

# CHEVIOT HILLS HOME OWNERS' ASSOCIATION

**P.O. Box 64458, Los Angeles, CA 90064**     [www.cheviot hills.org](http://www.cheviot hills.org)

## **Minutes for the General/Elections Meeting Tuesday, June 14, 2022**

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Marty Bischoff (Treasurer), Cindy Kane (Secretary), Renee Dernberg, Steve Herman, Mike Mandel, Andrew Oelz, Greg Pulis, Brandon Reif, Mark Sedlander, Larry Tabb

Directors not present: Margaret Gillespie, Jamila Hasan, Omar Timrizi,

Guests: Chris Baker (LAPD SLO), Vernon Rosado (APS), Parliamentarian James Stewart and ~ 15 neighborhood residents including Marcie Newby

### **Call to Order**

The meeting was called to order at 7:00 p.m.

#### **I. Welcome Remarks and Review of Board Activities in 2021-2022:**

President Bob Keehn introduced himself and welcomed neighborhood guests.

Bob provided the group a list of ways the HOA has supported the community efforts since the last general meeting in June 2021. Those include:

- Donation to West LA Homeless Organization.
- Overland Elementary School parent organization
- Friends of Overland – currently in discussion to donate.
- Currently in discussions on donating to LAFD Station 92, WLA Station LAPD, and Vista del Mar.
- Keeping the community updated on the Drill Site at the Park and Doheny. Resident Scott Silver and UCLA Professor Salman are dedicated to the cause. A hearing date is pending with the City Council.
- Jim Gilbert is working on the redesign of the medians throughout Cheviot Hills.
- Redistricting: Communicated to our members the importance of the redistricting process. We ultimately ended up reasonably well. We remain in CD5 and have similar communities within CD5.
- Representation on the Community-Police Advisory Board
- Active Neighborhood Watch Program

#### **II. Crime Update from SLO Chris Baker, LAPD**

Chris provided an update on crime for the area. In 2021 YTD there were 29 crimes compared to 30 in 2022. What is generally the biggest concern, Residential Burglaries are down 27% YTD. The primary concern for this area is vehicle related. There has been a 125% increase in Vehicle Theft and a 42% increase in break in of motor vehicles. Vehicles parked at the Rancho Park are targeted for catalytic converter theft. Nine city vehicles have had their catalytic converters stolen. Chris said his ask for residents is to park their cars in the garage if possible. Car theft has taken place for vehicles parked on the curb, unlocked and keys inside. Recently two Teslas and one Mercedes Benz had the key fob in the glove box.

A home invasion occurred Monday 6/13 at 7am in the morning on the 2500 block of Patricia Ave. The suspect entered the home. It is unclear as to how they entered as there were no signs of forced

entry. The wife said all doors were locked. A fight ensued between the suspect and the husband. The suspect bit the husband on the arm for which medical care was needed. LAPD is trying to obtain DNA from the bite. The suspect fled with thousands of dollars in goods. A license plate number was obtained. It was a stolen car. The homeowners' cameras were inoperable at the time of the home invasion. The response time for this call was 40 minutes. Chris stated that the call was coded as a burglary where the suspect had already fled. He stated that a patrol car was just down the street on a traffic stop. Had the caller specified home invasion, he thinks officers would have apprehended the suspect.

Just ten minutes prior LAPD believes the same suspect broke into another house on Cushton, entering through the doggie door. That homeowner was out of town but received a notice on their ring camera. It was later discovered that the video could not be downloaded. Chris suggested that all residents check their cameras to make sure they are working properly, and that the data can be accessed in case of an emergency.

Currently West LA station is down 23 officers. He said our neighborhood should be depending on APS, Neighborhood Watch and the Senior Lead Officer, Chris Baker in averting crime.

In early April there was a car full of teens that crashed at the corner of Motor Ave and Rosbury Place. The investigation found that the teens were "overdriving" (speeding). Since then, West Traffic Division has placed a motorcycle officer along Motor Ave. He issued 29 citations and 16 warnings.

On June 2<sup>nd</sup> there was an incident on Dunleer Drive that involved a traffic collision and an angry suspect that threatened the resident. Two radio calls came in, 1 stating the suspect had a gun and another stating there was no gun. Since this incident, the department was diverted to patrol The Summit of the Americas, including the investigating detective. Chris stated they know who the suspect is and will follow up.

The single biggest problem in the city is homelessness. The population is increasing. They generally stay on Pico or the park. LAPD cannot not interfere unless a crime is being committed or they are offering the unhoused services.

A question came up regarding open shoplifting under \$900 value. Chris said that Century City Mall has the greatest number of radio calls in the city, at least 6 thefts every day.

Regarding calls for service from Vista Del Mar, this is still a location that requires a lot of LAPD resources. Some measures have been put in place to help. Friends of WLA has provided cameras to help with runaways.

Chris closed the Q&A with his contact information and asked that residents reach out to him if they don't feel they are getting the service they need. Additionally, he said any resident going on vacation can alert him to do a vacation check. He finally reminded residents to not accept an uber ride in front of the home. Go to the corner to prevent vacation burglaries.

Email [39796@lapd.online](mailto:39796@lapd.online); New phone number is 213-810-4243; Desk phone number is 310-444-0740.

### **III. APS – Vernon Rosado**

Vernon addressed the group. He said that Cheviot Hills HOA shares two cars with Country Club Cheviot Homes Association from 8:00 a.m. until noon – meaning that we have the functional equivalent of one dedicated car for that four-hour period – and that we share a single car with CCC from noon to 4:00 p.m. There is no patrol coverage before 8:00 a.m. or after 4:00 p.m. Cindy asked if a resident (regardless of HOA dues status or alarm monitoring) were to call after hours if a patrol car would respond to a situation. Vernon said APS would respond to an emergency call from our area even after 4:00 p.m.

One resident asked if APS patrol officers are armed. Vernon addressed the group that he didn't want the liability. His patrol officers have tasers and pepper ball guns. Vernon provided attendees

with the telephone number directly to the patrol car. Residents can use this number only if they are present at home. The number is 310-303-9301.

**IV. Elections**

Bob explained the election process. Our Parliamentarian, James Stewart was present to oversee the process. There are eight board seats up for re-election. One board member will not be returning. Marcie Newby agreed to run for the open seat. Each board member up for election was introduced. After candidates briefly introduced themselves, a call for nominations from the floor was made (none noted). A clarification to the ballot was made. The word “slate” was stricken and placed with “list of candidates”. Future ballots will correctly label the ballot with a “list”. Martin Bischoff’s name was incorrectly spelled on the ballot. Ballots were collected and counted. All candidates were voted in.

**V. Public Comment**

While the Parliamentarian was counting the ballots, The minutes for the May Board meeting were approved by the board and will be posted to the website.

One resident asked about getting more engagement from the community. The board largely has the same members and meetings are sparsely attended. Bob highlighted some of the ways in which we have tried to get better engagement but believes when things are quiet, attendance is low. When crime is up or there is a major issue, there is more community engagement. One resident suggested the HOA give the first year of dues for free to all new homeowners. That may be difficult to implement. Membership currently stands at 434. The highest level in the past 5-7 years was about 550 members. We have tried discount cards, seed packets welcoming new neighbors. Nothing has really translated into increasing membership. The board will explore other ideas. One resident inquired about the flyer left behind by resident Ann Blanchard. The home at 2720 Monte Mar Terrace was recently sold. It is a historic home in the community as one of the first homes in Cheviot Hills and owned by Mr. Forrester. The buyer submitted a permit for demolition. The application has been withdrawn.

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The meeting adjourned at 8:05 p.m.