



**Verdugo Woodlands West Homeowners Association**

# THE WOODLANDS GRAPEVINE

**MISSION** To preserve the low-profile, single-family character and unique aesthetics of the Verdugo Woodlands, and provide a forum for discussion of civic issues that may affect our neighborhood and its residents.

Fall 2020

## Welcome, Woodlanders!

Is this newsletter “new” news to you? Never seen it before? This edition of *The Grapevine* comes from the Verdugo Woodlands West Homeowners Association, and we welcome you to these pages!

The Association represents a beautiful section of the Woodlands that includes about 1100 properties. Folks who are members of the HOA regularly receive our newsletter, plus other communications, to become informed, involved and to stay current with things going on in our special area. We also have social events that are just for fun. Or at least we will again when it’s safe to do so!

The mission statement at the top of this page is carried out through our involvement with topics ranging from protecting street trees, to City ordinances and policies, to legislative activities in Sacramento that affect our lives, and more. The City Council and City staff are accustomed to hearing from us, as we are one of the most active



neighborhood associations in the City. We also interact regularly with the Police Department to monitor crime statistics and hear about current goings on in our area. All of this continues while observing safety protocols during the current COVID-19 pandemic.

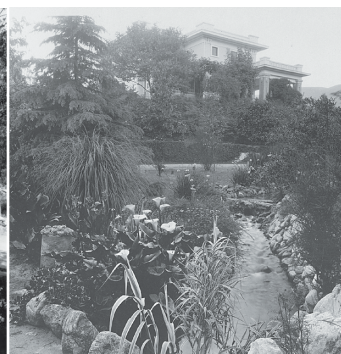
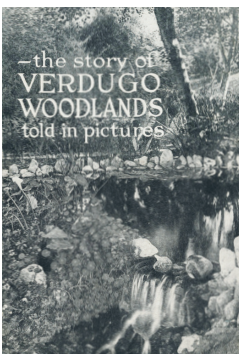
Our website at [www.whoa.org](http://www.whoa.org) has lots of information about the Woodlands, including the history of the neighborhood, and our HOA. Please check it

out, and we hope you will become a member! Elsewhere in this newsletter is information about our upcoming Annual Meeting, which will be held virtually on October 24. It would be great to have you in the group.

And...

...to those of you who are already members, here is your regularly-scheduled copy of *The Grapevine*. Thank you for your support, and we look forward to another productive and enjoyable year of camaraderie!

**Above: Do you know where the view of Verdugo Woodlands was snapped? And can you identify the locations in the Verdugo Woodlands photos below? Answers will be revealed at the Annual Meeting.**



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## From the Editor

October brings fall weather, along with (hopefully) cooler temperatures, cleaner air, and wildfires that are only a sad memory. October also brings the Verdugo Woodlands West Homeowners Association annual meeting! Your Board of Directors needed to get creative this year to still hold the annual meeting virtually on Saturday, October 24, 2020, starting at 10:00 am. Please join us! See page 3 for all the details.

When was the last time you thought about goats? We hope you will find the article on page 6 informative and also enjoy the adorable goat photo. You'll learn how goats can help reduce fire fuel, something we can't help but be very concerned about considering the unprecedented devastation the wildfires are causing in California.

The Woodlands is an amazing place to live full of charming, character homes, many of which have beautiful vintage windows that must be preserved. On the back page you'll learn more on how to maintain and repair these finely crafted vintage windows and the importance of retaining these classic Woodlands treasures.

During this challenging time of COVID, wildfires, unhealthy air, hungry Zika-carrying mosquitos, and earthquakes waking us from our slumber let us all not only take the time to count our blessings to live in the Verdugo Woodlands but let us also be good to each other. Remember, regarding the pandemic, "This too shall pass," and until it does, let us look forward to the hugs and social gatherings we have been dearly missing.

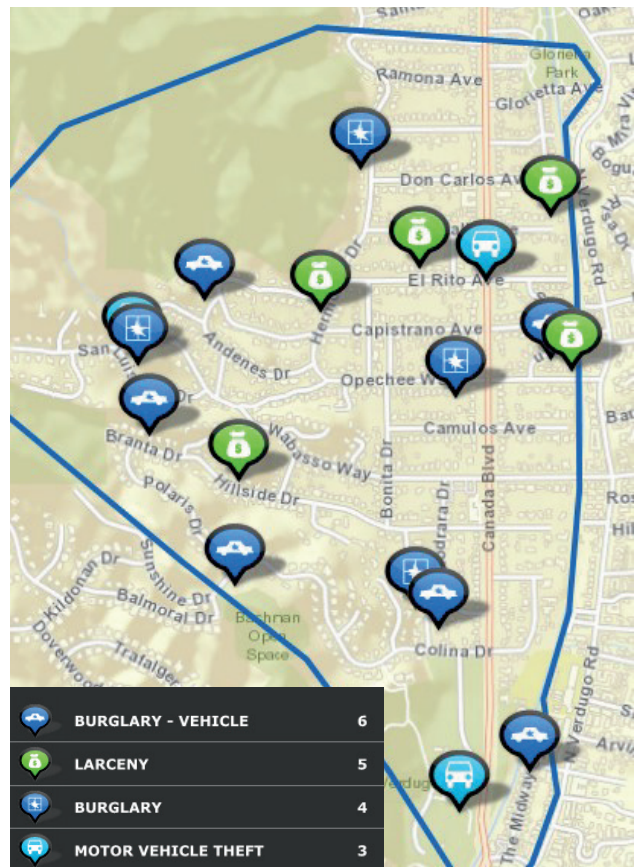
Be well and wear those all-important masks!

**Amy Yazzetta**  
Events Chair

## Biannual Report from GPD

**JAN 1-JUN 30, 2020**

1600-Blk El Rito Av	1/16/2020	From Motor Vehicle
1300-Blk Branta Dr	2/16/2020	From Motor Vehicle
1600-Blk Canada Blvd	2/18/2020	Stolen Vehicle
1700-Blk Opechee Way	3/6/2020	Motor Vehicle Parts
2700-Blk Hermosita Dr	3/16/2020	Residential Burglary
1700-Blk Kirkby Rd	3/20/2020	From Motor Vehicle
1400-Blk Sunshine Dr	3/25/2020	From Motor Vehicle
1800-Blk Niodrara Dr	3/27/2020	From Motor Vehicle
1500-Blk El Rito Av	4/11/2020	Package Theft
1600-Blk Opechee Way	4/19/2020	Residential Burglary
1300-Blk San Luis Rey Dr	4/20/2020	Stolen Vehicle
Canada Blvd/El Rito Av	6/4/2020	Stolen Vehicle Arrest
1700-Blk Del Valle Av	6/3/2020	From Motor Vehicle
1400-Blk Hillside Dr	6/3/2020	From Motor Vehicle
2300-Blk Sylvan Ln	6/8/2020	From Motor Vehicle
1300-Blk Capistrano Av	6/14/2020	From Motor Vehicle
1300-Blk San Luis Rey Dr	6/17/2020	Residential Burglary
1800-Blk Niodrara Dr	6/19/2020	Residential Burglary



# You're Invited

Verdugo Woodlands West Homeowners Association  
2020 Annual Meeting on October 24



**Date:**

Saturday

**October 24, 2020**

**Time:**

10 am sharp

**Reply by Oct 22**

by emailing  
vwwhoa@gmail.com

**Questions? Comments:**

vwwhoa@gmail.com

Nothing will stop us from connecting with you — which is why we have reinvented our Annual Meeting to meet with the current times!

Kindly reply by October 22 and you will receive information about how to join the meeting.

You will also learn about “meeting materials” that will arrive at your doorstep. Hint: we’ve never met on an empty stomach in the past, and that won’t change this year!

Our 26-year tradition of great raffle prizes continues, too. In the past our local businesses generously provided gifts. This year our HOA will be giving back by purchasing gift certificates from business supporters for the raffle.

Reply by October 22 and stay tuned for details!

**Not a member yet?** You can join instantly by visiting our website [www.vwwhoa.org/contact-us/](http://www.vwwhoa.org/contact-us/) or completing the membership application on the next page. We look forward to seeing you there!

**How To Attend The Annual Meeting**

Details for joining the virtual Annual Meeting will be sent via emails from [vwwhoa@gmail.com](mailto:vwwhoa@gmail.com). If you have not been receiving our emails, please send us a message at [vwwhoa@gmail.com](mailto:vwwhoa@gmail.com).

Members who would like to participate without using a computer can do so by telephone. Please send us a note, including your phone number, by October 20 and we will call you with instructions. Mail your request to VWWHOA, PO Box 443, Verdugo City, CA 91046.

MEMBERSHIP APPLICATION

Join us today!



Please join at **vwwhoa.org**

Or return this form with a \$30 check payable to:  
VWWHOA, P.O. Box 343, Verdugo City, CA 91046

Email \_\_\_\_\_ *VWWHOA will not share your information*

Name \_\_\_\_\_

Address \_\_\_\_\_

Cell \_\_\_\_\_ Home Phone \_\_\_\_\_

Your Priorities \_\_\_\_\_

As needed, would you be willing to attend occasional City Council or Design Review Board meetings to show support for the position that the Association has taken? Yes  No

Comments and/or Suggestions \_\_\_\_\_  
\_\_\_\_\_

Since 1994, the Verdugo Woodlands West Homeowners Association has preserved the single-family characteristics and aesthetics that make our neighborhood beautiful and unique. Together with your support, our HOA:

- > Represents Verdugo Woodlands West before the City Council, Design Review Board and at various City departments
- > Provides a forum for discussion of civic issues that directly affect us
- > Represents Verdugo Woodlands West at the Glendale Homeowners Coordinating Council
- > Focuses on protecting our trees, hillsides, parks, and air quality, preserving our historic architecture, and maintaining property values
- > Keeps you up to date with regular notifications, newsletters and **vwwhoa.org** website
- > Hosts Annual Meeting and Brunch, a Summer Wine Tasting and other fun events to deepen your connection to your neighborhood



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## HOA Board Member Appointed to Historic Preservation Commission

This summer Woodlander **Cathy Jurca** was appointed to the Historic Preservation Commission by Councilmember **Ardy Kassakhian**. Cathy came to the Woodlands in 2011 and promptly joined two organizations as soon as she moved here—ours, Verdugo Woodlands West HOA, and The Glendale Historical Society, where she served two terms as Vice President for Preservation.



Cathy is passionate about protecting Glendale's historic resources and preserving the scale and character of its historic neighborhoods. Our HOA supported her leadership in creating the Niodrara Drive Historic District, which was designated in 2016. A few years ago she gave a tour

of that Historic District to some VWWHOA members.

VWWHOA is extremely fortunate that Cathy sits on our board. Her enthusiasm, dedication, and expertise greatly contribute to our wonderful neighborhood and to the city at large. While progress and changing tastes are embraced, they must be appropriately integrated into our built environment in order to retain the special qualities that have created

this much-beloved area. A balancing act, indeed, and Cathy's labors do us all proud!

Congratulations Cathy. We know you will look out for Glendale's architectural heritage!

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## Defeated! For Now

### Another state housing bill to eliminate single-family neighborhoods.

Late last month the HOA alerted members to pending legislation that once again took aim at single-family neighborhoods without guaranteeing the production of affordable housing or limiting the widespread acquisition of properties by hedge funds and investment companies.

Senate Bill 1120 was a warmed-over version of SB 50. The latter would have allowed the construction of four-plexes within most single-family neighborhoods in California. SB 1120 instead would have required cities to allow single-family lots over 2400 square feet to be subdivided in half and then allowed a duplex to be built on any single-family lot. In other words, as with SB 50, four residences where one house had stood before.

Proponents described the bill as a way to boost density while "respecting neighborhood character." However one feels about the need for increased density, that argument is preposterous. Subdivisions, demolitions, and new construction would have irreversibly eroded the character of urban and suburban single-family neighborhoods across the State, and it was met with opposition by a diverse coalition of groups.

One improvement over its previous incarnation: SB 1120 exempted properties located within historic districts like Niodrara Drive. However, the bill had the usual problems. It would have exempted projects from the California Environmental Quality Act and design review. SB 1120 was a gift to hedge funds and investment companies, which have

become major players in the southern California single-family rental market. Assemblymember **Adrin Nazarian** noted that 10,000 houses in the San Fernando Valley are already owned by large corporations such as Blackstone, which could not care less about affordable housing, the tenants who need it, or local communities. This bill would create incentives for them to purchase thousands more.

*This bill came very close to passing; it died on procedural grounds. The Senate passed it 39-0; the Assembly only passed it at 11:57 pm on August 31, three minutes before the deadline. Because the Assembly had amended it slightly, the Senate needed to vote again, and there was no time.*

But this isn't over. **Governor Newsom** has indicated he may reconvene the legislature to address some bills that did not pass. If he does, SB 1120 will have another chance, and we could be stuck with a one-size fits all bill imposed on us by State Rights hypocrites in Sacramento who see no problem with eroding local control so long as it's someone else's.

We are pleased that **Laura Friedman** voted against this bill. We hope that she would vote against it again, and that Anthony Portantino could be persuaded to demonstrate the same regard for his constituents that he did when he helped defeat SB 50. The City now allows ADUs virtually everywhere. That bill was a mess too. Perhaps they should fix it—or at least see how it works—before flailing at more legislation.

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## Los Angeles Magazine Touts Woodlands Home Baker

It was a pleasant surprise to see **Avo Akmakjian's** "exquisite baklava" celebrated recently in *Los Angeles Magazine*. The article pointed out that Avo opened Glendale's first Armenian bakery in the 1980s — Sako's Bakery — before turning his attention to other endeavors. He returned to baking three years ago from his home in the Woodlands. Residents who attended the HOA annual meeting two years ago were fortunate to sample these delicious treats; Avo and his wife **Kara** shared them with the neighborhood. The name of the company is Baklava Bar. Congratulations Avo!

Avo and Kara, who have lived in the Woodlands for 18 years and raised their two sons here, love that, as Avo said, "It's a community where neighbors are friends and respect for property and privacy is held to a high standard. Kara and I spend our spare time running our at-home dedicated baklava kitchen which produces amazing baklava full of decades of history and love. I can't think of a better place to do this than home, VW, surrounded by great people."



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## Goats Are a Woodlands Neighborhood's Best Friends

Two of the several reasons that make our Verdugo Woodlands an extremely attractive place to live are the many beautiful mature trees lining our streets, and our adjacency to the Verdugo Mountains wild open space. However, these assets significantly increase the risk to our homes from a wildfire. Science has shown that reducing fire fuel within 100 feet of a home very substantially reduces that home's risk, according to Glendale Fire Prevention

Inspector **Jeremy Cawn**. Currently Glendale funds a program in which hand crews cut down vegetation in some places along the border between residential areas and the Verdugo Mountain wildlands. Clearing fire fuel can, however, be done another way: by employing a herd of goats.

Goats have three advantages over hand crews:

- Hand crews leave seeds that will later sprout, leading to regrowth. Goats, on the other hand, eat both the plants and their seeds. What comes out of the other end of goats will no longer grow.
- Goats can work land that is too steep for hand crews.
- Goats are cheaper than hand crews, according to Fire Chief **Paul Riddle** in South Pasadena, a town which uses goats.



If goats are to be employed in Glendale they would do their work in the spring over a period of a couple of months or so. Low voltage electrical fencing would first be put in place. Then one shepherd and two dogs would tend the herd.

Your Verdugo Woodlands West Homeowners Association is pursuing the use of goats to clear a 100 foot buffer just inside the Verdugo Mountain wildlands along Glendale's residential border. Your HOA held a meeting between Glendale Fire

Chief **Jeffrey Ragusa**, **Jeremy Cawn**, and **Alissa Cope**, principal of the goat herd company (Sage Environmental Group) on August 11. Representatives from our adjacent **Royal Canyon HOA** also attended.

We would encourage your support for this rather adorable and eco-friendly way of managing the risk of fire.

Our Glendale fire department has shown significant interest and has requested and received a proposal for a demonstration project to graze 8 acres above Verdugo Park and 2 acres on the south side of Montrose Park. Money for this has not yet been approved. We will pursue Glendale City government funding for this and later for the larger effort of using goat herds (along with hand crews where appropriate) to protect the entire Glendale residential interface with the Verdugo Mountains from wildfire.

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## Verdugo Woodlands West Homeowners Association

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### Just for you!

About your neighborhood... *goats and all.*

Please enjoy!



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### ECO INFO

## Increase Your Home's Value — *Don't Replace Windows*

The Woodlands is a historic neighborhood with many character homes from the 1920s – 1960s. Original windows are one of the most important features of these houses; they are unique and specific to each architectural style and period. The fine detailing of original hardwood and steel windows reflects fine craftsmanship, and when properly maintained, these windows should last as long as the house. Buyers interested in older or historic properties will pay a premium for such intact features.

Many window companies aggressively market replacement windows based on the false promise that new windows lead to significant energy efficiency gains and thus reduced energy costs. But windows only make up a fraction of the house's exterior envelope and thus represent only a fraction of a building's energy loss, 80 percent of which occurs through roofs, floors, walls, and chimneys. Quite apart from the environmental costs of destroying perfectly good



windows, simply adding insulation contributes far more to a house's energy efficiency than new windows do. Moreover, old windows can be retrofitted to improve their energy efficiency and at far less cost, and with far more attractive results, than wholesale replacement.

Remember, you do not need a permit to restore or repair windows, but you must have a permit from the City to replace any windows. Glendale prohibits internal

grid vinyl (a cheap imitation of divided-light wood windows) and Z-bar frames (where originally recessed windows are made flush with exterior walls) on older homes. This decision recognizes that inferior windows are destructive to neighborhood aesthetics and property values.

You can find information about repairing and restoring wood and steel windows, including businesses that handle this work, here: [glendalehistorical.org/windows](http://glendalehistorical.org/windows)

This article is revised and reprinted from the *Spring 2015 Grapevine* by popular demand!