



# COMSTOCK HILLS HOMEOWNERS ASSOCIATION

2011 ANNUAL EDITION

## PRESIDENT'S MESSAGE

As we enter our fourth year, we can look back at significant achievements. Threatened by the creation of a **Westwood Neighborhood Council** that displaces the influence of HOAs, we worked hard to elect a homeowner- friendly slate and won two seats from Comstock Hills, Connie Boukidis and Laura Winikow.

**Stop signs** were finally installed at the Warnall crosswalk to Century City and the intersection of Rochester and Warnall, thanks to Traffic Committee Chair Carol Spencer.

We had another successful **Annual Membership Event**, this one with City Attorney Carmen Trutanich and Councilmember Paul Koretz and his staff.

After years of fighting, we finally won our **appeal of the digital billboard** at Santa Monica and Comstock. But enforcement is another matter. We recently met with the City Attorney and were told their staff had been cut so severely that it will be difficult to pursue billboard cases. We are also appealing the permit for a digital sign at Warnall and SMB

Working with the City Attorney's office and aided by Jon Aibel, we unwrapped the supergraphics on the **Club View building**.



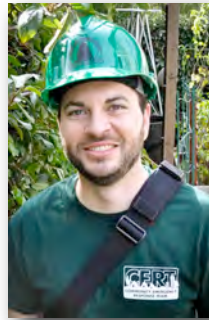
We won a preliminary vote from Metro to exclude the **Wilshire bus only lane from Comstock to Selby**. We spoke in favor of the **Westside Subway station at Constellation** rather than Santa Monica Blvd.

Because of your emails to City officials and your appearances at hearings, we are known as a significant force in protecting our community.

**Jan Reichmann**

## How CHHOA Prepares for Emergencies

By going to [www.comstockhills.com/join](http://www.comstockhills.com/join), you are starting the process that puts you and your family into a neighborhood data base and one step closer to **emergency preparedness**. Simply sign up or become a block captain. Guided by the **LA Fire Department**, we will know how to take care of ourselves until help arrives. In the event of an earthquake, we may be on our own for many days as emergency crews prioritize. You will be notified by email about meetings. Caring about each other makes us a safer neighborhood.



- **Sign up:** Use our secure form at [www.comstockhills.com/join](http://www.comstockhills.com/join) to register if you haven't already.
- **Become a Block Captain:** The more of us there are looking out for each other, the more efficiently we can respond.
- **Get Involved:** Maybe you have special skills that would be of use. Just let us know that you want to be involved.
- **Get Prepared:** Check out [www.ready.gov](http://www.ready.gov) for lots of good information on preparing yourself, your family (including pets) and your home.
- **Get Educated:** Attend first aid and preparedness classes given by the Fire Department (CERT) or Red Cross.

**Chris Brooks, Community Safety & Preparedness Chairman**

## Century Plaza Hotel- Saved or Shadowed?

Although our efforts and those of Councilman Koretz helped to save the Century Plaza, the new owner now plans two 46 story towers (pictured below) at the rear of the property shadowing the graceful hotel. One tower is within 50 feet of multi-million dollar homes, and views are blocked from the rear of the hotel. CHHOA has met with the development team, CD5 and other HOA leaders to voice our opposition to this design. We are proposing a single architecturally significant tower surrounded by greenspace.



## Clementine Turns 10

We are blessed to have such a destination within walking distance of our homes. Each holiday the staff handles pick up orders while others continue to enjoy Clementine as a regular meeting place for coffee and delicious seasonal offerings and pastries.



The friendly staff



Waiting for holiday pickups



Ensley neighbors Harold Burns and Bonnie Levine on Christmas Eve

## SmithHouse Tap & Grille Comes to Comstock Hills

The latest eatery to fill the space at 10351 Santa Monica Blvd. (formerly Kula) will open in late Spring. Billed as an upscale American Bistro, it will feature fresh carved meats, seasonal offerings, Southern side dishes, a children's menu and a fresh raw bar. Over 100 beers will be on tap along with audio/visual capabilities for sports fans. Owner Curtis Nysmith will offer discount cards to all CHHOA residents. He presented his restaurant concept to the CHHOA Board. A committee headed by Jean Bushnell reviewed all aspects of the City permit and negotiated what hopes to be reasonable protection for neighbors regarding parking, noise and other possible impacts.



## Eric Norton becomes our new CD5 Deputy

We welcome Eric Norton as our latest trouble shooter representing CD5's neighborhoods north of SM Blvd. He is pictured here meeting with Sr. VP Carol Spencer at Clementine, a favorite gathering point for great food and neighborhood discussions.

## TIME TO RENEW YOUR MEMBERSHIP

Please send in your \$35 dues in the enclosed envelope. Comstock Hills HOA is the only organization solely devoted to our neighborhood east of Beverly Glen. Visit our beautiful website at [www.comstockhills.com](http://www.comstockhills.com) to use our referral list, access city sites and enjoy photos of our events and neighborhood homes.

**There's nothing quite like CHHOA. The more members we have, the louder our voice! When we speak, the city listens.**

## PEOPLE OF INTEREST IN THE NEIGHBORHOOD

If you walk by the 1400 block of Warnall, chances are you'll pass Mark Solomon working in his garage on yet another totem pole, a passion that gives him great pleasure. This extremely skilled carver looks forward to these creative endeavors whenever he has a spare moment.



Long time Club View resident Gene Golden may be an attorney, but his first love is chamber music.

He has headed The Music Guild since 1985, the prestigious and longest running chamber music organization in L.A. attracting world class musicians from around the world.



Oliver and Gracie enjoy a spot in the sun. They are regular members of the constantly walked canines, an integral part of the Comstock Hills neighborhood.

### CHHOA Advocates for Subway Station at Constellation

Once again CHHOA Board members appeared before Metro pushing for a subway station in the middle of Century City at Constellation and Avenue of the Stars, not at Santa Monica Blvd. near Club View Drive.

Although years away, neighbors cared enough to protect the integrity of Comstock Hills and its current and future residents. Thousands of commuters will access this location and we argued that a station should be where people work, not where they'll have to walk from a residential neighborhood. CHHOA members met with Councilmember Koretz who acknowledged our concern and supports our position.



Standing: Richard Pfefferman, Harold Burns, Jan, Shirley Reuss, Paul Koretz, Carol Spencer

Seated: Bobbie Finkle, Marcy Landres, Ed Fisher, Haim Shtrum, Paula Shtrum, Bill Reilly, Martha Moos & Connie Boukidis

## THIRD ANNUAL CHHOA GENERAL MEMBERSHIP MEETING

A crowd of 150 guests attended the event hosted by Pete and Melna Katzman in their beautiful garden at 1408 Warnall Avenue. Buffy Fitzpatrick and her committee turned the grounds into a formal dinner party with cloth covered tables decorated with hydrangea and rose bouquets. Gary Bushnell chose the wines and supper was buffet style. Clementine once again treated all of us to miniature banana cream pies and platters of cookies.

Invited guests included City Attorney Carmen Trutanich, Councilman Koretz and his staff, Special Assist. City Attorney Jane Usher, Sandy Brown, Pres. of Holmby Westwood POA and Steve Sann, Pres. of the Westwood Community Council.

Members were urged to vote in the Westwood Neighborhood Council election. The neighborhood was made aware of the appeal we had filed to revoke a permit for a digital sign at Warnall and SM Blvd. Both Trutanich and Koretz addressed the crowd followed by questions and answers.



Laura Winikow and Mary Hooper sign in guests



Marcy Landres and Buffy Fitzpatrick serve the buffet



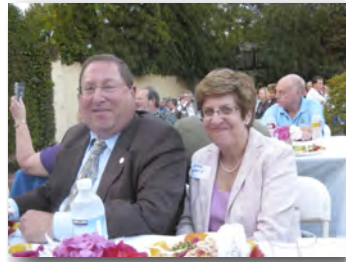
Diane Jacobs with Muriel Geminer and Violetta Hug



Alan Grant with CD5's Planning Deputy Chris Koontz



Our lovely servers Martha, Bonnie, Bobbie and Marcy



Councilman Koretz with wife Gail



Councilman Koretz, Jan and City Attorney Trutanich



Jon Aibel with Special Assistant City Attorney Jane Usher



CD5's Jay Greenstein with Joannie Parker



Ivan Finkle samples the Zinfandel



Carol Spencer, CHHOA's 1st VP



Debbie does the cha cha cha

### BOARD OF DIRECTORS

Jonathan Aibel, 2nd VP

Chris Brooks

Jean Bushnell

Ira Cohen

Randy Dudley

Charles Edelson

Ivan Finkle

Buffy Fitzpatrick

Jerry Gartman

Neal Kaufman

Pete Katzman

Glenn Kopelson, Secy.

Marcy Landres

Bonnie Levine

Steve Little, Treas.

Martha Moos

Joannie Parker

Jan Reichmann, Pres.

David Russell

Paula Shtrum

Roz Soudry

Carol Spencer, 1st VP

Laura Winikow

SEND IN YOUR MEMBERSHIP TODAY! Visit our website at [www.comstockhills.com](http://www.comstockhills.com)