

August 21, 2022

Dear President Longcore and BABCNC Board Members:

I live in the Bel Air Glen Homeowner's Association and I would like to strongly encourage the Neighborhood Council to deny the request of the Bel Air Glen HOA (BAG) for support of its Street Vacation and Gating proposal. Along with opposition from our neighbors in the Bel Air Ridge Homeowner's Association, there are many homeowners in BAG who do not support the proposal. There are important reasons why the proposal should not be supported, as the Task Force of your Planning and Land Use Committee and the PLU Committee itself have learned.

As you know, in January, the Planning and Land Use Committee created a Task Force to meet with the BAG and Bel Air Ridge (BAR) representatives to attempt to find common ground. In May, that Task Force recommended that the PLU committee of BABCNC **not** support BAG's privatization and gating project. The BAG HOA Board then asked for three months to come up with a compromise proposal before the PLU committee voted. The proposal they submitted to the August PLU committee meeting was not an actual compromise but was a confusing attempt to appear to be willing to first consider other less drastic remedies to privatizing and gating. In fact, unreasonable conditions put into the purported compromise made it very likely that the privatization and gating proposal would still go forward as originally proposed. After discussion, the PLU committee then voted to support the Task Force's recommendation that the BABCNC **not** support the proposal.

I expect that the BAG HOA Board and attorneys will again come before the whole council when you consider the issue and attempt to obfuscate and confuse members about their latest proposal. But the issue is simple. The BAG HOA has never given its own members in BAG **or** the Task Force of the PLU committee, a detailed operational plan. The Task Force wrote the following as one of three reasons for denial:

"The absence of a detailed operational plan for street privatization, including liabilities, insurance, street maintenance, traffic implications to non-HOA members along Beverly Glen. Further there was no analysis on the reserves needed by the HOA members to meet those running costs. Absent this important detail it was impossible for the task force to advocate for this proposal when each aspect had not been thoughtfully analyzed and presented."

Indeed, as someone who lives in the BAG HOA I and many others have also been stunned that our Board would continue to push this proposal without providing the members of our association realistic and detailed information on the future financial impact on homeowners. The Board also continues to push this proposal in the face of strong opposition from our neighbors in BAR, opposition which the BAG Board knew about from the very outset of the project.

The BAG HOA Board also has continually minimized the objections of many people in its own HOA. It is not surprising that a majority of homeowners in BAG appear to support gates since only the Board has access to the resources of the HOA to communicate about the project. Those

of us in the 30-35 homes opposed to gates have had to spend our own time and resources to communicate with our neighbors. The Board's official communications only give rosy, positive reasons for the project – property values will go up, crime will decrease and traffic will cease to be a problem. Association members have not been warned that their homeowners dues will increase significantly, which they will, that there is very strong opposition to the project from our neighbors in BAR, which there is, or that going forward without an agreement from those in BAR who will be affected by this project might result in bitter and costly litigation.

Privatization and gates for one HOA in the larger Beverly Glen neighborhood is not a practical and reasonable solution for the traffic problems in the area and, in fact, if approved would set a horrible precedent. What if every little neighborhood or HOA decided to follow BAG's lead and gate itself off? Imagine the gridlock that would affect neighborhoods from the 405 to Laurel Canyon as people line up to enter their gated enclaves. Those of us in BAG are not on an island but are part of the larger Beverly Glen community. We need to work with our neighbors to find common solutions to traffic problems that benefit everyone.

Therefore, I ask you to deny the request of Bel Air Glen HOA (BAG) for support of its Street Vacation and Gating proposal.

Thank you for considering the above.

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