



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@bwwest.org

From the President

Here's an update

Fee increase. I agree no one wants to pay more but, costs have gone up and our fees have not increased for two years. The Board approved a \$40 per month increase in HOA dues at the October meeting. The \$40 increase will follow the Reserve Study recommendation to increase the Reserve contribution by \$20 per month. The other half of the increase will offset the increase in operating costs. Operating, as the name implies, pays for the operation of our complex. Costs such as landscape, water, electricity, security, cleaning, legal, and insurance have or are expected to increase. The emergency repair of sewer, water and roofs also contributed to the need to increase our operating budget. The increase will be effective January 2006. The new HOA fees will be \$365 per month.

NOVEMBER 2005	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	30	31	1	2	3	4	5
	6	7	8 Gym Committee Meeting 7pm	9	10	11	12
	13	14 Asphalt Repair CIAO 7pm Board Meeting 7pm	15 Asphalt Repair Address Change Committee 7pm	16 Film Discussion "What's Cooking" 7pm	17	18	19
	20	21	22	23	24	25	26

Editor: Kurt Schwengel

BOARD NOTICE

The November Board Meeting will be held on Monday, November 14th at 7 PM.



PROJECT UPDATES



Asphalt Repair and Slurry Seal - D & G Paving had

to delay the start of the pavement repair project due to the unexpected rains. Pavement repair will occur over two days beginning on November 14th. In mid December a slurry seal will be started requiring a one day closure of South and then North drive. The South Drive asphalt work will block vehicle access to buildings 11, 12, 13, 14, 17, 18, 20, 21, 22, 23, 24 and 25 for 24 to 48 hours depending on weather. The North Drive asphalt work would block vehicle access to buildings 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 15, 16, 26, 27 and 28 for 24 to 48 hours depending on weather. Flyers and BWWest.org web site postings will be issued as soon as information is available.

Wood Repair - the board agreed to fund an additional \$2,500 to continue the replacement of damaged wood fencing.

Irrigation Repair - First Source was selected to begin repair of irrigation system. Work should begin in early November and is budgeted at \$8,400.

Water Blasting - Look any cleaner? The concrete walkways were pressure washed in October.

Rain Gutter Cleaning - will begin in early November.

Will There Be A Gym? YES!

The results of the Gym Committee Questionnaire were presented to the board at the October 15th Board Meeting. The questionnaires were received from 20 units in the form of faxes, paper and electronic submittals. An overwhelming percent of the respondents said Yes to a GYM, 75% in favor vs 25% opposed. The Board accepted the findings and agreed to complete the renovation of the room to meet general use standards and allow the installation of exercise equipment (see WWW.BWWest.org for the breakdown). Bids were requested to install new vinyl flooring, a new window and lighting. A quote for a new window air conditioner was also requested for budgeting purposes. An interesting note, Stephen Segal, our Farmers Insurance agent attended the October meeting and was asked if the installation of gym equipment would increase our insurance. The answer was not at all, even with free weights!

ADDRESS CHANGE COMMITTEE

Address Change Committee will be holding a public meeting with representatives from the Culver City Fire Department and Culver City Police Department to answer question regarding the effect an address change would have on our complex. The meeting will be held at 7 PM in the Party Room on November 15.



Too Toxic To Trash

Dispose of your Household Hazardous Waste (HHW) materials, including

paint, pesticides, solvents, motor oil and batteries, along with Electronic Waste (E-Waste), such as old computers, monitors, cell phones, and TVs.

The Culver City collection event will be at the West Los Angeles College on December 3, 2005 from 9 AM until 3 PM.

For more information call (323) 848-6404



Bwwest.org - What's New

This month WWW.BWWest.org **Owners Section** will roll out the

History of BWW. Our staff dug through the archive of Beverlywood West files and is busy scanning interesting past paper for you perusal. So surf by WWW.BWWest.org and take a look around. Don't have a user name and password?

Go to WWW.BWWest.org select Log In Request then select Registration.

Complete and submit the form and receive your User Name and Password by e-mail.



BWW WELCOMES CONNER KAYTOR

Born on September 21st at 6:23 AM (just in time for rush hour)

Conner, our newest and youngest resident arrived. Tall for his age at 18.3" and not shy to about his weight of 6 Lbs, Conner is just happy to be here as are his proud parents Brad and Debra in 13B.

HOLIDAY PARTY

The Holiday Party will be held on Sunday, December 4 from 2 to 5pm in the party room. Join us for caroling and dessert. Bring your voices and your instruments, if you like. Admission is one unwrapped toy to be given to "Toys for Tots"

Book Discussion Group

Starting on in January 11, the first Wednesday, a Book Discussion group will be held in the Party Room at 7 PM.

IT'S YOUR TURN

TO SERVE ON THE BWW BOARD

In December nomination packages will be sent out to all owners interested in volunteering for a position of the BWW Board. The Board is created from a yearly election of the available candidates. The votes are counted during the annual board meeting held the second Tuesday in February. Are you qualified? The answer is yes if you are an owner and willing to attend the monthly board meetings and perform the duties assigned to the board. Do I need experience? No. The positions on the Board do not require any special training only a willingness to comply with our Bylaws and enforce CC&R. Please give it some thought. Get involved; don't let our Association be guided without you.



FILM DISCUSSION GROUP

The Film Discussion group will meet on November 16 at 7pm in the party room. We will watch and discuss "What's Cooking?" in keeping with the upcoming Thanksgiving holiday.

RSVP to Anne at 310-842-8195 Check WWW.BWWest.org for more info.



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
Web Site WWW.BWWest.org

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