drawing
- Great door prizes!



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Homeowners Association

Verdugo Woodlands West



A MESSAGE FROM YOUR TREASURER

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Also, if you are a new member or wish to update your information, please complete the short application form on the website and email to us at vwwhoa@gmail.com.

Thank you.
