

# CHEVIOT HILLS NEIGHBORHOOD ASSOCIATION

P.O. Box 64458, Los Angeles, CA 90064    [www.cheviothills.org](http://www.cheviothills.org)

## Minutes for the Board Meeting Thursday, March 6, 2025 Griffin Club

Directors present: Bob Keehn (President), Jim Gilbert (Vice President), Marty Bischoff (Treasurer) Cindy Kane (Secretary), Renee Dernburg, Ellen Doyle, Mike Mandel, Marcie Newby, Andrew Oelz, Greg Pulis

Directors not present: Margaret Gillespie, Steve Herman, Mark Sedlander, Larry Tabb

Guests: Dan Fishbach, Polly Blitzer Wolkstein, Mat Grubman, Deborah Shapiro, Samantha Nugent, Gayle Greco, Faye Small, Lowell Singer, Robert David, Mark Wolkstein, Lindsay Shea, Yoni Rosenzweig, Lynn Ziven

### Call to Order

The meeting was called to order at 7:02 p.m.

### I. President's Report:

#### A. Approval of minutes for February

The minutes were approved and will be posted to the website.

#### B. ALPR Cameras

The city attorney's office is finalizing an agreement that will allow the use of Flock Safety cameras while ensuring compliance with data sharing and privacy regulations. Once signed, installation can be scheduled. It was noted that LAPD will only share data with entities they have agreements with, excluding agencies like ICE.

Six additional cameras for the Pico-Overland border have been approved but must go through the mayor's office, Public Safety committee and City Council. If all goes as planned, they should be approved by March 19th and installed shortly after, with a goal of having at least 19 cameras operational within a month. The Bureau of Street Lighting will handle the installation for a fee, potentially installing multiple cameras per day.

Residents on Rountree already have two Flock Safety cameras installed. That data is shared with law enforcement.

#### C. Security

Several residents, including Dan Fishbach and Polly Blitzer discussed a proposed change in the community's security patrol arrangement. The discussion centered on transitioning security services from APS to POST. They shared their research, community feedback, and financial considerations in advocating for this shift.

Approximately 500 community members have expressed interest in POST Patrol. This number is viewed as ideal for launching a full deployment of two 24/7 patrol cars plus an 8-

hour car (M-F). Residents are encouraged to join a WhatsApp group to facilitate real-time communication about security concerns and updates.

The proposed model for POST is to start with one patrol car in the second week of April. The goal is to secure 210 signed contracts initially, with additional patrol hours scaling up as more members join. The target is to eventually support two full-time patrol cars plus an additional “half” unit (a vehicle that can cover while another is on break) to maintain continuous coverage. POST offers a more rigorous and reliable service than APS. Officers are not just randomly deployed; they undergo months of training, background checks, and polygraph tests. The POST model is seen as more community-integrated and responsive to local security needs.

APS currently provides four hours of patrol, five days a week, which is considered insufficient given the uptick in burglaries. Concerns were raised about APS’ responsiveness, licensing issues, and the lack of clear data regarding private patrol services they provide. Dan and Polly proposed that the monthly budget of roughly \$3,400 currently allocated to APS be redirected to POST. This reallocation is justified by reports of misrepresentation and inconsistencies in APS’ service, as well as feedback from community members. There was a call for better transparency from APS regarding their operational data, such as how many private customers they serve and how that impacts the community’s security service obligations.

Beverlywood, a similar community to Cheviot Hills, implemented POST and reportedly reduced its burglary rate by 54%.

One resident compared community security to herd immunity: just as sufficient vaccination protects everyone, broad participation in the patrol service ensures overall community safety.

Some residents suggested hiring an independent security consultant (from Pangaea Consulting) to review and advise on the overall security strategy. Although this option was acknowledged as potentially beneficial, concerns were raised regarding its cost (over \$1,300 for six hours) and redundancy given the progress made with POST.

The group emphasized that community participation is essential. If too many residents choose not to sign up (the “free rider” problem), the overall effectiveness of the security patrol could be compromised. The group stressed the need for ongoing grassroots efforts to ensure widespread enrollment, highlighting that even with 500 interested, only a portion of the total community (over 1,400) is currently engaged.

D. Fox Expansion

No update

E. Community Based Housing Initiative/Regional Housing Needs Assessment (RNHA)

No update

F. Westside Draft Plan

No update

G. Drill Site Update

Bob was told that some board members of Neighbors for a Safe Environment will be meeting with Katie Yaroslavsky for 30 minutes to discuss their concerns. He is uncertain if that meeting has taken place.

H. Triangle Park Upgrade

The meeting focused on a proposed beautification project for Triangle Park. Deborah Shapiro, a local resident and mother of five, presented her initial research and plans for park improvements. The proposal included adding low hedges for safety, improving accessibility, and potential additions like water fountains and benches. However, several residents living around the park expressed concerns about not being consulted earlier in the process. The discussion revealed tensions between the desire to improve the park's safety and accessibility versus maintaining its current character. The meeting concluded with an agreement to reset the process and hold separate community discussions with affected residents.

I. Board Vacancy

Gigi Decavalles-Hughes resigned from the board due to work commitments. Mat Grubman expressed an interest in joining the board. The board voted unanimously to place Mat in Gigi's seat. He will serve out her term which ends in 2026.

II. Secretary's Report/Membership

**Membership** – current count is 281 members (comparing to this time last year 302, we are behind).

Cindy ran an analysis of the data comparing last year to this year. She will share that with the board and will focus on those residents that paid in 2024 but not yet in 2025.

The board discussed that perhaps many that paid dues online in 2024 were not notified about their dues expiring. There's a problem with WordPress sending emails because they limit how many emails you can send out in an hour. We need to resolve this. When dues expired on December 31st the email should have gone out to more than 500 but was only successfully sent to the first 100 and the rest failed.

Marcie reported that she is working on creating new resident packets, which will include coupons and promotions from local businesses. The packet is being assembled with contributions from various businesses, such as a coupon for cookies, a discount at a dry cleaner, and offers from other local shops. Some businesses were more responsive than others, with one offering a \$50 gift certificate before realizing it wasn't sustainable. Other past promotions, like a McDonald's discount, are no longer being done. The team is still reaching out to more businesses and following up on responses.

Rory has agreed to cover the first-year membership for new sales and provided a list of houses to include. Ben Lee has also committed to first year dues. Marcie is reaching out to Chad Lund and Corey Holtzman. Board members have been asked to look for other realtor names doing business in this neighborhood as well as current homes on the market.

The board continued discussing the ongoing dialogue with Post about the benefits for members of the Association. A response will be written to the recent Post reply. It will be shared with the board prior to sending.

III. Financial Report

There were no questions about the financial report.

IV. Public Comment/Other

N/A

The meeting adjourned at 8:40 p.m.