



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.

Spring-Summer 2022

The Woodlands Moves Forward!

The historic district application has been submitted. Residents who support the district seek to maintain the character that drew them to this neighborhood in the first place, while allowing changes and additions that are compatible with that character. Historic district design guidelines only apply to the parts of a property that are visible from the public right of way.

Historic districts are exempt from SB 9, the state law that mandates by-right approval to subdivide single-family properties into two lots and build two houses on each one.

The proposed name of the historic district is “Selvas de Verdugo,” the Spanish name under which developer Frederick W. Newport marketed his substantial holdings in 1917 and later anglicized to “Verdugo Woodlands.” The district would encompass almost 800 homes and Verdugo Park, making it the largest in Glendale should it be approved.

The district boundaries run from the west side of Cañada Boulevard to the foothill streets that were subdivided before 1958, and north from the park to the south side of San Gabriel Avenue, which is the historic northern boundary of the Selvas de Verdugo neighborhood. It would exclude the commercial and multi-family buildings on Cañada.

The application will need to be reviewed by the Historic Preservation Commission. If it agrees the area would likely qualify as a district, a petition would circulate among property owners within the district boundaries. 25 percent would have to sign to request that the City hire a consultant to prepare a thorough historic resources survey of the proposed district. More steps follow after that point.

We urge you to look at the website www.whoa.org for a recorded presentation explaining the process and benefits of historic districting. The application narrative is also on the site, which tells you more about our wonderful neighborhood!



1910: A postcard advertising the Verdugo Canyon Tract.



1924: An ad for Verdugo Woodlands, *Glendale Evening News*, October 31, 1924.



While a fortune has been expended for improvements and many beautiful homes adorn the crests, knolls and hillside, the original natural beauty has been kept intact. There is nothing hard nor formal in the improvement scheme. The entire place is just as Nature wrought it—and it will ever be so.

Be our guest (without any obligation to buy) on a delightful day's outing to the historic homeplace of the pioneer Verdugo family—the most picturesque spot suburban to Los Angeles—the show place of progressive Glendale.

1925: A page from a pamphlet titled *Story of Verdugo Woodlands as Told in Pictures*.

**FOR MEMBERSHIP
INFORMATION, CONTACT**

VWVHOA, Inc.
P.O. Box 343
Verdugo City, CA 91046
vwvhoa@gmail.com
Website: www.vwvhoa.org

BOARD OF DIRECTORS

Annet Arakelian, Treasurer
Loretta DeLange, Secretary
Marcia Hanford
Cathy Jurca
Joanna Pringle
Amy Yazzetta

ASSOCIATE BOARD MEMBERS

Pam Elyea
Rick Stern

COMMITTEE MEMBERS

Christine Saucedo, Membership

From the Editor

The last time I was composing my contribution to *“From the Editor”* for the Fall 2020 newsletter, I commented about hoping for cooler temperatures. We were in the midst of a heatwave then, which was made worse by poor air quality due to multiple wildfires across the state. As I write this letter, we are experiencing another heatwave and I have the air conditioning on to keep myself and the cats cool. I find myself grimacing as I look at the plants in my yard looking thirsty, yet it’s not a day for landscape watering. Glendale, along with the rest of Southern California, is now in Phase III of mandatory water conservation which limits landscape watering to two days per week — Tuesday and Saturday. I reminisce about the time many years ago when I received a Glendale Beautiful Landscaping award for my English Country landscaping. Now my focus is on reducing my overall water consumption by transitioning the yard over to a drought-tolerant landscape that features native plants. Once again, California had a below-average rainy season and we all need to do our part to conserve water. To learn more about water conservation both inside and outside your home, please visit the City of Glendale’s website GlendaleCA.gov.

In this newsletter, you’ll learn about the Glendale City Council Candidate Forum which your HOA hosted on April 28. Other items of interest are updates on the historic district, HOA tree committee, Verdugo wash, Arbor Day tree planting, and more!

Lastly, as we continue to live in a pandemic and the disruption it brings to our lives, I want to echo what I said in my Fall 2020 newsletter since it still rings so true: Let us not only take the time to count our blessings to live in the Verdugo Woodlands but let us also be good to each other. As the saying goes, “Good neighbors make good neighborhoods!”

Be well and safe,

Amy Yazzetta
Board Member

This Memorial Day

For many years VWVHOA has participated in the Memorial Day Ceremony at City Hall by donating a beautiful wreath which was displayed in front of City Hall along with other flower arrangements. This year, the board decided to take a different approach to honoring our fallen by reaching out to veterans who reside in our area.

We have mailed a donation to Memorial Hall, which is where our local American Legion and Veterans of Foreign Wars Posts are based. We suggested that the donation be applied to funding their monthly breakfast, which is open to all veterans.



Do you know about Glendale Tree Stories?

Between 2020 and 2022 Glendale launched a story-telling project inviting residents to share their favorite thoughts and experiences about trees they love. Some stories were converted into drawings and charming comic strips by Elkpen, the project artist, along with other illustrations depicting local natural history and reflections of people’s relationship with plants and wildlife in our community.

Glendale has permanently archived this collection into an online gallery where you can read all the stories and view the illustrations. Visit glendaletreestories.com. Enjoy just a few excerpts from the gallery over the next few pages...



HOA and Dads’ Club Co-Host Successful Candidate Forum



On April 28 eight City Council candidates attended our Forum. Following a Scout Flag Ceremony, an audience of almost seventy listened to Council candidates share their answers to questions on safety, design review and development, and the environment posed by three moderators on the HOA Board.

Candidate **Karen Kwak** began her opening statement with a compliment to the event organizers, for using water pitchers and glasses rather than plastic water bottles. We were grateful to be acknowledged for our conscious choice not to contribute to the plastics problem.

All speakers naturally spoke with passion on the topic of safety, with some reminders that Glendale remains quite a safe city when it comes to violent crime. Candidates acknowledged that Glendale has a long way to go when it comes to pedestrian and traffic safety and a need for more enforcement as well as infrastructure improvements to get cars to slow down. Anyone



who regularly travels on Colina north of Verdugo can attest to the impact the new stop sign at the intersection of **Niodrara** has had on speeding there. People can access the park far more safely than they did just a few months ago.

When questioned about design and development, especially within our neighborhoods, incumbent **Dan Brotman** spoke to his record on voting to uphold appeals brought by neighbors on massive, incompatible projects, appointing a member to the Design Review Board who asked hard questions and frequently voted no on bad projects, and arguing for improved staff training and beefed-up design guidelines. Of the first-time candidates, **Anita Quiñonez-Gabrielian** and **Jordan Henry** cast themselves as strong proponents of preserving the character of Glendale neighborhoods. **Kwak** and **Isabel Valencia-Tevanyan** reminded the audience that almost 70 percent of Glendale residents are renters, most in South Glendale, while Council comprises only North Glendale residents, to make a case for a Council that better represents the economic and social diversity of our city.

Finally, most candidates spoke in favor of continuing Glendale’s recent commitment to proactive environment-friendly policies. Incumbent **Ara Najarian** brought up his vote to allow Council until the end of the year to reconsider its decision to add gas units at Grayson. The exception was Henry, whose dismissal of environmental concerns and policies designed to abate environmental damage, took some in the audience by surprise.

Whatever your views on these or other issues, and whomever you support, **be sure to vote by June 7!**

Tree Committee

In April our HOA Tree Committee met with staff members of Public Works to talk trees. Glendale's experienced arborists are committed to helping the Woodlands preserve and increase its trees along with the benefits to air quality, temperature, and aesthetics they offer.

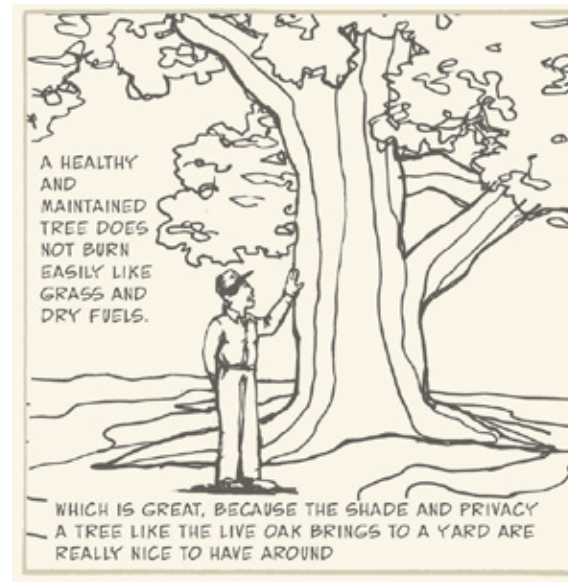
The City Council recently voted to spend millions of dollars planting trees from Measure S funds to fight climate change and address the heat island effect. While most of the money will be spent in South Glendale, where the tree deficit is most severely felt, the Measure S funds will open up more funding in the City budget for tree planting in other parts of the city.

Woodlands residents have expressed interest in improving the tree canopy. The drought as well as years of poor care in some instances have significantly reduced the number of mature trees in our neighborhood. The Tree Committee will work with Public Works to identify places where street trees could be planted in the public right of way (most streets in our neighborhood have a public right of way between three to eight feet or more from the street to the property line). These trees belong to the City but are maintained by the property owner. The City does provide three years of supplemental water by truck to help new street trees get established.

In addition, Committee members will be visiting new homeowners and residents to inform them of the City's tree

policies and their responsibilities regarding street trees and protected indigenous trees.

If you would like to invest in the future of your community by having a beautiful new street tree planted by your property, please don't hesitate to reach out to us at vwwhoa@gmail.com. We are happy to put the arborists at Public Works in touch with you.



Updating Verdugo Wash

The proposal to transform the Verdugo Wash into the Arroyo Verdugo Greenway is coming along.

As the Wash runs through our HOA boundaries, the City of Glendale provided an opportunity for us all to view the proposed concepts and provide input. After the HOA distributed flyers announcing the event to every household, it was well-attended by residents with much discussion of the pros and cons.

Buro Happold, the firm hired by the City of Glendale to conduct the feasibility study, is slated to present its outreach findings to the City Council in the latter part of June.

The Greenway would run in one continuous path from north Glendale to Glendale Narrows Riverwalk and connect with Griffith Park. It could be designed to improve the quality of the

air we breathe, produce more habitat for birds and pollinators, and reintroduce native plant species and recapture water. Ideally, it would be a place to connect with nature as well as walk

and bike, safe from vehicle traffic. HOA members voiced their hopes and enthusiasm for the proposal but several residents, who live next to the Wash, expressed their understandable concerns about privacy and safety.

Chris Rhie, urban planner and associate principal with Buro Happold said, "Our work will help bring back natural habitat, make the stream accessible and visible, and

turn the river into a community asset that's walkable, bikeable, shady and magnetic."



ECO INFO

Trees! From the Tree Committee

Perhaps you chose The Woodlands as your new home because of its trees.

We did too.

We are the Tree Committee for the Verdugo Woodlands West Home Owners Association (VWVHOA).

Here is some key information and helpful resources regarding the preservation, maintenance and planting of trees in The Woodlands for your reference.

In Glendale, the following are Protected Trees; see the City of Glendale's webpage for information regarding the ordinances for treatment of Protected Trees at glendaleca.gov/government/departments/public-works/indigenous-tree-program/i-am-a-tree-owner-or-resident:

- Coastal Live Oak
- Valley Oak
- Scrub Oak
- Mesa Oak
- California Sycamore
- California Bay

Depending on where your property is located, trees may be located in the public right of way and subject to oversight of the City's Forestry Department. If you would like to determine whether one of your trees is a City tree, or want a City tree to be planted in the public right of way at your property, you may contact the Public Works Maintenance Services office at (818) 548-3950.

Glendale has a Tree Power Program that offers eligible residential customers up to three free shade trees to plant on their property to save on future energy costs. To participate call the program arborist at (818) 957-4425 or complete an application glendaleca.gov/government/departments/glendale-water-and-power/residential-customers/residential-programs/tree-power-free-shade-trees. Adding and maintaining trees can also enhance property values by an estimated 3% to 15%. [cauf.org. citing Wolf, K. L. 2007 (August). "City Trees and Property Values". Arborist News 16, 4: 34-36.]

Sadly, the vital tree canopy of The Woodlands has been reduced in recent years. It is the VWVHOA Tree Committee's mission to preserve existing trees and plan for the planting of new trees. It is called The Woodlands, after all! To this end, we hope that if you have any tree issues or questions that you will feel free to reach out to one of us. If we can help you save or plant a tree, we are here for you. Just email vwwhoa@gmail.com.

Please also invite your friends to consider joining VWVHOA using the membership application (on the other side of this page) or visit the website at vwwhoa.org. We are a voluntary neighborhood association of residents who share a love for our natural Verdugo Woodlands West community and a desire to protect and enhance our quality of life.

Glendale Beautiful

VWVHOA purchased a tree for Glendale Beautiful's Arbor Day program held on March 1. Later this year, the City's Public Works Forestry department will select species and locations for planting. We'll learn at that time where our tree is located, and what variety it is.



MEMBERSHIP APPLICATION

Join us today!

Join instantly at vwwhoa.org

Or return this form along 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

For more information, please contact us at vwwhoa@gmail.com

PLEASE PATRONIZE OUR ADVERTISERS



Verdugo Woodlands West Homeowners Association

PO Box 343, Verdugo City, CA 91046

Wine Tasting
Sat. June 18



PLEASE  REPLY

Let's Celebrate Under the Vines



It's back! The HOA Board is delighted to invite you and your guests to our Annual Wine Tasting on Saturday, **June 18, from 5 – 7 pm**. Join us at a vineyard right here in the heart of the Woodlands!

Our Annual Wine Tasting was first held in the enchanting garden of **Mirna and Curtis Stanley** at what has now been designated Joy House, a Glendale Historic Resource. When the Stanleys sold their home they entrusted the wine tasting tradition to **Cindy Dugger and Byron Taylor** who continued the hospitality enthusiastically. This year we're being welcomed to a new location that will be disclosed to those who RSVP. Let us know you'll be there by emailing us at wwwhoa@gmail.com.

The wine tasting will include non-alcoholic beverages as well as appetizers. \$20 per person, cash or check, is payable at the entry gate. Plan to attend this fun event and enjoy visiting with fellow Woodlanders, your HOA board, and the committee members!

