



Catherine Palmer <council@babcnc.org>

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## Fwd: Bel Air Glen Gating Project

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**Travis Longcore** <tlongcore@babcnc.org>  
To: Catherine Palmer <council@babcnc.org>

Wed, Aug 24, 2022 at 12:46 PM

Begin forwarded message:

**From:** Brenda Feigen <bfeigen@feigenlaw.com>  
**Subject:** Bel Air Glen Gating Project  
**Date:** August 24, 2022 at 12:38:12 PM PDT  
**To:** Travis Longcore <tlongcore@babcnc.org>

Travis Longcore, President  
Bel Air Beverly Crest Neighborhood Council

Dear Mr. Longcore:

I am a resident of Bel Air Glen, having moved into our home at [10158 Hollow Glen Circle](#) over 27 years ago.

While I am a lawyer, I am not expert in CCRs but I'm quite sure the plan to privatize and then gate our streets violates them.

Meanwhile, two thoughts come to me: If we're allowed to privatize (vacate) our streets and restrict traffic that would otherwise be headed to Mulholland, what would stop Bel Air Ridge (should it want to which I gather it doesn't) from privatizing Nicada on the West side of Beverly Glen and force all but residents to continue straight up to Mulholland? What about the tennis club people? Or maybe the folks who live on and off Coy going down to the Valley could decide to privatize Coy so everyone has to stay on Beverly Glen? The traffic on Beverly Glen would become absolutely impossible, which it well might if we ever emerge from covid darkness.

What kind of precedent does allowing "us" to privatize our streets set for other communities up and down Beverly Glen? Taken further, what if people along Benedict decide to do the same? Traffic for the hapless folks who are just trying to drive up or down the canyons will be just awful. Not to mention others like realtors, garbage trucks, etc., etc.

Of course, all this raises the point of service people like plumbers, as well as emergency vehicles losing time or not being able to enter our neighborhood at all. What happens if a resident wants to have an open-house type party where a guest list would not make sense?

I note that there is the hope that this plan will not encounter controversy. I disagree. It definitely will, and I do not intend to be quiet about my disagreement with this proposal.

At the VERY LEAST, much more time should be spent. We will need to consult with various experts. We need information about what our community will lose if the streets become "private." All this only if the Council thinks it's wise to keep on delaying the final outcome.

Post Covid, there is virtually no traffic cutting through. A no right turn on Nicada from 4 - 7 p.m. is absolutely all that should be established should traffic pick up.

Meanwhile, I have spoken with the lawyer for Bel Air Ridge and am exploring the option of retaining an attorney to file a lawsuit seeking to return to the homeowners the \$1 million our Board has frivolously spent on lawyers and other consultants to beef up their proposal. And I will add to our demand costs of our representation as well as emotional distress caused by our HOA Board. They are in breach of their duties of care and trust.

Sincerely, Brenda Feigen

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