



January 2025
President's Message

Dear Cheviot Hills Friends & Neighbors:

As we close another eventful year, I am proud to reflect on the progress and milestones we've achieved together as a community. From tackling key neighborhood concerns to launching new initiatives, 2024 was a year of growth and collaboration. I'm excited to share updates on our efforts, and our plans for the future, as we continue to enhance the safety, beauty and connectedness of Cheviot Hills.

A New Name for a New Era

Our Board voted to rebrand from the "Cheviot Hills Home Owners' Association" to the "Cheviot Hills Neighborhood Association." This change reflects our commitment to inclusivity and community engagement, moving beyond the traditional HOA model. The new name emphasizes that we are a collective voice for all residents, regardless of ownership status, working together to maintain and improve the neighborhood we call home.

Advancing Security with ALPR Cameras

One of our major accomplishments this year has been the successful fundraising and planning for the Automated License Plate Recognition (ALPR) camera initiative. Thanks to the generosity of over 330 residents, we raised more than \$202,000 to install ALPR cameras at strategic locations throughout the greater Cheviot Hills neighborhood. These state-of-the-art cameras, in partnership with LAPD, will enhance public safety by aiding in crime prevention and investigation. Additionally, we have secured additional funding from CD5 for six more cameras, ensuring thorough coverage for our community.

We anticipate installation to begin early this year, with LAPD managing the system. These cameras represent a significant step forward in safeguarding our neighborhood, and I want to thank everyone who contributed to making this initiative possible. In particular, we are grateful to our Board secretary, Cindy Kane, for her dedication and tireless efforts in bringing about this successful funding drive.

City-Wide Housing Element Rezoning Program

In response to concerns about a lack of affordable housing in California, the state has mandated that cities find ways to accommodate more housing units. To that end, the City of Los Angeles has been exploring areas to potentially rezone, including in Cheviot Hills. If such rezoning were to occur, it could potentially allow for multi-unit condominium or apartment buildings to be developed on existing single-family lots.

Over the past year, members of the Board have been working closely with other community leaders in the City and a grassroots organization, United Neighbors, to advocate against any rezoning within Cheviot Hills. Instead, we have asked the City to look to existing commercial corridors, not single-family neighborhoods. In December, the full City Council voted to approve the plan we supported.

This coming year, the City planning department will work on "community plans," which could still lead to zoning changes in Cheviot Hills. We will continue to advocate on behalf of Cheviot Hills to prevent increased housing density in our neighborhoods.

Community Engagement and Events

In June, we celebrated the 100th anniversary of Cheviot Hills with a Centennial Celebration that brought together more than 500 residents. The event showcased the strength of our community spirit, complete with music, food and festivities. We also participated in neighborhood fairs such as Pick Pico to further connect with residents and share the Association's initiatives.

Our meetings have been well-attended, with residents actively contributing ideas and feedback. We appreciate your input as it helps us prioritize projects that matter most to you, such as traffic safety, urban planning concerns, and neighborhood beautification.

Monitoring of Oil Drill Site Issues

For many months now, the City and the operators of the West Pico and Rancho Park and Hillcrest drill sites have been discussing and negotiating safety concerns and the potential winding down of operations. We have been monitoring these ongoing discussions and negotiations and have reported to the community as appropriate. We will continue to do so in 2025.

The Need for a Dues Increase

As we look forward to 2025, the Board has discussed increasing our annual membership dues. Our current dues of \$100 per household have remained unchanged for a couple of years, even as operating costs have risen. In 2024, 79% of the dues collected paid for APS security patrol. We have been notified of a price increase in 2025. To continue funding critical initiatives such as APS patrol services, the costs of doing business (website maintenance, insurance), and community events, we are increasing membership dues to \$150 per year.

We understand this is a significant change, and we are committed to transparency as we evaluate our budget needs. Your contributions directly support the safety and quality of life in Cheviot Hills, and we will ensure that every dollar is used responsibly.

Looking Ahead

In 2025, we aim to continue building on the successes of the past year. We plan to deepen our partnerships with local organizations, pursue additional funding opportunities for community improvements, and explore ways to better serve all residents of Cheviot Hills. Whether through increased membership, new initiatives or enhanced communication, our goal remains the same: to preserve and improve the unique character of our neighborhood.

Thank you for your continued support and involvement. Cheviot Hills thrives because of residents like you who care deeply about our community. Together, we can ensure our neighborhood remains a safe, vibrant and welcoming place for all.

Wishing you a healthy, happy New Year!

Warm regards,

Bob Keehn

President, Cheviot Hills Neighborhood Association

www.cheviothills.org