



BWW PAINT

Need a little touchup paint for the front door, garage door, stucco or fence?

Contact the BWW Security guard and make an appointment to pick up some paint. Our touch up paint supply is limited so please return the unused portion to the BWW Security guard as soon as you complete your project.

For larger projects, such as painting your atrium or a complete repaint of your door, you can purchase the paint at:

Dunn Edwards

5777 W. Washington Blvd, Culver City
at the corner of Washington and La Cienega
(800) 735-3928

Stucco and Planter Walls – SP 2240 Riverbead
Acri-Flat, Exterior, Acrylic Flat Finish (W704L)

Doors – SP2170 Marsh Maverick
Permasheen, Acrylic Semi-Gloss Enamel

Wood Fence – SP2170 Marsh Maverick
Acri-Flat, Acrylic Flat Finish (W704M)

Wooden Garage Doors – SP 2240 Riverbead
Acri-Flat, Acrylic Flat Finish (W704M)

Metal Handrails– SP2170 Marsh Maverick
Syn-Lustro, Alkyd Semi-Gloss Enamel

Pipes and Light Standards – Black
Syn-Lustro, Alkyd Semi-Gloss Enamel



BWWEST YAHOO GROUP

The BWWest Yahoo Group is Beverlywood West's community internet communications site. As the site says "For owners and residents of Beverlywood West condo complex (Culver City, California) to communicate with each other."

The site contains:

Downloadable files of the Rules and Regulations, CC&R's, BWW Board Minutes and Agendas, Aerial Photos of the complex, and copies our news letter
The BWW News

The site also has a calendar with upcoming events
Post - a message to the entire BWWest group
Photos of past events

A Database of the BWWest members and a Chat room

The site is free and yahoo members can sign up by sending an email to:

bwwest@yahoogroups.com.

Questions or problems? Ask Barry Stone (10-A) -
MensaCPA@comcast.net

To visit the group on the web:
<http://groups.yahoo.com/group/BWWest/>

To unsubscribe from this group, send an email to:
BWWest-unsubscribe@yahoogroups.com

A LITTLE AT A TIME

Around Beverlywood West, sometimes it's the little improvements that make the difference.

In December, the windows in the Recreation Building's Card Room and Security Office were replaced. Both sets of windows were deteriorating and had been temporarily taped shut. Come check out these new windows as they are the new approved Anlin windows homeowners can purchase to replace their own aging windows.

In January, additional sand was added to the Tot Lot and the area has been cleaned up and refreshed. The dishwasher in the Party Room kitchen had electricity brought to it. It can now be used.

In February, trash cans and additional toilet paper dispensers were purchased and installed in the Recreation Building's four bathrooms, along with new toilet seats. Vertical blinds were installed over the new windows in Card Room and Security Office. Bins were installed outside the Security Office door so that newsletters, agendas and minutes are available for homeowners.

KATHLEEN NORMAN - OUR NEW PROPERTY MANAGER

Kathleen Norman, our new Classic Property Manager, arrived ready for work at our February 8, 2005 Board of Directors Election. During elections in February, Kathleen checked in owners requesting ballots, updated name and address information, received ballots and proxies, and assisted the Election Committee in counting the votes. She was present for the new Board of Director's first meeting where officers were elected. Kathleen replaces Ross Frankel as our property manager. Ross decided to leave Classic Property Management for new prospects and we wish him the best of luck. Kathleen Norman is an experienced Property Manager with new ideas on saving our association money and bringing you better service.



THE POWER OUTAGE THAT WASN'T



“So I guess that means after 11:00 PM we'll all be watching TV by candlelight!”

It all started with Edison leaving flyers on some doors, but not all, stating a power outage was scheduled Wednesday February 16th from 11 P.M. until 7 A.M. the following day. The flyer gave a phone number to call for additional information. Simple enough.

E-mails and phone calls to Board members and postings on BWWest Yahoo Groups brought to everyone's attention that not everyone received a flyer and calls to Southern California Edison provided conflicting information. One individual called and was told there may be an outage but that the outage would not affect the complex and the flyers were distributed in error. Another person was told there would be an outage but the times were different; and finally another was told to call Wednesday after 9 A.M., one hour after the outage was to begin for more information, that's logical.

We found out from Cliff Lewis at Edison Planning Department the outage was due to the laying of new cable and a switch. The construction was to occur during Wednesday in preparation for the outage Wednesday night Thursday morning.

Finally, the HOA President got into the act and obtained what he thought was the correct answer. He talked to Randy McDonald, General Supervisor for Santa Monica and Culver City, Southern California Edison. Randy confirmed there would be an outage and it would begin at 11 P.M. on Wednesday, and power would be restored by 7 A.M. on Thursday; he even faxed a copy of a letter confirming this announcement on Tuesday. Copies were made and BWW Security distributed the letter to all 156 units.

Homeowners continued to receive conflicting information from the SCE switchboard, but the letter had Randy's direct number. Homeowners prepared: batteries were purchased for flashlights, candles and matches were made ready, and ice cream was hurriedly eaten to prevent spoilage. There was concern regarding computers and some said best to backup and unplug, other said don't worry about it.

Wednesday night 11 P.M. arrived and the power stayed on. Some of us waited until midnight and still there was electricity. The next morning it was discovered the power had not been turned off. Calls were made again to SCE.

So why didn't the power go out? Edison told one homeowner it was never scheduled for our area; and Cliff at Edison told another homeowner they were able to bypass our area when the power was shut down.

For those of us that purchased new batteries, candles and squirrel power generators you will be prepared for the next real emergency.



TERMITES, BIRDS, BEES, RATS AND FLEAS



Just remember two words “Pest Options.” Pest Options arrived to handle the pest control needs of our association in October 2004. You may know that they handle our termite control, but they do so much more. Pest Options is contracted to handle all our common area pest control needs, which include termites, rats, mice, bees, birds and fleas, helping the association to combine three vendors into one. Pest Options is easy to contact, you can call them direct, although they prefer e-mail to set up appointments, but will also accept phone calls. Pest Options contact information: e-mail Tracy@PestOptions.com or Bryan@PestOptions.com phone 1-888-790-7799.

One of the main reasons Pest Options was selected was to provide written termite inspection reports. The first 22 reports were received in January and are being reviewed with Pest Options and the BWW Board prior to release to the homeowners. The termite inspection reports will advise the Board on the extent our termite damage so that we can adequately budget for treatments.

Homeowners are reminded to schedule a termite inspection for your unit, allocate an hour. The inspection covers accessible areas, the garage, and crawl space below the home, and exterior woodwork.



A WALK IN THE WOODS



As you may have noticed Beverlywood West is home to a variety of trees. You may want to open to the map in the Beverlywood West Directory to follow along. North and South Drive line the curve of the entire drive with Magnolia trees, as well as a few other species such as several California Black Oak Trees and a lovely Podocarpus. These trees are growing in front of units 12C & 14G. Our rare Japanese Black Pines are located at 19A & 13B. And some Canary Island Pines mingle with the Magnolias along much of North Dr.

We even have a California Oak, yes, different from the Black Oak. But you may pass it by if you are not careful: look for a “helmet shaped” shrub at 19B; this is our ignoble Oak which eventually will have to be permitted to grow to a more dignified natural display. We have a swaying Jacaranda Alley along the front of Building 14 near the volleyball court. If you listen carefully you can hear the soft whisper of the trees.

Between the Recreation Building and the volleyball court you will find three giant Sequoia trees: Sequoia Grove. Though it is a work in progress to make their habitat more amenable for them, we should all be delighted to have such rare and majestic beauties in our midst. If you head along Building 20/21 pathway, there is another set of whispering trees: the Acacia aka Australian Willow Trees. These trees provide a romantic walk towards Lot 5. In Lot 5 a home is provided for our rare Monterey Pine, several Canary Island Pines, and several Eucalyptus, and one tall shy Ash Tree. If you take the pathway from Lot 5 towards Building 22 & 23, you will go through a small grove of trees, here is our Ginkgo Bilboa Grove with some Hibiscus and Pink Lady shrubs to keep them company. During the Fall you should take a stroll and see the fluttering heart-shaped autumn colored leaves of the trees.

Between Buildings 25 & 26 is a Melaleuca Grove that lines the walkway. Melaleucas are also called Paper Trees because of their papery bark. These trees are native to Australia and like flat dry land...notice their present location. We have many small scattered groves of Liquidambers throughout the property. They grow at 27A, 8&9G & 10A. If you would like to see a couple of fuzzy-looking Aleppo Pines and glittering Silver Dollar Eucalyptus then walk over to the hillside behind Buildings 7 & 15.

As you walk along Overland next time, look towards our premises. At Buildings 9A, 11A, & 17C Strawberry Trees abound. These messy trees but aptly named trees provide fruit for the birds to nibble on. Don't pass up the Norfolk Island Pines located at 1B and 17E. Finally, we do have a collection of Palm Trees in front of the Recreation Building to remind you that this is, after all, Southern California.

Enjoy your walk in the woods.



Numbers to Remember

Classic Property Management – Kathleen Norman (310) 803-8194 Kathleen@cpm.to

Pest Options - 1-888-790-7799 Bryan@PestOptions.com

Party Room Reservations Helen Seid 310 559-9495

BWW Security – Office 310 837-5979 Cell 310 597-5609

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