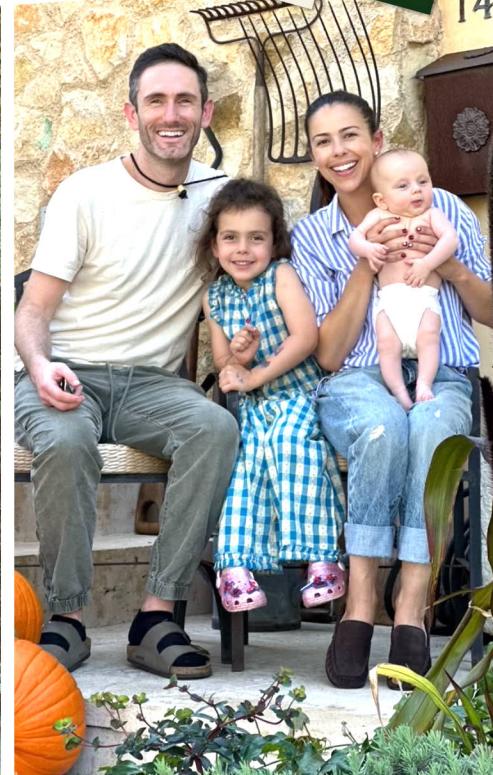
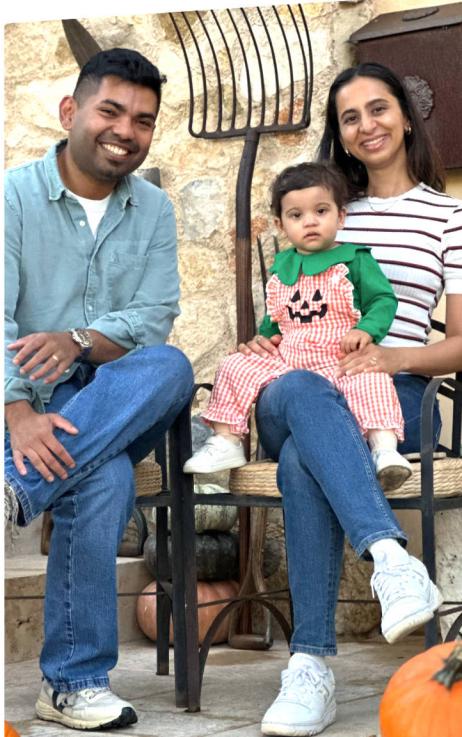


# COMSTOCK HILLS HOMEOWNERS ASSOCIATION

2025 NEWSLETTER



## KIDS TAKE OVER WARNALL!



## PRESIDENT'S MESSAGE



When Comstock Hills became a Calif. Corporation in 2007, we formed to have a voice in local and state government. Those days are gone since Sacramento calls the shots as we struggle to push back on forced density. With passage of SB79, our voices are silenced. Gone are the days when we could publicly debate State Sen. Scott Wiener and his push to destroy single family homes. Being within walking distance to Century City was considered a plus! No more! Because we are close to transit, our frontage road with its small businesses along with our neighborhood are upzoned and subject to dense development.

I hope Comstock Hills still remains a village with its winding streets and hilly terrain. Those who lost their homes in the fires are discovering our neighborhood as a welcomed retreat. We can walk to Clementine, a gathering spot to meet friends and have great food, and where the most constant activity is walking your lucky dog.

*-Jan Reichmann, President*

## KIDS TAKE OVER WARNALL! (on the cover)

Last year's street party was such a success that, by popular demand, Jonathan Janis created a lavish repeat, with pumpkins decorating his front steps to the landing creating a splendid photo shoot! Each driveway was a food station. Annie of Clementine provided her cupcakes to decorate and platters of charcuterie! John Lomonaco, in full costume, served pumpkin muffins, hot apple cider and La Colombe Coffee! Activities included a petting zoo, games, crafts, a bouncy, singing musician, face painting and much more!

## A NEIGHBORHOOD FOR DOG LOVERS



**Nat with Toby. Jen with Queen Victoria. Sanaz with Pasha. Jan with Jeff, another Clementine regular. Harold with Archie.**

## THE DAY AFTER...



Who can forget the surrealistic view of Century City, looking like the last remnants of civilization rising up from a torched earth. We who have the good fortune to live in Comstock Hills must be thankful for the wisdom of choosing this neighborhood.

Comstock Hills HOA donated funds to One Voice, an organization that provides for those who had lost their jobs due to the Palisades fire. Housekeepers, gardeners and the many service providers urgently needed help.

## A FUTURE FOR THE FOX APTS

The Cultural Heritage Commission has voted to propose designating the 1920's Fox Apts building as a Historical Cultural Monument. It formerly housed Emile's Swiss Pastry, loved by neighbors, but closed when the rent was too high. Vacant for years, Annie Miler and husband, David, opened Clementine in 2000, and it is the favorite gathering spot for patrons far and wide. Emile's wife Violetta still lives on Ensley.



## SUPPORTING OUR FIREFIGHTERS

Comstock Hills now supports Fire Station 37 located at 1090 Veteran. The public was treated to a pancake breakfast and pole demonstration as firefighters donned their gear in split seconds. Their paramedics are known for serving our neighborhood with fast response and great care.



Now you can pay your dues online. Go to [www.comstockhills.com/payments](http://www.comstockhills.com/payments)  
The greater our membership, the louder our voice.

## 25 YEARS OF CLEMENTINE

Annie was sous chef at the famed Campanile Restaurant on La Brea. With Minnesota roots, she brought us her creative cooking and baking skills using farmer's market fresh ingredients, soups, salads and out of this world pastries.



Weekends are special, featuring Eggs Benedict masked with heavenly Hollandaise Sauce and finishing with a cappuccino and a shared sticky bun. Yum!



Visit [COMSTOCKHILLS.COM](http://COMSTOCKHILLS.COM) to learn about neighborhood security, emergency preparedness and local resources.