

Spring 2020 Newsletter

WESTWOOD HIGHLANDS ASSOCIATION

www.westwoodhighlands.org

THE SOLID STATE OF WESTWOOD HIGHLANDS

by: Dave Bisho, President

As always, the Westwood Highlands Board of Directors welcomes all new neighbors to Westwood Highlands. I believe that most new homeowners quickly realize that the sacrifices they made getting in here were wise.

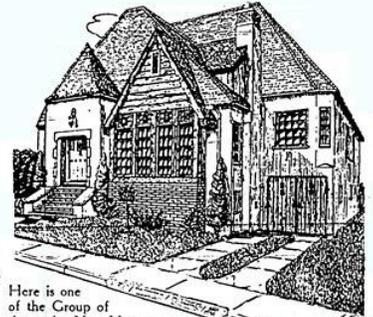
It's been 95 years since the first house in Westwood Highlands was built. Prior to the opening of the West Portal Twin Peaks Tunnel in 1917, commuting to work downtown from this part of the city was not practical as it took over an hour, but the tunnel opening shortened the commute to about 20 minutes.

Westwood Highlands is unique from the other westside neighborhoods developed in the 1920s. Architect Charles Strothoff had the middle-class market in mind when he based the design of Westwood Highlands on a 'modular' system that allowed components such as the front room, dining room, bedrooms and hallways to be interchangeable allowing the greatest variation from the street without essentially altering the overall design character of the neighborhood.

Our houses are pricey compared with many homes of the same size in this general area but there are reasons for that. We have uniquely designed detached homes with strong foundations built on streets designed to follow the lines of the hill, front and rear yards, rear utility lines, relative safety, peace, quiet, parking, all while conveniently located minutes away from shopping districts, restaurants, freeways, hospitals, schools, downtown, and the airport. Perhaps most import, Westwood Highlands has a suburban feel even as it sits right in the middle of *the* most congested city in the United States (including Manhattan).

But a main reason for our value is strictly enforced CC&Rs which assure that homes here remain 'single-family' and non-commercial.

Westwood Highlands is recognized widely for having these qualities but it takes constant vigilance by our board of directors to keep it that way.



Here is one of the Group of Attractive New Homes Now Being Constructed in

Westwood Highlands and Monterey Heights

There is a distinction, an individuality, a characteristic type of beautiful architecture about these homes, that adds greatly to their value as an investment.

You will indeed be proud to invite your friends to a home like this.

Even through the heavy rainy season, sales in these two leading tracts have been active; with sunny days approaching home seekers will flock to "Westwood Highlands" and "Monterey Heights." Don't let some one else get just the home you like best.

Prices commence at

\$8950 Small Payment and \$65 a month **6%** interest on balance

Drive out Market Street Extension and Portola Drive
By street car take Municipal K car

BALDWIN & HOWELL
EXCLUSIVE TRACT OFFICE
1401 Kearny Street Phone No. 2810 AGENTS Monterey and Plymouth

HOA DUES NOTICE

Invoice for 2019 HOA Dues

Your \$25 HOA annual dues for 2019 are now due. Please make check payable to: *Westwood Highlands Association* Please include your name and property address on your check and mail to:
120 Brentwood Avenue
San Francisco, CA 94127

Thank You,
Westwood Highlands
Association
www.westwoodhighlands.org

IN-LAW UNITS/SHORT-TERM RENTALS/SB50

In recent years, the city of San Francisco has legalized secondary units and short-term rentals citywide. However, the city attorney has advised that Westwood Highlands and other neighborhoods governed by longstanding CC&RS prohibiting these uses, would not be affected since these CC&Rs preceded the city ordinances.

Senator Weiner's bill (SB50), which would seek to remove local city control and severely damage R1 and R1D single-family zoning and greatly increase density citywide, was just recently tabled again by the state legislature. However, right away Senator Weiner promised to re-introduce SB50 again for the third time. SB50 would allow for the demolition of single-family homes and replace them with up to four units, and, where applicable, would remove front and side setback restrictions, height limits, minimum parking requirements, and allow for mid-rise, medium density 'new' housing. It's true, this measure could allow a property owner in an R1 single-family neighborhood to tear his house down and replace it with a four-story apartment building.

My assumption at this point is that if this draconian measure ever passes in any form that Westwood Highlands' CC&Rs preventing this would prevail.

WESTWOOD HIGHLANDS ASSOCIATION DUES

Although WHA dues of \$25 per year are ridiculously low for an incorporated neighborhood, they are mandatory and necessary. Directors are not paid. A small salary is paid to the treasurer. Dues are also used to maintain property values, state fees, insurance, trees, and legal fees when necessary. Since we have been short a treasurer recently, this year's dues notices which should have gone out in June 2019, are only now included in **this** newsletter...Sorry for the inconvenience.

Please note invoice for 2020 dues will come out in June 2020.

If anyone is interested in serving on the Westwood Highlands Association board as Treasurer, please contact president@westwoodhighlands.org. Thank You.

WEST OF TWIN PEAKS REPORT

The West of Twin Peaks Central Council (WTPCC) was formed in 1936 by 16 brand new single-family neighborhoods designed and built at about the time the West Portal Tunnel opened in 1917. Charter member Westwood Highlands Association was like the other 15 groups in that each were created as Planned Residential Neighborhoods, a new concept in San Francisco where homeowners automatically agreed to abide by guidelines and restrictions when taking title to their properties. These rules were designed to ensure that the new areas remained non-commercial and single-family in nature. The WTPCC was formed to help the area stay that way. In the early years, the Council also successfully lobbied to bring about the schools, libraries, churches, parks and nearby commercial strips needed in the newly developed area. Although Council meetings are run by appointed delegates from each member neighborhood, all are welcome to take part or just come and listen. The WTPCC meets once a month except in the summer and December at Forest Hill Clubhouse on Magellen. www.westoftwinpeaks.com

GOPHERS

You can try to scare them, ensnare them, irritate them, smoke them out, or chase them from your property, but in my opinion, nothing works better than biting the expense-bullet and installing (heavier gauge) gopher wire beneath your lawn or landscaping. It's pricey but then you're done.

SECURITY

In my opinion, the best deterrent to car and house break-ins are cameras.

WESTWOOD HIGHLANDS**ANNUAL DINNER****FRIDAY MAY 1, 2020***Gold Mirror Restaurant***6PM No Host Cocktails****7PM Dinner****MENU****Antipasto**Imported Cold Cuts, Marinated Artichokes,
Olives, and Imported Cheeses**Salad**Seasonal Mixed Greens
With Creamy Balsamic Vinaigrette**Pasta**

Rigatoni Pasta in a Bolognese Sauce

Main Course (please choose one)

Chicken Sauté Sec

Veal Parmigiana

Poached Salmon

Filet Mignon

Eggplant Parmigian

Dessert

Ice Cream & Coffee or Tea

\$75 per person**RSVP by April 1 to Dave Bisho****with name(s) and choice of Main Course****Tel: 415-290-7267 or****president@westwoodhighlands.org****Please mail check to****Westwood Highlands Association,****120 Brentwood Ave, San Francisco, CA 94127****Treasurer's Report 2019****Bank Balance as of 01.01.19.....\$23,205.24****Dues/Dinner Deposits Received:.... \$6,027.23**

Expenses:

Donation to St. Anthony Foundation

In Memory of Vince Scardini \$150.00

Insurance \$2,120.00

Neighborhood Dinner \$1,630.12

Treasurer's expenses \$900.00

Website maintenance \$439.65

Expenses total as of 12.31.19: \$5,2397.77**Bank Balance as of 12.31.19.....\$23,992.70****WHA MEETING CALENDAR**

General Meetings – All residents are welcome and encouraged to attend. Come and see what the issues are and get involved if you want.

**Upcoming meetings for 2020 - March 3, May 12,
July 7, September 15, November 17****Location: 120 Brentwood Avenue, 7:30PM****MAY WE EMAIL WESTWOOD HIGHLANDS
NEWSLETTERS AND DUES NOTICES TO YOU?**

If you haven't already done so, please help us save the time and money of printing, postage, etc. by providing an email address for our communications. Your email address will not be shared by anyone else...promise!

Dave Bisho, President

president@westwoodhighlands.org**Welcome New Neighbors!**Westwood Highlands Homeowners Association would like to reach out to any neighbors who moved here recently. You will receive a welcome packet that includes the Covenants, Controls and Restrictions (CCR's) as well as important phone numbers, a local map, pictures of the early days of Westwood Highlands and a gift certificate for \$25 at a local grocery store. **Charley Leach**, WHA Vice President and our Welcome Wagon Person, does not want to invade your privacy, so if you would like to receive the packet and meet with Charley briefly, simply email Charley at crleach@sbcglobal.net or leave a message on his cell at 1-415-420-5082.**WESTWOOD HIGHLANDS ASSOCIATION*****Board of Directors***

Dave Bisho, President

Charley Leach, Vice President

Jane Vincent Corbett, Secretary

Maria Roliz, (acting) Treasurer

Blue Mudbhary, Parliamentarian

Bhushan Mudbhary, Member at Large

WESTWOOD HIGHLANDS WEBSITEVisit www.westwoodhighlands.org

to see our CCRs, a collection of our newsletters, historical photos, and other information, as well as event updates.

Please pay your 2019
Westwood Highlands
HOA dues today!
See notice printed in this newsletter.



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San Francisco, CA 94127