



Beverlywood West presents

The BWW News

Extra copies of the BWW News are available in the recreation building To submit an article or place an ad please contact: Pete Tuccillo 310 558-1886
TheBWWNews@Comcast.net

Maintenance at BWW

From the President

At Beverlywood West our community is maintained by several vendors. Common Area Maintenance (CAM) is responsible for cleaning our recreation building, emptying trash containers within the common area, and keeping the Tot Lot raked and clean. Dan O'Mahony, Dan the Pool Man, maintains our two swimming pools and Jacuzzi. Rancho California, the newest member of our maintenance team, is responsible for maintaining the landscape on our twelve acre complex and keeping public areas clean. And the glue that holds it all together is Classic Property Management as well as our Property Manager Kathleen Norman. But, there a couple more key ingredients that keep BWW operating: our Committees and Board.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 CIAO/Social Committee meeting 7 p.m. rec building	3	4	5	6	7
	8	9	10 Gym Committee Meeting 7:30 Party Room	11	12	13	14
	15	16	17 Board Meeting 7:00	18	19	20	21
	22	23	24 Gym Committee Meeting 7:30 Party Room	25	26	27	28

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Editor: Kurt Schwengel



A THREE BUILDING PARTY

Anne Brand, 18B, and Lara Embry, 17B, thought it was time to get to know their neighbors, and so they reserved the Party Room and invited all the residents of Buildings 17, 18 and 19 to a potluck.

The food was outstanding and the conversation went on for several hours. Two neighbors who have lived at BWW, a combined 60 years, met for the first time.

The best part about the about the party was, when it ended there was no traffic to contend with, just a short walk home. Why travel across town when you can just reserve the Recreation Building and have the party within walking distance of one's home.



PARKING

If you were to ask BWW's security staff what aggravates owners the most, parking would most likely be at the top of the list.

Our complex has 156 units each with a two-car garage. Are you parking in your garage or using it for storage? In the common area we have less than 75 unassigned parking spaces, about 1/2 a space per unit. Under the Parking Rules, of the Rules & Regulations, it states that owners must use their garages for parking cars. BWW security staff do their best to inform vehicle owners to park within the lines. And will site or even tow vehicles that are parked beyond the time limits or park over the lines. On some days visitors, vendors, and repair people have nowhere to park. Please use your garage for parking so visitors, vendors, and repair people have somewhere to park when they are on the premises.

THOSE LITTLE THINGS

The Recreation Building will soon be getting a few more upgrades, other than the plumbing. The Board approved a First Aid Kit, Glass enclosed bulletin board, fire extinguisher for the kitchen, a suggestion box and kitchen utensils. The Board, with input from various committees and owners agreed, it was time to install these improvements.



YOUR SAFETY IS THE MOST IMPORTANT THING

The Board, the BWW Security Staff and Management Company perform regular walk-throughs of the complex to inspect the condition of our premises and look for safety items, but they do not find everything. If you see a broken handrail, uneven pavement which could be a tripping hazard, a warning sign which has fallen down or an area that is not adequately lit, please contact the BWW Board, Security or Management and ask them to take a look at it or ask that it be repaired.

PROJECT UPDATES

Sewer Cleaning – Jennifer, from Radisic Plumbing, reported they have run cameras through buildings 1 through 5, and were planning on buildings 6,7, 15, 16 and 25 through 28 at press time. Heavy roots were found at building 4 which they try to clean out with a combination of chemical foam and sewer cleaning equipment. Once all the problem spots are identified cleanouts and cleaning can be done.

Concrete Pavement behind Bldg 5: The concrete pavement is in and homeowners in that building were permitted to drive on it May 1st. The project started on April 22 with saw cutting and continued on April 25 with concrete breakup and removal. Forms, reinforcement, and concrete were placed on April 26. A seven day cure was required before vehicles were allowed back on.

Roof on Building 4: It's official, Building 4 now has the newest roof at BWB! The roof was replaced, the owners of Building 4 will no longer be afraid of the rain. Building 11 will be next.

Handrails: Something so simple and so necessary is now available for your use. Yes, handrails are being installed where they were missing before. The stairs at Buildings 14, 17, 18, 23, to name a few, each received a handrail and all of the stairs received a white safety stripe.

Recreation Building Plumbing: Yes, the Board finally approved the replacement of the rusty galvanized plumbing with copper at the April board meeting. The reason was simple. The plumbing was shot. So just in time for Summer fun at the pool and the Recreation Building, residents of BWB will enjoy the new plumbing, no more rusty water out of the showers and drinking fountain.

Southern California Edison sent out notices on a planned power outage April 27th and 28th. We were informed our transformers would be replaced to prevent power outages from occurring in the summer, high use, months.

New Pool Furniture and a Barbeque: Now we're cooking. Money had been budgeted for pool furniture, the useful life had long since passed. A committee was formed to find the best deal, and just in time for summer. There is also discussion on a barbeque so plan cooking those steaks and burgers and have a get-together with some friends poolside, soon; sun tan lotion not included.



NO ONE IS HOME, WHO DO WE CALL?

When you go away, do you let your neighbors know? Have you given an emergency phone number to the Management Company? Does your neighbor have a spare key to your unit? If the answer is NO you should consider changing a few things.

Below are a few examples of what can go wrong:

A unit called the Management Company and Board president to state water was leaking into their unit. Upon investigation the owner found it was due to a leaking pipe, next door. The owner of the leaking pipe was away for the weekend and the only phone number anyone had was to the owner's unit.

Security noticed water seeping from a unit's garage door, Security called the owner and a Board member knocked on front doors of the units on either side, neither neighbor was home.

Someone will have a surprise when they return home from their business trip or vacation.

Ever lock your self out of your unit? Locksmiths are not cheap, but from time to time owners have locked themselves out of their units.

So call in that emergency number, maybe give your trusted neighbor your key and let a neighbor know when you will be away on a trip, let's all look out for each other.



GYM COMMITTEE UPDATE

The Gym Committee, with Board approval, cleared out the debris they could fit in trash cans and moved the rest out on bulk pickup day. The Committee, with approval from the Board will request funds to renovate the space to support a gym. Years ago BWB had a gym, some of the equipment is still stored in closets in the Recreation Building; the Gym Committee would like BWB to have a fitness area again.



SATELLITE DISH

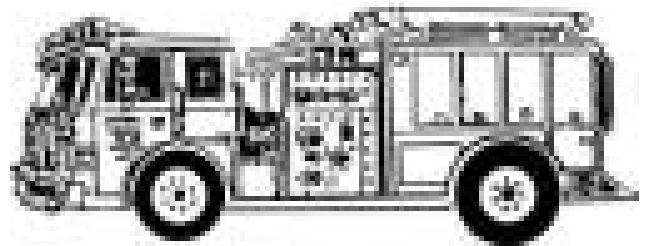
Times are changing and homeowners have a wide range of alternatives to receive television, phone and internet. Satellite installation may be the answer for some, but please be aware of your association Rules and Regulations. The installers don't know our rules and perform installations which are unacceptable and could lead to rework, fines to the homeowner or removal of the system. So keep the following in mind

The Dish may also be installed on top of the roof but, this is subject to some limitations.

1. Dishes may not be attached to the roof itself. They must be attached to a structural element on the roof, such as front-to-back walls, which frequently separate units, the base of skylights, vents, or other items offering a place to anchor the dish.

2. In addition, dishes must be positioned no less than 10' from the exterior building walls and may be no more than 18" in height to minimize the visual impact.

3. The wire or conduit connecting the dish to the interior of the homeowner's unit must lie flat along the wall or roof. If this wire is dropped over the roof and down the exterior building wall into the unit window, it must be camouflaged by a three-sided cord cover painted to match the exterior of the building wall. There can be no penetration of the roof area.



Culver City Fire Department – CERT Community Emergency Response Team

Culver City Fire Department invites available residents to receive free training in Disaster Response, First Aid in Disasters, Fire Suppression, and Light Search & Rescue.

Commit yourself to helping yourself and others. Call (310) 253-5903 for more information, or look at the BWWest Yahoo Groups Files under CERT Training and download the flyer.

A fund raiser for CERT is being held at Santa Maria Barbecue Company (across from City Hall) on Friday March 25th 11 a.m. to 2 p.m. so drop by and enjoy lunch or dinner, 20% of net proceeds will be donated to CERT.



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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