



Homeowners Association

Project Newsletter #1
October 18, 2021

Dear Members of the Bel Air Glen Homeowners' community,

We'd like to thank each of you who attended the October 3, 2021 Town Hall meeting. We'd also like you to know *all* comments received are being addressed. We learned much from your questions and comments, including from those who oppose this Street Privatization and Gate Project (the "Project"). As a community, we need to hear one another, and as a group, we strive to make decisions which are in the best interests of our community. We heard you on the point of being more transparent, and beginning with this newsletter, we intend to be.

We will be distributing updates on a more regular basis, perhaps, as often as once a week or biweekly, along with a series of FAQs to accompany each update. Rather than overload you with everything all at once, we begin with this newsletter and the FAQs attached, which address the major issues raised at our recent Town Hall, with supplemental and more specific information to be provided in the coming weeks.

We'd also like to point out that our Directors throughout the 50 years of our community's existence have always been and will always be volunteers, who are passionate, knowledgeable, educated and work tirelessly for the betterment of our community. Please be assured nothing is done without proper adherence to HOA guidelines and legal, approved measures.

We know change can cause uncertainty and anxiety. We only need to think back to our decision several years ago, which was not supported unanimously in the community, to upgrade our common areas, specifically the pool bathrooms, and then the community room and fitness center. During that process, you all saw how professionally the matter was handled. We hope those who were opposed at that time to what we were doing, will now recognize those changes benefited greatly our community. We firmly believe this current endeavor will have the same result. We're going about the process of street vacation, privatization and gating with the same respect and attention to detail.

Starting with this newsletter, you'll be hearing from us on what's required for the successful completion of this Project, as well as where we are in that process. In order to provide our homeowners members, as well as our neighboring community members, with updated information regarding this Project, we'll also be doing the following:

- Setting up a website dedicated to this Project where you will be able to see renderings and find answers to frequently asked questions.
- Providing weekly or bi-weekly updates in the form of this type of newsletter.

- Scheduling a series of smaller, indoor Town Halls for each area of our community (now that the weather has turned somewhat cooler, and in order to ensure everyone's safety in the current Covid era). We'll soon be notifying you of these smaller Town Hall get togethers.

To provide you feedback on your most burning questions raised at the October 3rd Town Hall, we've prepared an initial set of FAQs. Please see the attached.

We urge you to come to our board meetings, join a committee and become involved in the betterment of our HOA. You're all the beneficiaries of an excellent full-time manager, Gregg Landis, as well as a wonderfully organized traffic and gate committee, under Mike Kearin's leadership, along with Rick Bisetti, Simon Asef, Lorena Costino and Leslie Gallin. We're always looking for homeowners to get involved and we welcome any of you would like to assist in these endeavors.

Taking care of our community or as someone said "*Our Mayberry*" will help keep us safe and reduce the danger and congestion from cut through traffic plaguing our community.

In closing, let us say - life for us all in the past year or two of Covid and the various sources of information, be it TV or social media has generated any number of polarizing events, as well as pent up frustrations, anxieties and disappointments. Let's make sure we are kind to each other and proceed with open minds on all topics.

Thank you very much.

Your Board of Directors

Bel Air Glen Homeowners' Association
Street Privatization and Gate Project
Frequently Asked Questions (FAQs)

1. Were the YES cards which were available at the October 3, 2021 Town Hall meeting supposed to constitute a vote on the Street Privatization and Gating Project (the "Gating Project")? Does any such vote need to be via secret ballot?
 - *No. The cards at the October 3rd Town Hall were simply an expression of support of the Gating Project which we will forward to the City, as the City had advised us that they would like to receive such written expressions of support to supplement our application for the Project.*
 - *A vote of the Bel Air Glen HOA membership on whether to apply to the City of Los Angeles for the Gating Project was previously conducted in late 2017/early 2018, under the supervision of the HOA's outside legal counsel. An overwhelming majority of the Bel Air Glen HOA homeowners voted in favor of pursuing the Gating Project during that vote. Unlike the requirements for an election of the HOA's board of directors, state HOA law (the Davis-Stirling Act) does not require that a vote to authorize the Gating Project comply with any secret voting procedures. That is why the 2017/2018 vote on the Gating Project was not required to be, nor was it conducted via secret ballot. While not required to be a secret ballot, the 2017/2018 voting procedures did comply with all of the Bel Air Glen HOA's governing documents, including the CC&Rs and By-Laws.*
2. How can you say a majority of HOA homeowners approved the Gating Project in light of the opponents who are not in favor?
 - *When the HOA conducted the vote of the HOA members in 2017/2018, the results which were promptly circulated to all homeowners was as follows:*
 - *Homeowners eligible to vote: 220*
 - *Homeowners responding: 191*
 - *Homeowners in favor of the Street and Gate Project: 172*
 - *Homeowners not in favor of the Street and Gate Project: 19*
 - *Since the 2017/2018 vote showed overwhelming support for the Gating Project (out of those who voted, 90% in support and 10% opposed), the Board of Directors duly prepared and submitted the Gating Project application.*

3. Why ask the City to privatize portions of Nicada, Woodwardia and Angelo Drives now?

- *With the emergence of Waze and other traffic flow apps, the Bel Air Glen HOA community has been plagued by cut through commuters from Beverly Glen Blvd. During rush hours, cut through drivers coming up Beverly Glen Blvd. exit that street to head east on Briarwood or Nicada and then attempt to race through the community on Woodwardia and Angelo in an effort to jump ahead of other cars on Beverly Glen Blvd., only to bottleneck a half mile later when they have to merge back onto Beverly Glen Blvd. Per the Traffic Assessment the Board commissioned in February 26, 2020, our community experiences on average 254 cut-through drivers from 4:00 p.m. – 6:00 p.m. every weekday.*
- *As a result of the above, the cut through drivers back up over such large areas of the community's streets, such that our residents cannot leave or enter their driveways for long periods. Alternately, the cut through drivers, when afforded the opportunity, speed through our narrow, winding streets creating serious and potentially life-threatening safety hazards for our community's many walkers, joggers, and children using the rights of way.*
- *Our homeowners have found backing out of our driveways onto Angelo and Woodwardia has become a particularly treacherous maneuver, as many of the homes in the community have one-car length driveways situated right at the street; and there has been excessive wear and tear on the streets requiring extraordinary maintenance and repair. Gating off Angelo and Nicada is the only way to ensure this dangerous and burdensome condition stops. To place gates at these locations, the City of LA requires us to vacate and privatize the portions of Angelo, Nicada, and Woodwardia that will be within the gates.*

4. Why doesn't the HOA just install "No Right Turn" or "No Through Traffic" signs to reduce traffic on Woodwardia Drive and Angelo Drive?

- *Our traffic and engineering consultants, as well as anecdotal reports from the City and other communities which have attempted to use signage to solve their traffic flow and safety issues, report that signs do not work. Signs only work to deter drivers who comply with them. And, we all know compliance is very unlikely from hassled commuters, who think they can save a few minutes on their commute and get a break from the jammed conditions on Beverly Glen Blvd.*
- *Our consultants have advised that compliance with signage requires active police enforcement for effectiveness, which is not going to happen consistently given our overworked police departments. Keep in mind too the burden that signage would cause to our residents and invited guests **because our homeowners would also have to comply with "No Right Turn" signs at Nicada.** So, all of us who today enter the*

community at Nicada would instead have to stay on Beverly Glen Blvd, in traffic, until Angelo. That is an unworkable proposal.

5. Where will any proposed gates be located?

- *There will be a main entry and exit gate on Nicada.*
- *There will an entry and exit gate at the northerly end of Angelo Drive from Beverly Glen Blvd.*
- *There will be an entry and exit gate at the other entrance on Angelo Drive at the boundary between the Bel Air Glen HOA and the Bel Air Ridge HOA.*

6. Isn't it true the initial application to the City of Los Angeles said the gate at Angelo Drive and Beverly Glen Blvd. would be exit only?

- *Yes. However, in response to comments from our community, we are working on revising the design of that gate to be both an entrance and exit, just like the other two. Our traffic consultants and engineers are busy preparing new specifications and renderings of the location, which hopefully will be available in the next couple of weeks.*

7. Won't the addition of security gates pose an inconvenience and delay to both homeowners and emergency responders?

- *No. If the HOA's applications to the City are approved and the gates are installed, our homeowners' access will not change significantly because radio frequency ID (RFID) readers will be made available to all of our HOA's homeowners, and our neighboring homeowners in Bel Air Ridge HOA who live east of Beverly Glen Blvd. With the RFID readers, the gates take mere seconds to open.*
- *Emergency personnel such as the Fire Dept., ambulances and police all will be provided transponders and other means of overriding the gate technology (which is standard practice for other gated communities,) so they can freely and rapidly enter the community to address emergencies just as they do now.*
- *Service and delivery personnel like DWP, LADOT, and PG&E, Amazon, UPS and USPS will also be provided access.*

8. Won't the addition of gates make our community less safe in case of an emergency?

- *During emergencies, where many residents may need to exit the area quickly such as a wildfire or an earthquake, the gates can automatically be locked open when needed. This action can be done manually in person at the gates, or remotely from an ipad, iphone, or computer. The HOA, as is standard practice for gated*

communities in Los Angeles, would appoint persons within the community to have this authority to lock open the gates during emergencies. The gates will also be equipped with battery backups in the event of an electrical power failure.

9. Won't this cost our HOA a lot of money which our homeowners will have to pay either through a special assessment or much higher monthly HOA dues?

- *No. As mentioned at the October 3, 2021 Town Hall, the monies to pay for the Gating Project are coming from savings which the HOA has been maintaining over the years for this project. No monies which are on deposit in our HOA Reserve Account will be used for the Gating Project.*
- *There has been a line item in the annual budget each year for the past several years which has funded the costs thus far incurred, and will continue to fund the costs into the near future. There is no special assessment needed, and with proper fiscal management and a term loan which will be repaid over 10 years, the increase in monthly HOA dues, if needed, would not occur until 2023 and even then, will be modest. Any homeowners who cannot afford any such HOA dues increase will be eligible for a special program by which such increases will be deferred.*

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