



51 Nominated Candidates

- 52
- 53 • David Herman – 91 votes
  - 54 • Steve Rosenwasser – 90 votes
  - 55 • Susan Davidson – 87 votes
  - 56 • Hethie Parmesano – 83 votes
  - 57 • Brian Prince – 83 votes
  - 58 • Joy Denton – 72 votes
  - 59 • Andrea Silver – 67 votes
  - 60 • Renee Paul – 34 votes

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62 Write – In Candidates

- 63 • Yigal Hay – 1 vote
- 64 • Robert Wallerstein – 1 vote
- 65 • Guilda Weinstock – 1 vote

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67 There were 8 nominated candidates for 9 open seats on the Board of Directors. All 8 of the  
68 nominated candidates were elected. A run-off election among the three write-in candidates who  
69 received 1 vote each may be necessary to fill the remaining position on the Board.

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71 Adjournment

72 The annual membership meeting was adjourned at 5:00 p.m.

Date: August 23, 2019

From: Steve Rosenwasser

To: Benedict Hills HOA Board of Directors

Cc: Ami Reynaga, Claire Carafello

Re: Landscape Committee Report

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### I. Tree Damage

As we were told to expect, Oleanders throughout the neighborhood continue to die from Leaf Scorch. Three recently died on the slope of 2697 Deep Canyon. Another three died on the slope of 9716 Wendover, and were removed.

A Coast Live Oak behind 2717 Deep Canyon has Witch's Broom constituting more than 50% of its foliage. The committee is seeking advice regarding remedial measures.

A Coast Live Oak on the north slope of 2717 Deep Canyon was topped and had an excessive amount of foliage removed. The homeowner does not know who was responsible. Arborist David Sims of Tree Preservation has recommended that the tree be given a year to recover before it receives restorative pruning.

### II. Tree trimming/removal

The California Peppers that died from Armillaria Mellea (Oak Root Fungus) above 9729 Moorgate and 3076 Hutton were removed, as was the dead Acacia above 3076 Hutton. A fallen Brazilian Pepper on the slope of 3172 Toppington also was removed. The committee approved a proposal to remove the dead California Peppers above 9624 Wendover, which is scheduled for next week.

TreeWorks reduced the stump of a large Aleppo Pine on the slope of 9691 Moorgate that was removed in the Winter.

The committee has obtained recommendations and bids for pruning Coast Live Oaks this Summer.

### III. Planting

After consulting with Reliable and with the HOA's consulting arborist Jan Scow, the committee obtained proposals to plant Australian Willows to replace the Coast Live Oak and California Peppers that died from Armillaria Mellea. The homeowners have all approved the new tree, and planting will be scheduled when the weather cools.

The committee also has received a groundcover proposal to cover the stump and irrigation lines on the slope of 9691 Moorgate.

#### IV. Irrigation

The committee approved Reliable replacing four rotors on the slope of 3079 Hutton.

Claire reported that DWP has now categorized all of the HOA's accounts as commercial, and that we have received a credit of about \$6,500 on the 2714 Deep Canyon water meter. However, there are still some open issues regarding the amounts of the credits and tier adjustments.

#### V. Brian Prince's Document Demands

At the last Board meeting, on June 20, I brought both formats of the November 2018 report of consulting arborist Jan Scow to give to Brian Prince, who had threatened legal action if he did not receive the documents by the close of business on June 21. Brian did not show up for the meeting, so at the Board's request, on June 21, I sent to Brian Prince, by certified mail, return receipt requested, both formats of the report, each of which I stapled separately in the form that it was received. At the Board's request, Claire also notified Brian that day by email that both formats of the report had been mailed to him.

On June 26, Brian emailed to the rest of the Board a scan of three pages from one of the formats that were arranged in reverse order, stating that those pages were "ridiculous." The afternoon of Friday, July 5, Brian Prince demanded that the report be sent to him before 5:00 p.m. on Monday July 8, 2019 in the same format as I received it "word for word," or he would "move ahead legally and that will cost our association again legal fees." On Sunday, July 7, Andrea Silver sent Brian Prince an email stating that he had received the report. That afternoon, he responded with an email demanding that "the FULL report exactly word for word how the report was received from Jan Scow" be sent to him no later than the following day.

On Monday, July 8, I made a copy of the same documents I had sent Brian Prince on June 21, except that I numbered the pages, and taped and stapled them in order. Andrea reviewed the documents, and witnessed me putting the documents in an envelope and hand-delivering them to Brian's wife. I also sent Brian Prince a detailed email quoting the portions of the October 31, 2018 and January 9, 2019 Landscape Committee reports in which the information in Jan Scow's report had been provided to the Board months earlier.

On July 16, Brian Prince sent an email to me and Andrea demanding that he receive, within a week, a copy of the map identifying the areas referenced in the arborist report. On July 18, I responded to Brian by reminding him that since 2016, Jan Scow has been using the section numbers in Reliable's cleaning and irrigation upgrade maps as his area numbers (which was reported in the November 29, 2016 Landscape Committee report), and that Brian already had a copy of that map.

## Ami Reynaga

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**From:** Denton, Joy <Joy.Denton@Sothebyshomes.com>  
**Sent:** Saturday, August 24, 2019 6:09 PM  
**To:** Ami Reynaga  
**Cc:** Andea Silver; Brian Prince; David Herman; Robert Wallerstein; Steven Rosenwasser; Susan Davidson  
**Subject:** Addition to Architectural Committee report

The members of the committee met with the homeowner at 3135 Hutton at their request to review their plans for a proposed new home on the site.

They are submitting to the Mulholland Scenic Corridor and will get back to us once they have approval.

### Joy Denton

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On Aug 23, 2019, at 7:57 PM, Ami Reynaga <[ami@acellpm.com](mailto:ami@acellpm.com)> wrote:

Good evening Board,

Please find attached the board packet for your review. I will bring copies with me to the meeting.

Looking forward to meeting you this Sunday.

Have a great weekend!

Sincerely,

Ami Reynaga, CMCA ®

Regional Director – Portfolio Division

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<BHA-082019 Board Packet Report.pdf>

**\*Wire Fraud is Real\*. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions.** Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

## Ami Reynaga

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**From:** Davidson Susan <rdavidso@ucla.edu>  
**Sent:** Sunday, August 25, 2019 1:42 PM  
**To:** Ami Reynaga; Andea Silver; Brian Prince; David Herman; Wallerstein Bob; Rosenwasser Steve; Denton Joy  
**Subject:** Safety & Security Report

The only new item to be reported is the memo circulated on "Neighbor to Neighbor" by the police department about recent crimes in Benedict Canyon. If you haven't seen it, it is copied below.

### There is a new trend of Residential Burglaries occurring in the Benedict Canyon area

COMMUNITY ALERT NOTIFICATION LOS ANGELES POLICE DEPARTMENT OFFICIAL PUBLICATION OF WEST LOS ANGELES AREA There is a new trend of Residential Burglaries occurring in the Benedict Canyon area and adjacent hillside communities. It is important to remain vigilant and not become complacent when it comes to securing and safeguarding our homes, automobiles, and persons. 2300 block San Ysidro Drive. 8/1/19, 10:15 PM. Smashed Rear Glass Door. 1400 block Laurel Way. 8/2/19, 10:00 PM. Unlocked Open Rear Window. 9900 block Anthony Place. 8/3/19, 2:15 PM. Smashed Rear Glass Window. 1100 block Maybrook Drive. 8/5/19, 9:45-12:00 PM. Smashed Rear Window. 9900 block Westwanda Drive. 8/5/19, 12:15 PM. Unlocked Rear Sliding Door. 1100 block Maybrook Drive. 8/7/19, 7:50 AM. Trespass\*-Side Gate. \*1100 block Maybrook Drive. 8/10/19, 6:55 AM. Rear Glass Window. Immediate Detection, Notification, and Verification Technology is critical in determining when a crime is occurring or about to occur. An alarm alone is no longer sufficient. There must be a secondary immediate means of notification and verification to support whether or not the alarm is valid or false. Additionally, it is important to be aware when there is physical activity at critical points of your property. These key areas are the front door, any side access points to the rear of the property, and any rear doors or accessible areas from the backyard. Follow the below important tips to safeguard your home. Please take the time to review the below tips to determine if your property is properly safeguarded and protected. Immediate Detection! Is key to prevention and apprehension. The Los Angeles Police Department recommends the following tips to help secure your home and harden the target: • SURVEILLANCE/SECURITY CAMERAS: Web based surveillance and doorbell camera systems will alert and allow homeowners to immediately view and monitor activity from any smartphone or computer which are motion sensor activated and will alert your device when there is activity. They will also lend valuable information and clues to the investigation. • ALARMS: Ensure that security alarms are in good working order and set when not at home whether leaving for 10 minutes or 10 hours. Accessible upstairs doors & windows should have alarm sensors and upstairs rooms should have motion sensors to include the master bedroom. • ALARM RESPONSE: Consider a private patrol alarm response to enhance your current alarm and security system. In many cases private patrols are already contracted in many neighborhoods or associations. • MOTION SENSOR LIGHTING: Install motion sensor lighting around your home to illuminate normally dark areas around the home. This will also alert residents to outside activity around the home when motion lights are activated. • GATES: Ensure that all gates and access points to the side or rear of the residence are locked and secured. • DOOR AND WINDOW LOCKS: Ensure that all doors and windows are locked and secured with sturdy secured locks and that there are second locking mechanisms securing all doors and windows as a second line of defense. • MAKE IT LOOK LIKE YOU'RE HOME...\*Even when you're not. • NEIGHBORHOOD WATCH: Monitor suspicious activities in your neighborhood and alert your neighbors. Should the activity escalate to a crime about to occur, crime in progress or crime that just occurred, CALL 911 IMMEDIATELY! • \*SECURITY PATROLS: Consider after hours on site security at construction sites or major remodel projects. Many

neighborhoods contract with private security patrols which monitor neighborhoods and can quickly respond to burglar alarm activations or reports of suspicious activity when they occur. You may access crime mapping at [www.crimemapping.com](http://www.crimemapping.com) to review recent crimes in your area. Sign up to receive alerts when crime is reported in your neighborhood. EMERGENCY: 911 NON-EMERGENCY: 1-877-275-5273 All other City Services : 311 Christopher Ragsdale Senior Lead Officer West Los Angeles Community Police Station Office: 310-444-0741 Email: [26690@lapd.online](mailto:26690@lapd.online) Website: [www.lapdonline.org](http://www.lapdonline.org)