

Coyote Sighted in Westwood Highlands

by Jennifer Dees

Coyotes are symbols of the wild that we may think of as living in Marin or San Mateo Counties, at closest. But coyotes have been present (once again, since urbanization) in San Francisco since 2001. And now there is a coyote presence on Mount Davidson and in our neighborhood as well.

One of our residents, Robert Wisotzkey, saw one recently while walking his dog, at the corner of Colon and Mangels. While we can perhaps understand a coyote living in the park at the top of Mount Davidson, it may be surprising to see one strolling down Mangels. The animal's presence is probably due to hunger.

That makes it important for us to not leave food sources outside that may attract these animals, which need to be kept wild. Compost bins containing food scraps should be securely closed, and no food should be left outside for dogs or cats. Cats themselves can also become prey for coyotes and in fact that may have already happened, as there have been some missing cats reported



A coyote at home in the San Francisco Bay Area. Photo by Janet Kessler, publisher of the Coyote Yipps blog.

in our neighborhood recently.

Cats should be kept indoors to prevent their becoming coyote prey, but there are many other benefits to keeping cats inside. Urban cats allowed to roam outdoors may kill up to 150 birds per year, use neighbors' gardens as a litter box, and be at risk of being hit by cars. So keeping them inside will keep them safe and provide

other benefits as well.

Our State Assembly member, Fiona Ma, sent out a newsletter this past August publicizing workshops on "Living With Urban Coyotes," to help San Francisco residents learn how to do just that. She wrote, "After being pushed out generations ago due to industrialization, coyotes have made a comeback in urban neighborhoods." Ma refers

1600 Trees to Be Felled on Mount Davidson?

The "Significant Natural Resource Area Management Plan" (SNRAMP) includes removal of 1600 trees at the top of our mountain. For more information about this controversial plan, see < <http://sfforest.net/2012/03/01/the-natural-areas-program-fells-trees> > and also follow the blue text link at the top of the article to "The Natural Areas Plan for Mt Davidson: a Walk with Jacquie Proctor." Ms. Proctor has written a book about Mount Davidson.

residents to the Keep Me Wild Web site at www.keeptomewild.org to learn more.

San Francisco resident Janet Kessler photographs coyotes and publishes them at her Web site, www.urbanwildness.com, and also provides much information about coyotes in the city at her blog, www.coyoteyipps.com. There she publishes "coexistence guidelines" such as "never feed coyotes." By becoming aware of coyote behavior and needs, she says, you can help make coexistence work.

See our Web site at westwoodhighlands.org for a list of "Coyote Country Precautions."

CALENDAR

Westwood Highlands Association Meetings

120 Brentwood Ave.,
7:30 p.m., on **March 20, May 15, July 17, Sept. 18, Nov. 20, 2012**
– anyone is welcome to attend.

Annual Neighborhood Dinner – April 20, 2012
(see details on page 3 of this issue)

Annual Westwood Highlands Garage Sale – Sept. 8 and 9, 2012
(details in next issue)

President's Message: Maintaining Neighborhood Stability and Value

By Dave Bisho

Westwood Highlands' suburban feel is unique because we're right in the middle of a crowded city. It's an area that a typical outsider would never expect to be in San Francisco. That's why they never film movies or TV shows out here since the audience wouldn't know where they were.

It's convenient here, only ten minutes to downtown, maybe 20 to the airport. We do have the foggy summers but we also have real nice and sometimes sunny winters with that great southern exposure. Our homes are built well, with good "bones," as they say. We've been through a lot of earthquakes.

I've said it before, and I'll say it again. Residents tend to stay forever; there is very little house "flipping" here. Houses go up for sale one day and they're gone the next. We bought our house back in 1987, from a family that had been here since 1944. The agent told us to make up our mind immediately or we'd lose it. We did. We bought it. We're glad.

A house in Westwood Highlands is like a bank account—so far, anyway. Property values have gone up almost every year, with the exception of this most recent, on-

going housing crisis.

Yet, the stability of our neighborhood is not by chance. It's like anything else: if you don't protect your property, then others will start chipping away at it, and with each chip goes value. To that end, your WHA directors pay close attention to issues like traffic calming, stop signs, street signs, border markers, dogs barking, zoning, fence height, setbacks, Monterey Boulevard, trees, and crime. We look at all these things in an effort to maintain the look, feel, and characteristics envisioned by the founders who wrote the WHA by-laws back in the early 1920s.

In the last newsletter, I discussed why Westwood Highlands and a coalition of other city neighborhoods were con-

sidering bringing legal action against the city to stop a Planning Department citywide, blanket rezone plan called the "2009 Housing Element (HE)." You may remember some years ago that WHA and the same group of neighborhoods succeeded in stopping the 2004 Housing Element in a court action in which our neighborhoods prevailed. The latest HE attempts, among other things, to remove zoning controls from the neighborhoods themselves and instead give it to a broad-based "community," with Westwood Highlands Association merely having a seat at the table. It also greatly lessens the city's support of single-family neighborhoods. We think it's a congestion plan. Talk about chipping away value.

Westwood Highlands Association, along with the other groups, has now filed an action and the 2009 Housing Element is on hold. Luckily, there is money left in the pot from the last action, so at least for now, no additional funds are needed. We will keep you informed about any further developments on this issue.

On a lighter note, all residents are encouraged to contact Board members at any time and to come to our bi-monthly meetings. And, please come to the Westwood Highlands Dinner on April 20, upstairs at the Gold Mirror Restaurant at 18th Avenue and Taraval. We may have special guests attending. Seating is limited and details are on the next page. We hope to see you there!

Treasurer's Report 2011

Bank Balance as of 12/31/10		\$ 23,162.57
Dues Received		7,631.67
West of Twin Peaks Dues	180	
Mayoral Forum	350	
Treasurer's expenses	1800	
Trees Removed and Planted	200	
	175	
Printing Newsletter/Invitations	167.53	
	176.61	
	170.35	
Envelopes & Stamps	132	
	132	
Sweet & Baker Insurance	2346	
Subtotal as of 12/31/10	5,829.49	7,631.67
Bank Balance as of 12/31/11		\$ 24,964.75

Introducing the West of Twin Peaks Central Council

West of Twin Peaks Central Council (WOTPCC) is a group comprised of 20 neighborhood associations, including Westwood Highlands Association.

This all-volunteer organization works to maintain our quality of life and keep our neighborhoods safe and tranquil. Much has been going on these past few months! In October, we successfully organized a Forum for the Mayoral candidates that was very lively and well attended. Currently we are working on representing District 7 in redistricting, and ad-

vocating to preserve the same lines and neighborhood maps as we have now. If you would like to be involved, you would be most welcome.

Our meetings are on the fourth Monday of each month, with no meetings in July, August, or September, at 7:30 p.m. at the Forest Hill Clubhouse, 381 Magellan Ave., near the roundabout intersection at Taraval St. and Claremont Blvd. Hope to see you there!

—Blue Mudbhary, Westwood Highlands resident and Recording Secretary for WOTPCC

Westwood Highlands is a Single-Family Neighborhood

Here is the legal information describing our neighborhood:

All property in Westwood Highlands is zoned RH1D (detached) by the SF Planning Code which restricts the use to one dwelling unit and one family per lot.

SF Planning Code Sec. 102.7 describes a **Dwelling Unit** as 'a room or suite of two or more rooms that is designed for, or is occupied by, one family doing its own cooking therein and having only one kitchen. SF Planning Code Sec 102.8 describes a **Family** as 'a group of not more than five unrelated by blood, marriage or adoption or such legal guardianship.'

Moreover all property in Westwood Highlands Association is governed by Covenants, Controls, and Restrictions (1924) that also limit the use of property to one family. Section IV Resident Restriction reads... *nor shall more than one residence or dwelling be erected on any single lot which shall be designed for use by more than one family.*

It is the policy of the Westwood Highlands Association directors to notify homeowners of alleged violations before contacting the Department of Building Inspection and the City Attorney's office.

Annual Dinner Set for April 20

Join your neighbors at the annual Westwood Highlands neighborhood dinner on Friday, April 20, 2012. This neighborhood tradition is always a great way to get to know your neighbors, hear a speaker from our local government, and enjoy a good dinner together.

This year's dinner will be held upstairs at the Gold Mirror Restaurant, at 18th Avenue and Taraval, San Francisco. This year's speaker is still to be determined and we may have special guests as well.

No-host cocktails start at 6 p.m., and din-

ner begins at 7 p.m.

Dinner is priced at \$50 per person and includes antipasto, salad, a main course, dessert, and coffee (see menu below). Seating is limited, so please confirm that you can attend by March 31, and send a check made out to Westwood Highlands Association, 120 Brentwood Ave., San Francisco, 94127. Please advise name(s), number of people, and main course choice(s).

We invite all our neighbors to come and enjoy a night out with friends. A good time will be had by all.

Gold Mirror Restaurant

Antipasto

Salume Platter

Caprese Salad with Burrata alla Panna, Prosciutto and Basil drizzled with a Fig infused Balsamic Vinaigrette

Smoked Salmon Crostini with Peppered Ricotta

Salad

Caesar Salad

Pasta

Ravioli stuffed with Ricotta Cheese, Chanterelle and Black Trumpet Mushrooms in a light Cream Sauce drizzled with White Truffle Oil

Main Course

Chicken stuffed with Mushrooms, Chard, and Asiago Cheese served with a Creamy Marsala Wine Sauce

Veal Parmigiana baked with Cheese and fresh Tomato Sauce
Petrale Doré sautéed in Sweet Butter with Shallots, Garlic, and Sauvignon Blanc

Boneless Beef Short Ribs braised in a Cabernet Sauce served with Garlic Mashed Potatoes

Dessert

Tiramisu and Coffee or Tea

Welcome New Neighbors!

Westwood Highlands would like to welcome our new neighbors to the Association. If you moved here in 2011 and have not received an information packet, please contact Charley Leach, VP and Welcome Wagon Person at crleach@sbcglobal.net to receive the packet.

The packet includes the Covenants, Contracts, and Restrictions as well as important phone numbers, a local map, and a coupon worth \$25 at a local supermarket.

Westwood Highlands Web Site

Check out our Web site at westwoodhighlands.org. It has a collection of our newsletters, historical photos, and other important neighborhood information, as well as updates on events.

Westwood Highlands Association *Board of Directors*

Dave Bisho, President
Charley Leach,
Vice President
Jane Vincent Corbett,
Secretary
Anya LeGault, Treasurer
Blue Mudbhary

Westwood Highlands Border Markers Painted



All Westwood Highlands border markers, those signs on posts located at the perimeter of our neighborhood, have once again been scraped, primed, and painted. We went for a kind of forest green color this time. Directors are now looking into having the street sign poles repainted black.



120 Brentwood Avenue
San Francisco, CA 94127