

# THE OAKS

Summer 2009



Newsletter of the  
**Oaks Homeowners Association**

## NOTES FROM THE PRESIDENT

### Upgrading The Oaks

Recently our neighborhood has received much-needed and overdue modernizations and upgrades to several of our infrastructure systems.

**Electrical.** Everyone noticed the DWP crews all over The Oaks during 2007 and 2008. These crews replaced electrical cable from Los Feliz Boulevard to Canyon Oak Drive – twenty-five streets in all. The enormous project involved removing old cable that had been in place since the neighborhood was built and replacing it with 13,000 feet of new cable – that’s about two and a half miles of new cable. Three underground transformers were also replaced. The new cable our friends at DWP have installed more than doubles the load capacity of the old system and should result in fewer power outages this coming summer. Of course, we’ll all still be holding our breath in early September when the thermometers hit 112 degrees.

**Sewers.** And whichever streets the DWP was not tearing up, the folks from the Sanitation Department were tearing up – they’ve been busy installing 2.16 miles of new sewer lines all over The Oaks, as well as under the streets just to the east and west of us. Construction began in May of last year. It’s now 80% complete and should be finished by late August of this year.

The electrical and sewer upgrades are the sort of not-very-visible and not-very-glamorous but highly significant improvements to our infrastructure that make a real difference – they will make life better in our neighborhood for another ninety years – and then the trucks will be back to replace them again.

A more visible upgrade we’re hoping to see in the next year is the repaving of several of our most decrepit streets. There are a number of blocks in the Oaks that are in pretty awful shape: the concrete’s cracked, buckling and

breaking up, creating surfaces that are actually dangerous for pedestrians. So, earlier this year, the Homeowners Association submitted to our City Council office a list of *The Most Wretched Streets in The Oaks*. Our Field Deputy from Council District 4, Jullian Harris-Calvin tells us that the list will go the Streets Department and should be considered for action within the next year and a half. And here’s the list of our most broken-apart streets:

- The 2400 block of Canyon Oak (between Park Oak and Tuxedo Terrace)
- The 5600 block of Spreading Oak (between Park Oak and Hill Oak)
- The 5700 block of Hill Oak (between Park Oak and Spreading Oak)
- The 5600 block of Tuxedo Terrace (between Canyon Oak and Bronson Hill Drive)
- The 2200 block of Bronson Hill Drive (between Canyon Drive and Tuxedo Terrace)
- The 5700 block of Cazaux Drive (between Tuxedo Terrace and Cazaux Place)
- The 2200 block of Verde Oak (between Live Oak West and Valley Oak)

We’ll let you know as soon as we hear of any progress in moving these blocks up on the City’s to-do list.

Bob Young  
President

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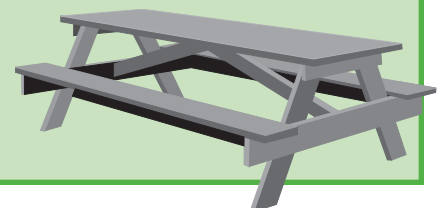
In This Issue	
Notes From The President	1
Save The Date	1
What’s Happening At Hollywood & Vine?	2
Around Griffith Park	2
Crime Report: Summer Living	3
Where Have All The Mailboxes Gone?	4
Fire Season Is Upon Us	4
Oaks Annual Meeting	5
Traffic Circle News	6
Mandatory Water Conservation Program	6
Oaks Night At Vermont	7
The Future Is What You Make It	7
The Oaks Calendar	8

## SAVE THE DATE FOR THE OAKS SUMMER PICNIC!

### SATURDAY JUNE 27, 2009

Please join us for the Oaks Homeowners Association Annual Summer Picnic  
Saturday, June 27, 2009 from 11:30 am to 2:30 pm

Bronson Park (at the end of Canyon Drive)  
Meet your neighbors and join us for a day of family fun!  
Kids games and activities • Great picnic food • Raffle  
Free for OHA members



# Around Griffith Park By Gerry Hans

## A Rare Find

Dan Cooper, a local biologist doing work for the Griffith Park Natural History Survey, has been trying to find a horned lizard in Griffith Park for about three years now. So when he finally found one last month, and then I found one the very next morning, lots of people were thrilled about the lizards' continued presence in Griffith Park.

I was on a trail high above the Oaks near Brush (Bronson) Canyon, directly East of the Hollywood sign when I found my horned lizard. It being high on my list of non-native species to locate in the Park, I was intentionally looking in all the right places that Saturday morning in April, especially sun-exposed ridgeline trails with loose soils. But when the sighting happened, I was still shocked to the point of almost not believing my eyes. I saw him from a pretty good distance. After quietly switching my camera lense to telephoto (with hands shaking), I snapped a few shots thinking that he would run into the brush if I got any closer. Surprisingly he did cooperate, and I actually was able to watch him for quite a while. But then he disappeared in a flash, burying himself under shallow loose dirt, the behavior for which this species is known. I didn't disturb him from his hiding spot. He had put on a thrilling show for me!

It was later that day that I found out from Dan Cooper that he had seen a horned lizard near Cahuenga Peak the day before! The photos I shot made it onto some local blogs, including LAist.com.

Over the last few decades, the numbers of coast horned lizards have diminished greatly mostly because of urban development. Dan says they need to have loose sand to bury themselves and have a good ecological relationship with native harvester ants (the big red ones) on which they feed. Unfortunately harvester ants have been overrun by the non-indigenous native Argentine ants—the ones we often see in our kitchens.

The lizard is not on any endangered species lists, but the California Department of Fish & Game considers it a Species of Special Concern and the U.S. Forest Service puts it in their sensitive category. I'm sure there are some Oaks hikers who may have seen horned lizards in past years, but probably not as many in recent years. Some people may think they are just ugly, spiny critters. I think they're

beautiful and have a special place here in Griffith Park.

## Fundraising for the Park

The Griffith Park Natural History Survey is again in fund-raising mode. Last year the Herpetology and Bat Studies yielded some unexpectedly encouraging results. If you are interested in helping to fund the next round of Park scientific work, please contact [gerry@oakshome.org](mailto:gerry@oakshome.org) about making a tax deductible contribution.

## Local DWP News

DWP infrastructure work soon coming to Griffith Park: A portion of a major water transmission pipeline built in the 1940s will be replaced between the years 2009 and 2019 on the east and north sides of Griffith Park. This project is officially called the River Supply Conduit Improvement Project - Lower Reach Branch, and the construction work will stretch from the Los Feliz Boulevard/Riverside Drive intersection all the way northward to the Zoo area and then westward to the Forest Lawn Cemetery /Headworks area. Detours, closures and inconveniences should be expected. The first section slated will be Crystal Springs Drive where 96 inch diameter pipe will be laid via open trench all the way from Los Feliz Boulevard to the Zoo lot. Northbound traffic will be redirected to the upper level road, sharing that stretch with a southbound lane. Further north, traffic will be diverted onto Griffith Park Drive past the Golf Club House. This section alone is scheduled to be under construction from now until Fall 2011. Let's just take one step at a time! DWP says that accommodations will be made, as much as possible, for equestrians, bikers and other Park users. Oak HOA and other Park advocacy groups are communicating with DWP and our Council District office to mitigate impacts on Park users.

**DWP Light Festival 2009?** The initial word is that there will be a work stoppage, delaying the progress of the aforementioned pipeline, to accommodate the 2009 Light Festival. Having the Light Festival at all this year is a questionable proposition, as hazards and traffic issues may be exacerbated due to

the big project. As long as the Light Festival stays on the path of becoming a 100% no-cars event, our Association supports it. The event featured 7 days for pedestrians only in 2007 and 13 days in 2008 – all because of strong community voices asking that DWP set an example for reduction of greenhouse gases and pollution. Hopefully, all 5 weeks of the event will be no-cars in 2009! As many are



aware, the pilot no-car nights were successful by all accounts. The idea to have a smaller scale "no-cars" Light Festival at the Zoo lot for 2009 has also been floated very recently. This would allow the infrastructure project to continue, nearly uninterrupted. Stay tuned.



# What's Happening at Hollywood and Vine?

By Caroline Schweich

Some of us may miss the old DMV office at Hollywood and Vine – it was after all, pretty convenient, and since its demise, we've had construction going on forever. But the end is in sight and guess what the beacon of light is shining at the end of the tunnel? Trader Joe's! Finally, we can all breathe a collective sigh of relief that we won't have to negotiate the parking at the Silver Lake Trader Joe's or drive all the way to West Hollywood or God forbid, the Valley.

In addition to the long-awaited Trader Joe's, the 1600 Vine complex will house luxury residences, a W Hotel and retailers. I tried to find out which retailers and was told by the developer that they are "currently in process". What we do know is that this is a \$600 million, 1.7 million-square-foot, "mixed-use" project with plenty of parking, slated to open before the end of the year. I'm also happy to report that the Hollywood W Hotel includes a rooftop pool, a chic night-

club, a signature restaurant, and yes, a Bliss spa.

I was also told there would be "resort type amenities" (sounds fabulous!), which must be the three other swimming pools in the complex and get this, two helipads. What, no golf tee?! Well, at least Westsiders will be able to beat the traffic and take their heli to the Pantages! And they won't have to schlep down to the DMV on Cole to pay their parking tickets.

## Crime Report: Summer Living

By James Rubin

It's not unusual for crime to heat up when the temperature rises. Let's face it: People become restless. That may be particularly so in a recession.

Although much of the Oaks remains a tough target, difficult to find and navigate, we should be extra vigilant about security this summer. That means locking doors to cars and homes, closing windows easily accessible at street level and following other common sense measures that are easy to forget in a low crime area. Below you'll find a list of suggestions cobbled together from different police groups. If there's a common thread to them, it is this: Be watchful and communicate not only with the people who are paid to protect you but with your neighbors. In the end, you'll decrease your risk of becoming a crime statistic.

- Lock the entry points: Okay, we've said this above but it bears repeating. Even if you're just running next door for a cup of coffee, take a few seconds to grab your key and lock the door behind you.
- Light up dark areas: When the days become longer it's easy to forget turning on outside lights. Don't forget, especially near the front doors. Crooks prefer to operate stealthily. If they believe that someone will see them, they're more likely to head in another direction.
- Buy a timer: If you don't have a timer or photo electric cell that activates lights in

your house at certain hours, it's time to buy one. You want to leave the impression that you're home. Burglars favor an empty house and a smaller likelihood of confrontation. Along these lines, if you're planning to be away for several hours, you might also want to leave a radio on low.

- Locks at the appropriate places: Take a hard look at your house and install locks on windows that are easy to enter.
- Speak with your neighbors: Tell them if you're going away. Exchange information about service providers, including gardeners, contractors and delivery people. You'll be able to determine more quickly who should or shouldn't be around. To wit, in recent years, a number of Oaks burglaries have occurred during or shortly after construction projects when unfamiliar faces appear regularly.
- Keep your garden and other visible areas neat: An unkempt front yard suggests an empty house and easy target.
- Put away ladders and ropes: Burglars are opportunists. Don't help them gain entry to upper floors by giving them tools.
- Don't hide spare house keys outside: The third flower pot from the left may seem safe but don't take a chance.
- Don't leave a note telling deliverymen when you'll return or where they can put a package. Make life difficult for thieves.

Keep them guessing about who's home and when.

- Keep valuables out of sight. Temptation is a root of some evil. You don't want someone who's scouting for an easy target to pay extra attention to your house. Let them find another mark – preferably in another neighborhood.
- Put a lock on your mailbox and empty it or have it emptied as soon as possible. The Oaks saw a run of mail theft in late 2008 and earlier this year. Criminals don't want to work harder than they have to and they certainly can't take what isn't there.

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# Where Have All The Mailboxes Gone?

By Bob Young

Most Oaks residents have noticed that two of our most centrally located postal collection boxes suddenly went missing earlier this year. One day in January, trucks from the Post Office yanked up and hauled away the two collection boxes located at the 5-way intersection (where Park Oak meets Wild Oak, Hill Oak and Spreading Oak) and at the corner of Canyon Drive and Spring Oak. The removals occurred without any advance notice to any of the residents of The Oaks or to the Homeowners Association or to the Neighborhood Council or to the City Council District office or the Congressional District office or anyone else. Another collection box at the corner of Los Feliz Boulevard and Hobart (at the entrance to Los Feliz Estates) was also taken away.

When asked by residents, our local mail carriers reported they had heard that the collection boxes were removed as a cost savings measure by the Post Office. But no one so far has been able to figure out what the cost was that had been saved. As far as anyone knew, our mail carriers picked up the mail from the collection boxes during their regular rounds in a process that took only a couple of minutes. So I sent off a letter to the Post Office on Homeowners Association stationery asking if anyone could explain what happened to our neighborhood mail boxes.

A month later I got a phone call from a local Post Office customer service representative. What followed was a pretty surreal conversation. I told the Representative I couldn't really understand what money had been saved since I had spoken to our local delivery person who had told me that she herself picked up the mail from the box at the 5-way intersection and that she did it as part of her regular rounds and that it was no trouble and took her no time at all. The Representative admitted that that might in fact be true, but that the local carrier was not supposed to be picking up the mail from the box. The mail from the box was supposed to be picked up by a dedicated collection carrier (truck). I pointed out that no such carrier picked up from the box. She replied that, while that was true, if the dedicated carrier truck had been picking up the mail from the collection box as was supposed to be the case, then the removal of the box would have been a savings. And that's why the box was removed. In other words, this was a theoretical budget savings, not a real budget savings.

It seems to me it's entirely possible that – and I'm just guessing here – late last year someone somewhere high up in the post office hierarchy, responding to the recession and decreasing revenues in the postal system, demanded a list of budget cuts. And someone in the Los Angeles postal system thought, "Well, we don't have a special collection carrier picking up the mail from the box at Park Oak and Spreading Oak, but if we remove the collection box and we claim that there was a special collection carrier picking up the mail, then we can claim we've eliminated an expense and the higher-up guys will get off our backs." As I say, I don't know if anything like that happened, but it's possible that someone somewhere in the system has sort of made up an expense and then eliminated it – which would not, of course, be a real budget savings. In fact, as it looks to most of us, the removal thing ended up being an expense. Taking out the collection boxes involved the expense of workmen coming over here with their truck and pulling the boxes out of the ground and hauling them away.

Unfortunately, the people who take the hit for this kind of theoretical accounting game are the people in our neighborhood. And what makes it worse was the timing of the action. The removal of these collection boxes followed a wave of thefts from home mailboxes that rolled through our neighborhood in October and November and December of 2008. So whereas previously folks could stick outgoing mail in the lids of their mailboxes for the carriers to pick up, they could no longer do this because of the thefts. And now the collection boxes have been removed. So now everyone will be getting in their cars and driving to the one remaining box down at Canyon and Canyon Cove. In addition, we have a large number of older residents who don't drive and who depended on those collection boxes for their outgoing mail.

The Oaks Homeowners Association has requested that the collection boxes be returned to Park Oak and Spreading Oak and to Spring Oak and Canyon Drive. If you agree with us, you might drop a letter to the manager of the Hollywood Post Office. He's Juan Rivas and his address is 1615 N. Wilcox Avenue, Hollywood, 90028.

Let's get our neighborhood collection boxes back.

## Fire Season is Upon Us –

### Let's Be Ready!

Oaks Homeowners: Remember that we are in a high fire hazard zone so please follow these tips and get ready for fire inspections by members of our Fire Department, which have already begun!

- Clear brush on your property and properly remove and dispose of cuttings
- Thin vegetation at least 200 feet from all structures
- Observe and respect Red Flag No Parking Days—call 311 for information regarding restricted parking in the Oaks or check [www.lafd.org](http://www.lafd.org) for current red flag status. Remember your car will be towed if you park on a designated "Red Flag No Parking" street on a red flag day. We MUST leave access for fire trucks and emergency vehicles to get through!

Please visit [www.lafd.org/redflag](http://www.lafd.org/redflag) for more information on red flag days.

Please visit [www.lafd.org/brush](http://www.lafd.org/brush) or call (818) 374-1111 for more information on brush clearance requirements.

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# Oaks Annual Meeting 2009

By John Saurenman

On March 16, more than fifty Oaks members and residents gathered at the American Film Institute for our annual meeting. Bob Young, President of the Oaks Board, kicked the evening off by introducing our guests. These included Councilmember Tom LaBonge and staff members Renee Weitzer, Sharon Shapiro, Doug Mensman and Jullian Harris-Calvin from Council District 4; Senior Lead Office Mike Shea from the Los Angeles Police Department; and Natalie Freidberg from All Shades of Green.

Bob then explained the reason for our move from Immaculate Heart High School to AFI. Notwithstanding the opposition of a number of community groups including the Oaks HOA, Immaculate Heart had proceeded with its plan to demolish a house at 1912 St. Andrews Place. The school hopes to use the parcel for additional parking or for an extension of its facilities. Renee Weitzer from CD4 noted that the city could not have stopped the demolition and that for any other use of the property, the school will need a variance which will require a full public review and hearing.

Bob also reviewed several news items, in particular, the implementation of the Interim Control Ordinance (regulating new building in our hilly neighborhood) and the big infrastructure activities (the sewer and electrical upgrades in the Oaks).

Bob then turned the podium over to Mike Gatto and Alexander von Wechmar to discuss the proposed traffic circle at the intersection of Canyon and Bronson Drives. A 501(c)(3) entity has been formed (the Oaks and Bronson Canyon Improvement Fund) to raise the \$80,000 to \$120,000 needed to design and construct the traffic circle. There exist three main reasons for a traffic circle: 1) it will make the intersection safer; 2) it will make the neighborhood more appealing; and 3) amenities like this reduce crime. Mike and Alex also expressed the need for residents to contribute both funds to the 501(c)(3) and services (for example, architectural and landscaping skills).

Gerry Hans reviewed several items regarding Griffith Park. The City has designated the Park a historical and cultural monument, which will help preserve the Park. While the development of a new master plan for the Park has been a drawn-out process, it is moving forward again. The Master Plan Working Group has submitted a draft plan which the City may adopt as a framework or vision plan. There are several developing issues in the Park

such as Forest Lawn's plans to expand its operation and the possibility that the DWP Festival of Lights may become a 100% walking event.

Councilmember Tom LaBonge reviewed a number of issues including ongoing efforts to upgrade the infrastructure in our area despite the City's financial challenges. Regarding the traffic circle, Councilmember LaBonge noted that such projects had been attempted in other parts of the City only to be abandoned when local opposition surfaced. He suggested that, as an initial step, we consider laying the circle out in paint in order to measure community acceptance. Then, turning to the police officers in attendance, LaBonge said he wanted a new northwest division formed around Vermont and Santa Monica and reported that the new fire station is now under construction at Van Ness and Hollywood. Councilmember LaBonge reiterated his focus on concluding the purchase of Cahuenga Peak. He also noted that there is a large undeveloped parcel in the Oaks (adjacent to Griffith Park), and that he wants to be sure that it is developed in a way that conforms to the character of our neighborhood. Councilmember LaBonge reported that he will be presenting a motion to extend the Interim Control Ordinance for six months. Finally, noting that the northwest corner of Western and Hollywood will soon be redeveloped, the Councilmember expressed his belief that gentrification helps to stabilize areas.

While our neighborhood streets clearly need work, the City's major thoroughfares get most of the funding for resurfacing but Jullian Harris-Calvin, the Council District field deputy for our area, reported that some of our streets will be proposed for repaving in this fiscal year. This however does not guarantee that the city will actually repave them.

Senior Lead Officer Mike Shea reported that the Oaks has a very low rate of violent crime. While we may have a slightly higher rate of property crimes, this is focused generally on mailbox thefts and car break-ins. Mike emphasized the importance of reporting crimes. If a spike in reported



crimes is noted, LAPD will assign more resources to that area; but if residents don't report crimes that have occurred, LAPD has no way of knowing that an area needs attention. Residents should call 911 for crimes in progress or 311 for non-emergency events. Mike noted a few simple solutions to deter burglaries: making sure windows and doors are locked; locking mailboxes; not leaving valuables visible inside your car.

Natalie Freidberg of All Shades of Green was our final speaker, giving an informative presentation on options for making our homes greener and more energy efficient. She reviewed the three steps to achieving higher performance: testing to identify where problems are and where a homeowner needs to spend money: upgrading heating, ventilation and air conditioning systems to make them more efficient; and insulation and air sealing to make everything work better. Natalie also noted several energy saving products, such as compact fluorescent light bulbs and power strips that have motion detectors.

As our final order of business, the members of the Oaks HOA reelected the Oaks Board. The current board members are listed on the Oaks website.

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# Traffic Circle News

By Alexander von Wechmar

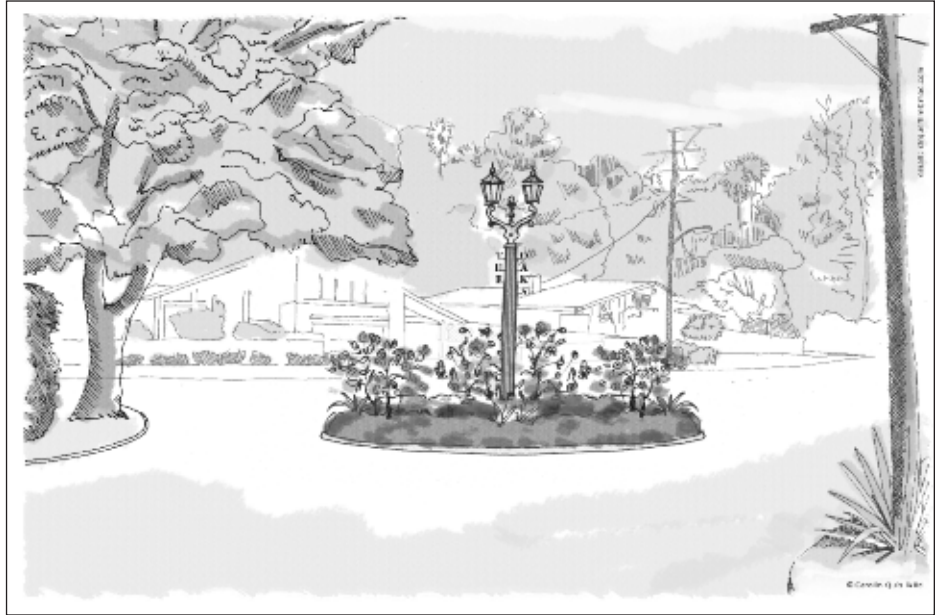
The fundraising campaign for the traffic circle at the intersection of Canyon Drive and Bronson Avenue is in full gear. By the end of May, more than 80 residents of The Oaks had joined "The Circle of Friends of the Circle" and contributed close to \$20,000 to the ambitious project. That's a tall sum considering the tough economic times we are currently facing but still far away from what's needed to build the circle.

Last month the project received a thumbs-up from the Hollywood United Neighborhood Council, the official liaison between the City Council and local homeowners' groups like us.

The traffic circle will not only make the Canyon/Bronson intersection safer by forcing speeding motorists to slow down; it will also turn what is now an unsightly mass of asphalt and cement into a beautiful gateway to our neighborhood, which will have a positive effect on the property values of our homes.

The Oaks Homeowners Association encourages every resident in our neighborhood to join "The Circle of Friends of the Circle" and to make a tax-deductible donation to The

Oaks and Bronson Canyon Improvement Fund, the non-profit organization spearheading the effort (2360 Canyon Drive, Los Angeles, CA 90068). For more information, you can call (323) 467-9004 or send an e-mail to [BeautifyTheOaks@yahoo.com](mailto:BeautifyTheOaks@yahoo.com).



*An idea for the design of the traffic circle from graphic artist and Oaks resident Carolin Quis Wild.*

# Mandatory Water Conservation Program

By Alexander von Wechmar

Although the amount of rainfall during this past winter was almost normal, snowfall in the Sierras was less than expected. As a result, reservoirs that supply Los Angeles with water have remained at below-normal levels for the third year in a row.

That shortage has prompted the Los Angeles Department of Water & Power (LADWP) to impose a mandatory water conservation program on all households in the City, with the goal of reducing residential water usage by at least 15%.

During the summer months (June - October) single-family homes in The Oaks that sit on lots smaller than 7,500 sq.ft. and are occupied by 6 persons or less are allowed to use up to 30 HCF of water during a two-month period (1 HCF = 748 gallons). Homes on larger lots, up to a size of 11,000 sq.ft., are allotted 44 HCF for every two-

month period. During the off-peak season (November - May) bimonthly water allotments will be reduced to 24 HCF (larger homes: 28 HCF). The allowances are slightly higher for homes occupied by 7 persons or more.

Households that use more water than has been allotted to them will be charged a premium rate for their access usage. The premium rate is 44.2% higher than the regular rate.

Also starting June 1, automatic sprinkler systems may only be operated on Mondays and Thursdays and only for a maximum of 15 minutes per watering station (with the exception of low-flow drip irrigation systems). Hand-watering with a garden hose is allowed every day but not between the hours of 9am and 4pm when water can easily evaporate in the heat of the day. Washing

down walkways and other hard surfaces is not permitted. Violators of the new ordinance will be cited and may be fined, after an initial warning, up to \$600.

Due to the water shortage, basic rates will increase on July 1 across the board by approximately 14.7%. Households that use more water than the new conservation limits permit will see their water bills go up even higher. According to the LADWP, this special rate increase is only temporary.

LADWP offers rebates for the purchase of high-efficiency washing machines, the installation of low-flush toilets, and for the "planting" of synthetic turfs.

For more information, visit [www.ladwp.com](http://www.ladwp.com) or call (800) DIAL-DWP. Make sure you have your latest DWP bill and your Customer Account Number (CAN) on hand when you call.

# Oaks Night at Vermont

By Caroline Schweich



There's no denying: Oaks board members just get better every year... at waiting tables, that is. We donned our white aprons once again on Tuesday March 24th for the sixth (or is it seventh?) yearly fundraiser at Vermont Restaurant which included a mouth-watering menu and wine pairing. Truly delicious, lots of fun and our tips – your generous contributions – yielded over \$1,200 for the association. These funds will go towards the upcoming summer picnic, the Halloween Walk and the Holiday Party.

Ponet Drive sent out a challenge to all Oaks residents to see who could book the largest table. Ponet won hands down with a huge table of 17! (And I'm not exaggerating—I should know, I was their waitress.) Thank you, Ponet Drive, for your generosity and Oaks team spirit.

A big thanks as well to all who attended and tipped so generously, and of course, to Manuel and the whole team at Vermont. See you next year!

## The Future You Make

Roughly 30 kindergarteners will start at Cheremoya Elementary this year. Unfortunately, fewer than half of them will graduate from high school, statistics suggest.

A high-quality and free education has long been the cornerstone of success in America. With strong and diverse public schools, we can help the children in our neighborhood realize their full potential.

Interested in changing the future? Good schools require an actively engaged community. This is why we're putting together a community-led support group, and why we invite you to become a member. To sign up or to get more information, visit: [www.FriendsOfCheremoya.org](http://www.FriendsOfCheremoya.org).

Thank you!

Scott Sangster

## Oaks Homeowners Board of Directors 2008

**Bob Young**  
President  
463-3444; cell:547-3266  
[Bob.Young@oakshome.org](mailto:Bob.Young@oakshome.org)

**Holly Purcell**  
Vice President, Membership Director  
462-7143  
[Holly.Purcell@oakshome.org](mailto:Holly.Purcell@oakshome.org)

**Jonathan Corob**  
Treasurer  
962-6164  
[Jonathan.Corob@oakshome.org](mailto:Jonathan.Corob@oakshome.org)

**Gerry Hans**  
Griffith Park Issues  
465-3757, work 818 547-6869  
[Gerry.Hans@oakshome.org](mailto:Gerry.Hans@oakshome.org)

**John Saurenman**  
Recording Secretary  
323-469-2199  
[John.Saurenman@oakshome.org](mailto:John.Saurenman@oakshome.org)

**Caroline Schweich**  
Newsletter Editor  
h: 957-2326, f: 466-4849  
[Caroline.Schweich@oakshome.org](mailto:Caroline.Schweich@oakshome.org)

**Rainer Standke**  
Webmaster  
957-0668  
[Rainer.Standke@oakshome.org](mailto:Rainer.Standke@oakshome.org)

**Alexander von Wechmar**  
City Services Director  
467-9004  
[Alexander.Von.Wechmar@oakshome.org](mailto:Alexander.Von.Wechmar@oakshome.org)

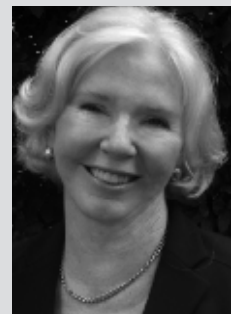
**James Rubin**  
Security Advisor  
461-6226  
[James.Rubin@oakshome.org](mailto:James.Rubin@oakshome.org)

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[www.oakshome.org](http://www.oakshome.org)

## At Home in the Oaks

**Robin T Collins**

323 665-5841  
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[robintc@earthlink.net](mailto:robintc@earthlink.net)



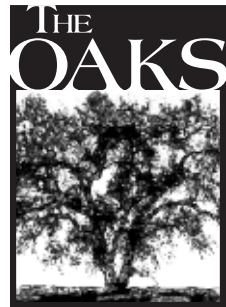
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**Oaks Homeowners Association**

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[www.oakshome.org](http://www.oakshome.org)

POSTMASTER: DO NOT FORWARD



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**THE OAKS CALENDAR**



**THE OAKS  
SUMMER  
PICNIC**

**Saturday, June 27th, 2009**  
11:30 a.m. to 2:30 p.m.

**Bronson Park**

**Have you paid your  
Oaks Homeowners  
Association Dues?**

Please remember to pay your \$35 per year per family membership dues so that we can continue to hold neighborhood events like the Summer Picnic, Holiday Walk, and Holiday Party.

Please make your \$35 check payable to the Oaks Homeowners Association and mail to:

Oaks Homeowners Association  
P.O. Box 29155  
Los Angeles, CA 90029-0155