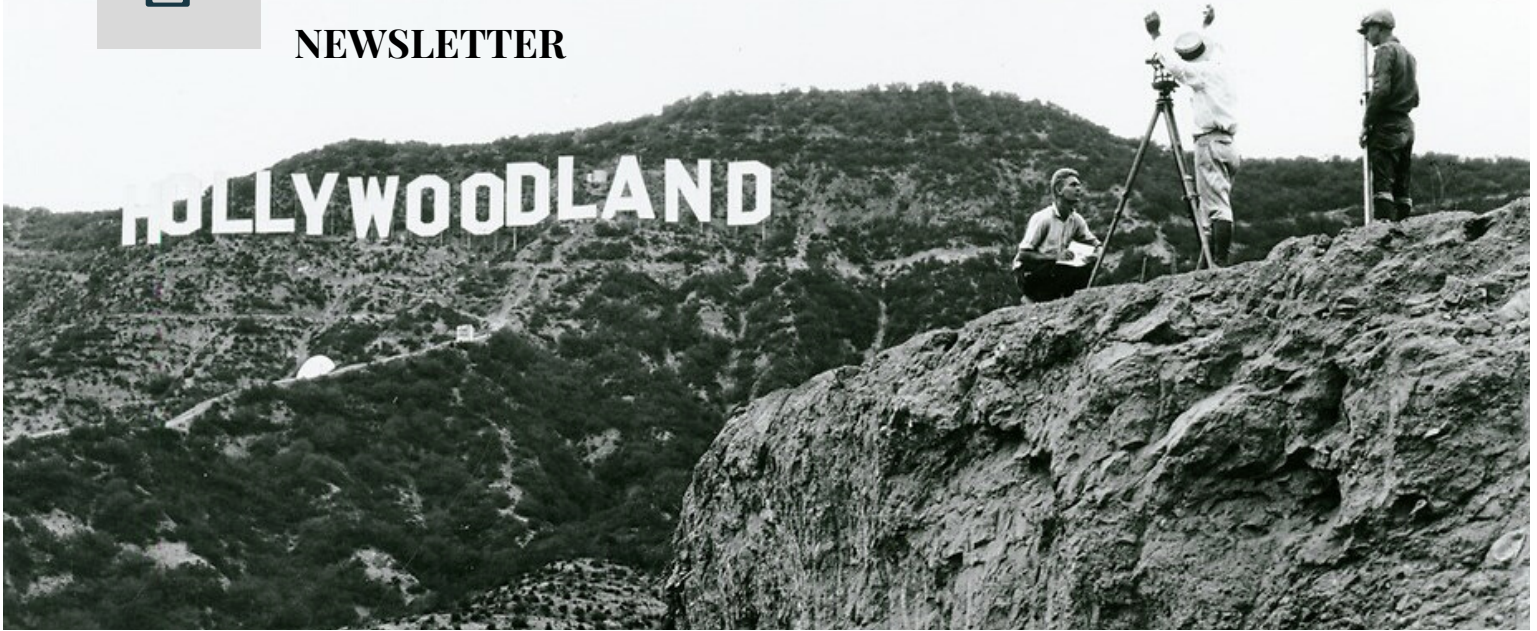




SUMMER 2022

HOLLYWOODLAND HOMEOWNERS ASSOCIATION NEWSLETTER



PRESIDENT'S UPDATE

The heat of summer didn't keep your board and other members of the neighborhood from attending a number of meetings on your behalf. Our interaction with various government departments and neighborhood groups allows us to continue meeting our mission of preserving our properties and assuring safety for our homes and families.

- Planning's Wildlife Pilot Program
- United Neighbors
- Mulholland DWP Vault Project
- Meeting with Griffith Park GM Stefanie Smith
- Hillside Federation
- HUNC (neighbor Jim Van Dusen attends)
- meeting with MCRA to understand Conservation Easements
- DOT (electric scooter follow up)
- RAP Commission LAPD community meetings (attended by Hoss Zargarian)

Hollywoodland Gates/ Lending Library Update

In preparation for Hollywoodland's 100th birthday (2023) we are planning some restoration projects. Our entrance gates, Cultural Heritage Designation # 20 is at the top of our list. We have removed all the books and shelving and are moving forward with cleaning and assessing the condition of each gate. We are also obtaining electric bids to light both archways and are accepting donations to facilitate these efforts. We ask people to refrain from dropping off items in the space. There are just a few volunteer caretakers of the gates and it is our responsibility to respect their donated time and the historical integrity of the monuments by leaving them unencumbered during this time. In the meantime, share your books with your favorite nonprofit and enjoy the wonderful LA Public Library system, keep reading and consider making a donation to the Light the Gates! log on to HollywoodlandHomeowners.org and either contribute by PayPal or send a check to HHA, 2700 N. Beachwood Drive, 90068

IN THIS ISSUE

- President's Update
- Around The Neighborhood
- HHA's 100th Anniversary
- Architecture of Hollywoodland



LOCAL FIRE AUTHORITIES SUGGEST NEIGHBORHOODS WITH RED FLAG POSTING, LIKE HOLLYWOODLAND, SHOULD ENCOURAGE ALL RESIDENTS TO HAVE A " TO GO BAG" READY IN CASE OF A FIRE EVACUATION.



HOMEOWNERS ASSOCIATION est.1942



HHA@Hollywoodland.org



www.Hollywoodland.org



facebook.com/groups/HollywoodlandHomeownersAssociation

AROUND THE NEIGHBORHOOD

PRESIDENT'S MESSAGE (CONTINUED) HOLLYWOODLAND HAPPENINGS

- **May 6 - WSJ article** featured in Friday's Mansion section, Welcome to Hollywoodland: Now Please Go Away
- **June 24th and 25th - Hollywood Sign lighting** with rogue preliminary use June 20th and 21st (approved under the guise of filming)
- **June 13 - LADWP Sanitation** discovered a dead body in a manhole on Woodshire Drive.
- **July 9 LAPD conducted** a van/bus overweight vehicle operation. Their efforts caught two big buses!
- **July 10 - Durand Ridgeline, Mulholland Hwy:** Hollywoodland neighbors and other neighbors around Lake Hollywood reported ten loud firework explosions. A few days later a Lake Hollywood resident shared an image of a fireworks box found close to the road along the reservoir containing 30 canisters of explosives. Imagine if this ignited the hillside? HHA enquiry to the DWP requesting this area should be better secured and monitored was basically ignored except for referring me to their website regarding brush clearance, etc. This is not satisfactory. They have raw land on mostly government-owned property with no fire insurance premiums. When incidents happen to public land it has a direct impact on our private parcels.

There appears to be a pattern. When the encampments in the flats are cleared, more homeless people appear in Hollywoodland. Two homeless men have been observed in the past few months. One named Micky Nazo was arrested here in 2020 and again this month (July 2022). He has been stalking two female neighbors, one a minor. In the past 2 years he has been arrested 66 times and is currently in custody. The other man, Gary has been observed ringing doorbells asking for water and food. Often, he is sparsely dressed, shoeless and dirty. Despite taxpayer funding there is little resolve to this multi-dimensional issue. Electing people with vision can be a solution. In the meantime, be alert and document and share information either on our Facebook page or to us at HHA@hollywoodland.org.

HOLLYWOODLAND WILDLIFE: ANIMALS, INSECTS, OBSERVATIONS

Our neighbors have shared some interesting finds over the past month. Many of these are shown on the Hollywoodland Residents Facebook page. There you can see a three-inch Calistoga Spider crawling up steps on Hollyridge, two young deer in flight at 5:00 PM on a July afternoon, P22 walking on Westshire June 11 and a stunning artful, laced beehive clustered on one of our historic walls. Documenting all these magnificent visuals help identify our character, reminding the city and residents of our sensitive juxtaposition inside the Sherman donated open space of tract 6450 (Hollywoodland). Help us document and give us your opinions about becoming a part of Planning's Wildlife Pilot Program. Members of our community's Wildlife Group have been documenting our wildlife since 2019. Our goal is to urge the city to adopt the Significant Ecological Area (SEA) criteria identified by the county and include our residential properties as well.

Have comments or thoughts you'd like to share? Join our monthly board meeting - second Tuesday every month. For access, please be a current member of HHA and email us at hha@hollywoodland.org

In our last Newsletter we asked neighbors to share their opinions about the streetlights. We need to understand the visual inconsistencies of levels of illumination and what type of colorants residents prefer. We would like to submit a comprehensive document to the city showing each street. Don't be a Lotus Eater! Help us create visual consistency to keep Hollywoodland beautiful

AROUND THE NEIGHBORHOOD

HOLLYWOOD SIGN LIGHTING & FILMING

The Hollywood Sign lighting approved under the guise of filming began to stir the peaceful, preserve of our tract's open space on June 21. The Council office became aware of the event when they were attending the Annual Summer Solstice Hike at the Observatory and were surprised by the light show. And so, the saga of promotion of the Sign continues. Few answers came from the city, but in the end it all came back to the same person - the mayor. Though we asked numerous questions/requests (see below). We were fed the same old propaganda and diverted statements that were not logical nor feasible. Until we get facts (doubtful we ever really will), we will go with this narrative. The mayor wanted the sign lit and went through the Chamber and Trust to do it. But the Chamber and Trust have no authority to give clearance to alter/light the sign. This is the request we asked RAP Commission.

- Provide a copy of the signed contract between the Department of Recreation and Parks (RAP), the Hollywood Chamber and/or the Hollywood Sign Trust for the lighting of the Sign on June 24 and 25, 2022.
- How was wildlife habitat protected during and after?
- What mitigation measures were used and who conducted them?
- Why were these mitigation measures chosen?
- Who at RAP signed off and why they thought it was appropriate for the environment?
- Is your mission to promote and preserve environmental security for Griffith Park or to promote commercial venues like the Hollywood Chamber's service mark.
- Is there a contract or a concessionaire's agreement with the Hollywood Chamber or the Hollywood Sign Trust?
- Was the funding for Ranger and Park personnel the week of June 20th, through the Hollywood Chamber or Hollywood Sign Trust? If not, who underwrote the expenses?

WHAT IS A CONSERVATION EASEMENT AND HOW CAN IT HELP PRESERVE HOLLYWOODLAND?

Maps show our private parcels are immersed inside tract 6450's open space. Through our camera trap data and our mapped animal trails we have proven many of our private parcels are a treasure needing protection. For some of us, conservation easements may offer a solution.

To learn about conservation easements a parcel owner and I met with Garrett Weinstein from the MRCA (Mountains Recreation conservation Authority). He explained how owners of undeveloped, or in some cases, partially developed property can benefit through the IRS tax code. This law allows landowners to claim a charitable deduction in exchange for permanent development restrictions administered through a binding conservation easement. Conservation easements can be fully customized to balance the needs of both landowners and wildlife. The allowed and disallowed uses in a conservation easement can be precisely tailored to the constraints and opportunities on any portion of a parcel.

These types of easements keep portions of private parcels free of development without making them accessible to the public. Parcel owners can receive a tax deduction equal to what they give up, typically the decline in value of the property once the restrictions are placed on the parcels. (The MRCA cannot offer tax advice, and property owners are responsible for consulting with their own tax professionals.) The MRCA has the ability to accept and monitor such conservation easements. The dedication process may involve surveys, generally provided by the parcel owner.

If any property owner is interested in more information, please drop us an email. Mr. Weinstein can also be contacted directly at garrett.weinstein@mrca.ca.gov.





HOLLYWOODLAND 100TH ANNIVERSARY

To celebrate Hollywoodland's 100th anniversary, an art exhibit(s) featuring local art created in Hollywoodland and/or of Hollywoodland will be part of the year-long celebration. Submissions do not have to be original art: photo copies, photos and/or giclees are acceptable for submission, framed and ready for display. Visual arts include painting, drawings, photography and sculpture. Musical submissions will also be accepted and be played during the exhibition. Depending on the amount of submissions, the exhibit may change out over the course of the year.

Submissions may be made to Gregory Williams, Christine O'Brien and Brian Burchfield.

Save the Date

OCTOBER 1ST
5 PM

**HHA members please mark your calendars for
October 1st, 5:00 PM.**

We will celebrate our homeowners association's 80th year with images of what we looked like in 1942, how we lived and what we have accomplished over the past 80 years. Our display will be in the Hollywoodland Realty Office with a reception afterwards. More details to follow.

**Get involved with Hollywoodland Homeowners
Association.**

Email us at hha@hollywoodland.org

We could use your help.

- Membership chairperson
- HHA Trust Documentation

HOLLYWOODLAND®

HOMEOWNERS ASSOCIATION est. 1942

ARCHITECTURE OF HOLLYWOODLAND - PART 1

BY CROSBY DOE

From Cottages and Castles
To The Modern Masters,
Hollywoodland abounds
With an Eclectic Mix
Of Great Residential Architecture

It didn't just happen that Hollywoodland got built with such an exciting array of noteworthy architecture. It was actually planned that way. From the first day our visionary founders: Harry Chandler, Moses Sherman, Tracy Shouts, E.P. Clark and Sydney Woodruff let loose the giant steam shovels to grade and prepare the 550 individual home sites that comprise Hollywoodland today they had a vision. Each home-site was planned to be "a thing of beauty unto itself" providing fresh air, abundant light, sylvan vistas, room for gardens, and terraces to enhance outdoor enjoyment and privacy for each resident. And who were to build on these extraordinary sites? To quote an early promotional piece for the development: "Who but the foremost architects of America?"

That was the founder's vision! Owners and builders could use their own architect, but their plans would have to abide by Hollywoodland's building standards, and be approved by Hollywoodland's Architectural Committee.

Hollywoodland's architecture begins with Hollywoodland itself: Even before the first house was built, the architecture of the community plan sets the tone for what was to come.

Moses Sherman had earlier toured Europe. It is surmised that his experience of Old World European Villages where, quite naturally, all roads and trails would meander down from the hillsides to a small local commercial center where shops offering the necessities of daily living were clustered around a public square where locals would meet and greet thus building a sense of community amongst themselves inspired the Hollywoodland Plan.

Not only is the Village architecture defined by the street square and its shops,, but also a rare example of purely Symbolic Architecture, the Hollywoodland Guard Gates (City of Los Angeles Cultural Historic Monument Number 20.) These two stone towers constructed in 1923 by European Stone masons of hand hewn stone

from a local quarry are literally built over both entry sidewalks to the village, and serve the purely symbolic purpose of differentiating and protecting the village. Pedestrians and visitors approaching the village from the South are laterally compressed through the small entry portals in each tower before entering the square.

There are modern updates to Beachwood Village, but with its original shops designed by project architect John DeLario still intact, the European village character is still referenced and maintained. John Lautner's famous façade addition to the Beachwood Market to enclose the original open air market plan, which had become impossible to maintain with the changing times, still invites shoppers with its high profile light and glassy, openness. The offices just beyond the gates on the East side of Beachwood Drive were designed in scale with the other buildings on the square by architect.

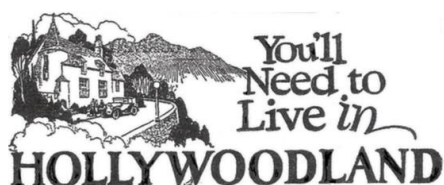


HOLLYWOODLAND®

HOMEOWNERS ASSOCIATION est.1942

Kurt Meyers in 1978. The principal residence on the square known as the Busby Berkeley House built in 1926, and designed in the Spanish Revival Style by contractor Harry J. Muck for Elmer Peterson still anchors the tone of the Village.

Additional architectural elements contributing to the fabric of the community are Beachwood's Granite walls and steps (City of Los Angeles Cultural Heritage Monument #535, and the original street lighting arrayed throughout the neighborhood. In part two of this series we will present a short guide to our early residences, and in part three we will explore our modernist classics. Stay tuned.



ONCE UPON A TIME UNDER THE HOLLYWOOD SIGN - MICHELE DALCIN BOTTS

My late husband, Mike Botts bought his first house on a private enclave shared with three other houses in December of 1972. I met him six months later.

Life in Beachwood Canyon in the 1970's was somewhat idyllic. It was a haven for singers and song-writers, actors & authors. Some famous and others infamous. It was not unusual to glimpse the iconic, busty blonde, Angelyne shopping at the gorgeous, Beachwood Market or catch sight of "Elvira", (Cassandra Peterson) in the butcher department.

The short cut from Hollywood to the Valley was not yet published and there was no internet, so daily traffic was sparse. Every morning we could have our coffee by the pool and enjoy watching deer grazing on the empty lot next door. That changed in 1989 when the lot was sold and a huge structure replaced it. In 1988, due to unforeseen circumstances, we were faced with the decision to sell our home or lease it out. We opted to lease. When my husband died in December of 2005, I became a full time Landlady. In the Fall of 2021 I decided to move back into our home and renovate.

My wonderful view of Lake Hollywood had not changed, but little else was the same. The tourists have increased exponentially, and the once, secret paradise is no more.

The sunsets are still majestic and there is so much to be grateful for here, however, that structure that was built in 1989, has now converted their garage into an ADU. Our previous enclave of five homes, can now eventually become six residences. Since the State of California has greenlit these conversions most are permitted without inspection.

I feel lucky and blessed to have enjoyed life in Beachwood Canyon all those many years ago. I'm sure many of you reading this, feel the same. Change is not always easy, but 'the beat goes on.' PEACE

PET CARE DURING OUR SUMMER HEAT

DR. STEVE SMITH

I'm a veterinarian and a hiker in Los Angeles. I've seen way too many dogs affected with hyperthermia while running or hiking when it's hot out, and I've seen way too many dogs die.

There are 4 basic methods of heat exchange, with some overlap:

1. Evaporation: Air moves across a wet surface, converting liquid to gas. This requires heat energy and removes heat from the surface. A cool ocean breeze on sweaty skin.
2. Radiation: A hot surface will lose heat to a nearby cooler surface. Standing near a glacier. A cool surface will absorb heat from a nearby warmer surface. Sitting by a fireplace, sunbathing.
3. Convection: A hot surface will lose heat into a cooler environment. Air conditioning. A cold surface will absorb heat from a warm environment. Working in a hot kitchen. Living in Arizona.
4. Conduction: A hot surface will lose heat onto a cooler surface in direct contact. Swimming, eating a popsicle. A cold surface will absorb heat from a hot object in direct contact. Hot coffee spilled on your lap. Getting into your car in the heat of the day

When people exercise in warm environments, we sweat, and evaporation is the most important thing that keeps us cool. When dogs exercise in warm environments, they depend on panting to eliminate excess body heat.

A dog's body temperature is normally 100-102.5 degrees. When the air temperature is 70, heat exchange by panting works really well! The dog breathes in 70 degree air, warms it up, and breathes out 80-100 degree air, expelling body heat in the process.

When the ambient air temperature climbs, panting becomes progressively less effective at removing heat. If the dog breathes in air that is already 80-100 degrees, it can't warm it up as much, so the dog has a much harder time getting rid of excess body heat. That heat accumulates and causes problems.

There are also breed differences to consider. For example, a Labrador Retriever has a normal dog airway, and can pant much more effectively than a Pug, which has a shorter, narrower airway. The Labrador also has a thinner coat, and can radiate more heat than a Husky, which has a thicker, fuller coat.

When a dog is overheated, their body temperature can approach 110 degrees and their brain actually starts to cook. The best first aid treatment is a cold water bath until their temperature decreases to 104 degrees. It will keep going down after the bath and you don't want them to get overly chilled. Squirting rubbing alcohol on foot pads can help too.

HANDSOME COYOTE - ALISON TURNER

We have a small pond at the bottom of our garden, a gathering place for birds during the day and larger forms of wildlife at night. One morning at first light, I rounded the corner of the house and was about to descend the long flight of steps to the patio when I heard a brief abrupt rushing sound off to the right. There against the fence was the biggest coyote I have ever seen. He was magnificent – long legs and a broad chest, a full dense salt and pepper coat with reddish highlights, golden eyes, and when he turned to look back towards the pond where I assumed other members of his pack were drinking, the natural line of his mouth had the suggestion of a smile similar to that you find in a husky or a wolf. He conveyed an air of relaxed authority you don't see in the skinny coyotes that emerge from behind garbage bins and lope ahead of your car when you are driving home at night.

In the tales of indigenous people of the West and Southwest, coyotes are often tricksters with sly senses of humor, and in some tales also partners of the world's creator, or indeed the creator himself. In the few moments before I backed away around the corner and into the house, I felt in the presence of such a mythic creature, one I have never been privileged to see again.

REMEMBERING LONG TIME RESIDENT JEAN CLYDE

Sadly, Jean Clyde Mason Quinn left Hollywoodland on August 20, 2022. She passed on her terms refusing old age accoutrements of wheel chairs, walkers, stair assists and hospital beds. She added an artistic, eclectic flair to Hollywoodland driving her 1937 MG sedan or Volkswagen convertible while dressed in her elegant hats, dramatic clothes and kimonos. She advocated for preservation of history; her home and the openspace. Trees and buying vacant lots to prevent new construction were two of her passions. She underwrote repair of the granite historic staircase adjacent to her property, she wrote many clever newsletters, attended meetings, served the community on DRB and the board, provided party space, flirted with most men (especially firemen)!

She was a great neighbor and inspirational friend. She will be missed. A celebration is planned in early October.

ACCESS TO GRIFFITH PARK?

MISSTATEMENTS ABOUT THE EASEMENT ROAD, GATE

The Friends of Griffith Park does some great work with the assistance of the Griffith J. Griffith Trust funding. They have recently agreed promotional lighting of icons like the Hollywood Sign and the top of Mt. Lee is not healthy park practice. They have also rejected the proposed tram continually promoted by the mayor. In their recent summer / fall Griffith Reporter, they published an article about the end of Beachwood, the easement roadway, and the easement gate. Some of the article was incorrect and not factual. We want to set the record straight on the misstatements:

PRESCRIPTIVE/APPURTENANT EASEMENTS; Apples/Oranges

The reference to David Geffen's Malibu prescriptive easement is unrelated to the Sunset Ranch's appurtenant easement (#17784). The Ranch easement was recorded in 1940 between Eben Coe and the Sherman Company to give ingress / egress through the Sherman private land. This was granted before the 440 plus acres were gifted to the City's Recreation and Parks (RAP) Department in 1944. An appurtenant easement permanently stays with the land. This is important because it shows the Sherman Company's intent that this easement would last forever instead of expiring if the ranch ever changed ownership. It also proves that the Sherman Company valued the bridle trails ensuring that any new owner of the stables would have the same easement rights as their predecessor. It reinforces the original Hollywoodland advertisement, which stresses the importance of the bridle paths and the stables. For almost 100 years, horses have been an integral part of this neighborhood and its history.

Although the judge declared that the easement was not exclusive, having a non-exclusive easement does not mean that either party is free to use the easement in any way they want. Easement rights are fundamental property law rights, and neither party can interfere with the other's use of the easement. The City "unduly and unreasonably interfered" (the judge's words) with the Stables' easement rights by allowing thousands of people per month to traverse the easement road, and that is why the judge ordered an injunction and ordered the city to stop allowing access to the park through the easement road.

ACCESS & INTENT: The access point to the Griffith Park western side (also known as the Hollywoodland addition, tract 6450, HGP) is through Canyon Drive. That entry point has existed since 1907 (see www.HollywoodlandGiftedPark.com for fact sheets, maps).

Reference to the original mandate of Griffith Park (aka Colonel Griffith donation) does not apply to the Sherman Company's gift. The Sherman land was given for park purposes only, was and continues to be a very high fire area with restricted use, holds important safety elements associated with the Mt. Lee Main Communication Tower and has the designation of being an SEA (Significant Ecological Area).

PROPER PROCESS: On March 5, 2014, a special session was called at a RAP Commission meeting. Item 14-063 discussed the proposed easement gate and its funding sources. There were no opposing comments in the public hearing file. The easement gate went through the proper process. This contrasts with the unauthorized 22-space parking lot and switchback that were installed in the spring of 2002. Requests for information showed no public hearings, no budget allocation, no approval from RAP Commission and no department approval. There are no motions from the Hollywoodland Homeowners Association that support the unauthorized parking lot or switchback.

To claim people traversed on the easement road to access the public Hollyridge bridle trail is also false. Prior to 2002, the only way to access the Hollyridge trail was to trespass either on the unbuilt vacant land at 3180 Hollyridge or through the Ranch's private property (3400 Beachwood Drive). There was no direct, public access from the easement road to the bridle trail.

To educate the public honestly and fairly, we requested a retraction of the incorrect statements and to keep the easement gate and the court order in place. They refused. Our shared purpose should be to preserve the natural beauty and visual gifts of the open space not to promote, overuse and market them.

NEIGHBORHOOD CONSTRUCTION

Hollywoodland has seen illicit unpermitted construction that threatens the fabric of our fragile hillside life. It is the small and gradual deterioration that not only threatens property values, but also the entire delicate infrastructure and wildlife of our Tract 6450, the only community in Los Angeles that is bounded on three sides by wild parkland.

It's easy for anyone to check and see if a required building permit has been issued, and the earlier the better, because too late can mean no recourse. You just need the house number and the street name (no "Ave." "Street", etc.)

LADBS Check for Permits

<https://www.ladbsservices2.lacity.org/OnlineServices/?service=plr>

- If permit info is found, the Type, Status and Work Description will be available.
- By clicking on the Application/Permit link, Inspector phone Information will be found. Office Hours are 7:00-8:00 AM MON-FRI.
- D. Brian Hauff <derold.hauff@lacity.org> Office Number: (213) 482-0323
- Principal Inspector, City of Los Angeles, DBS, Residential Inspection Bureau

If you find unpermitted construction activity:

LADBS Report a Violation 311 online

1. <https://www.ladbsservices2.lacity.org/OnlineServices/?service=rav>
2. Enter street number + street name (no St., Blvd., Ave., etc.)
3. "Does the service request involve a property with two or more dwelling units (duplex or apartment buildings)?" No. Hollywoodland is an R-1 single family zone.
4. "Is the service request in the public way?" Probably No
5. "Is this request only for graffiti?" No
6. Anonymous complaints are no longer accepted through this website. Your complaint will not be investigated if you provide an invalid name or phone number. Fill in info for the complainant's name and address.
7. Please provide a description of the problem and any details that may assist us in our investigation. If you have several complaints on one property, it is important that you list each one in this box.

Council District 4 CD4 contacts:

Constituent Concerns & General Inquiries

Email us at contactCD4@lacity.org,

or contact us via phone:

City Hall: (213) 473-7004

Hollywood District Office: (323) 957-6415

Hollywoodland Field Deputy:

Xanthe Scheps: xanthe.scheps@lacity.org

TRESSPASS IN LOS ANGELES

- ETHAN WEAVER, DEPUTY CITY ATTORNEY

The first thing to know about trespass is it is extremely location specific. Trespass inside a business is different from trespass in a residential yard, which is different from trespass inside a residential structure. Each one has very specific, ticky-tack things that must be in the report for them to be filed as a criminal case. In the case of trespass in a yard, there are broadly three ways to deal with it. 1) have the very specific "No Trespassing" signs as described in LAMC 41.24 posted on your property, 2) ask the person to leave and they refuse, or 3) the trespasser "occupies" the property which generally means set up some kind of structure on your property.

Theft of property is different. That is very straightforward and easier to prove up.

As it relates to how they are handled by LAPD, that also varies. Generally speaking, misdemeanors (crimes punishable by less than one year) are zero bail or bail so low the person won't be held in custody longer than a day. In those cases, they are given a citation with a court date and if they fail to show up to their court date a warrant is issued. Often a person will already have warrants in the system, in which case they are more likely to be held in custody.

But if the person is only arrested on a trespass or a petty theft, they will almost certainly be released immediately. This is not a policy decision by LAPD or my office, but rather a combination of the bail levels set by the superior court and jail capacity determined by the Sheriff's Department.

As it relates to Gascon, his office has authority over misdemeanors in any part of the county that does not have its own City prosecutor's office. Because of the Los Angeles City Attorney's Office, he does not have jurisdiction over misdemeanors in the City of LA. My office has not taken the same approach of not filing a host of misdemeanors, such as trespass, as a blanket policy. As far as I am aware, my office has not taken a blanket "no file" position on any charges that are still good law. Rather, we take a case-by-case evaluation approach to determine if filing a certain case is just.

HOLLYWOODLAND HOMEOWNERS ASSOCIATION BOARD 2022

Executive Board Members

President - Christine O'Brien

Vice President - Sarajane Schwartz

Vice President - Jeff Sworford

Secretary - Linda Doe

Treasurer - John Dotto

Board Members

Michele Botts

David Goggin

Jannine McDonald

JJ O'Brien

Douglas Tournquist



HOMEOWNERS ASSOCIATION est.1942

2700 N Beachwood Drive
Los Angeles, CA 90068