



# 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

Sandy Hieb, BWW Board Secretary, announced at our August Board meeting she needed to retire from the Board due to her workload. Several days later, after her retirement from the Board, she suffered a mild stroke. We wish Sandy a rapid recovery and will miss Sandy's detailed minutes and sound advise. The Board considered several candidates to fill in Sandy's remaining term. Dick Sharpe was chosen as the best candidate and accepted the position at the September Board meeting. Welcome back Dick! As you may remember Dick served on the Board in 2003-2004 and tied for the seventh Board position in this year's election. To avoid a runoff he decided to stepdown. And finally, Lara Embry, Chair of the Landscape Committee, after completing 12 months as Chair of the committee, has stepped down. A new Landscape Committee Chair has not yet been selected.

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
October 2005	2	3	4	5 7 PM Board Meeting - Landscape Only	6	7	8
	9	10 CIAO 7:30pm	11	12 GYM Committee	13	14	15 "The Princess Bride" Lot 5 4 PM
	16	17	18 Board Meeting, 7 PM	19 Film Discussion Group "Sideways" 7 PM	20	21	22
	23	24	25	26	27	28	29

Editor: Kurt Schwengel



## BE KIND TO THE PLANTS

Please be kind to our planted areas. Our landscape company has pointed out several areas of ivy and flowers which are dying because they are serving as pet latrines. Even worse, some pet owners are not picking up after their furry friends. Please pick up after your pet. Bags for this purpose have been installed at the volleyball court and Lot 5.



Former Projection Room/Gym - In this room new doors were hung and walls were patched and painted. Now what do we do? Enclosed with this issue is a questionnaire.

· Asphalt Repair and Slurry Seal - After a year of delays the Board again reviewed bids to patch, slurry seal and paint our aging asphalt. A contractor was selected. The process will involve asphalt repair, a curing period, two days of slurry seal and striping. Flyers will be distributed once a start date has been confirmed.

· Pressure washing tree leaf stains and utility markout stains on concrete

· BWW's cleaning company's contract was not renewed by the Board due to performance problems. A new cleaning company has been hired and will start in November.

· Roof Condition Survey - Over the next month you may hear someone on your roof, don't be alarmed. A couple of roofing contractors will be inspecting the condition of our roofs so this and future Boards can prioritize our roof repairs.

## Technical Committee Investigating The Options

The Technical Committee has been discussing to possibility of installing cable TV in the Recreation Building. The Committee will be meeting with Anginton Llanos, the BWB bulk account representative, to discuss options for installing cable access to the building. Currently we have 75 owners using Comcast internet cable, can we get a group discount? Will there be Voice Over Internet Protocol (VoIP)? What about W-FI for the Recreation Building? Can we find a use for our 150 foot radio tower located between buildings 22 and 23? They tackle all the tough techie issues from internet to CCTV (close circuit television).



## GYM QUESTIONNAIRE

The rooms that formally served as the Projection/Gym rooms and were once the break room for the previous landscape company, are being restored to usable condition. The question is: What do should the room be used for now? The Gym Committee would like these rooms should once again be a gym, but, realizes Homeowners and the Board may have other ideas. The Gym Committee has put together a Questionnaire available at the Yahoo Group site; the BWWest.org site, and within this newsletter. Please take the time to think about the alternatives, **drop off the completed questionnaire at the security office.**

The results of the survey will be presented to the Board in October.



# WELCOME TO



## WWW.BWWEST.ORG

### Bwwest.org - What's New

WWW.BWWest.org is now up to 50 pages, and growing. Every committee, the BWW News, BWW Directory, Past Minutes and Agendas all have their own pages. Recently added are a Party Room Page with information of reserving the Party Room and a downloadable form and a calendar showing the reservation dates and a Board page featuring current and past Board members. Some other pages included on the website are: Press Release, Emergency Preparedness, Phone Numbers, Board Calendar, the BWW Directory and the Rules are also on the website. Other interesting information includes aerial photos, LA County Assessor's Maps, maps of our complex and our trees. So drop by WWW.BWWest.org and take a look around.



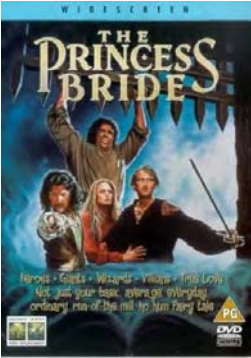
### PARKING DURING THE HOLIDAYS

The holiday season has arrived. From this point until the end of the year several religious and non religious holidays will occur.

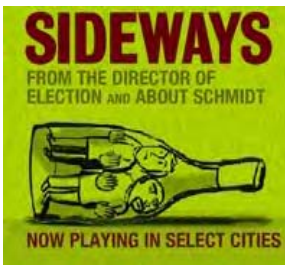
Please make parking available for visitors by parking in your garage.

# SUPPORT AND THANK YOUR BWW VOLINTEERS

Every week countless hours are donated by a small group of owners and residents at Beverlywood West HOA. These volunteers work for you on the Landscape Committee, Technical Committee, CIAO, Party Room, Directory Committee, and the Board to name a few. They provide our owners with free movies, select new pool and lounge furniture, create web sites, a directory, a monthly newsletter, revised rules, and security. The volunteers realize they are not perfect but, they do deserve your thank you for trying. Please be kind to our BWW Volunteers we really need them and; if you have not volunteered to serve on a committee or the board give it a try they really need your help.



A special, free performance of "The Princess Bride" by the Kentwood Players, directed by Shari Barrett (8B), will be held in Lot 5 on Saturday, October 15 at 4:00pm. Everyone is welcome to bring a lawn chair or blanket and join us for this fun event!



The second meeting of the BWW Film Discussion Group will take place on Wednesday, October 19, in the Party Room. The movie "Sideways" will be screened at 7:00pm, followed by discussion and wine and cheese, potluck style. Please RSVP to Anne at 310-842-8195.



#### 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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## BWW GYM COMMITTEE FINDINGS AND QUESTIONNAIRE

Several owners have expressed an interest in having exercise equipment installed in the Recreation Building. In March of this year several of the owners formed a committee to investigate this request.

Their investigation reviewed the CC&R's, Rules, liability, potential cost and possible location.

Below are their findings followed by a brief survey.

**CC&R's** – The committee and the Vice President of Classic Property Management both review the CC&R's and By Laws. The CC&R's and By Laws do not prevent the use of common area in this manner. A gym once existed within the Recreation Building.

**Rules** – The rules as written do not address the use of any equipment.

**Liability** – Our insurance carrier has been asked if the installation of a gym would increase the cost of the association's liability insurance. Our carrier stated it will not.

**Safety** - Any equipment which is not used as intended or is not properly maintained could result in injury. For this reason it is recommended that the equipment be maintained by a trained technician. Signs should be posted on the proper use of the equipment and what action should be taken if the equipment is broken.

**Cost** - The cost can be defined as equipment cost, equipment maintenance and room renovation. The initial equipment cost is considered to be less than \$500 since it is anticipated usable equipment will be obtained through donation. Equipment maintenance will require periodic visits by a technician to adjust and repair the equipment the anticipated cost is this is \$50 per month. The cost to clean the equipment will be added to the responsibilities of the janitorial contractor. The anticipated cost for this is \$50 per month. Renovation costs are dependent on the area in which the equipment will be located. The needs are minimal requiring only ventilation lighting. Any well maintained area of the Recreation Building would be adequate. Depending on use of equipment over time money would need to be budgeted to purchase additional equipment. Total yearly cost of operation \$500/year new equipment and \$1000/yr for equipment cleaning and maintenance. Budget approximately \$1 per unit per month.

**Location** – The ping pong room and the former projection/gym room had been discussed. Both were determined to have adequate space. The advantage of the ping pong room is natural lighting, the disadvantage is having people watch as you workout and possible interference from the ping pong table. The second and preferred alternative is the former projection/gym room. The projection/gym room is currently vacant and was used to store discarded and broken furniture and umbrellas, as well as serving as a break room for our former landscape company. There would not be a conflict with other uses and the area can be locked. The disadvantages are cost and lighting. This room is in disrepair and required patching, painting, door replacement and new lighting, which were approved by the Board in August. The burden for these costs was considered a renewal of a resource which had been allowed to deteriorate. Additional costs such as a storage rack or chairs could be obtained through donations. There are only two windows in one wing of this room. Additional lighting would need to be installed to supplement the natural lighting.

### **Equipment**

Owners that wish to donate equipment will be visited by gym committee members to assess the condition and suitability of the equipment. The best equipment will be selected from the inventory of available equipment.

### **Summary of Advantages**

Affordable exercise equipment for the homeowners. This will not take away from our existing facilities, the space is currently not being used. This will allow some homeowners to put good equipment to use that has been taking up space in their homes and garages.

## BWW GYM COMMITTEE QUESTIONNAIRE

Name \_\_\_\_\_

Unit # \_\_\_\_\_

### SURVEY

*This survey is also available on the [WWW.BWWest.org](http://WWW.BWWest.org) on the GYM Committee Page and YahooGroup websites. Fax your completed Questionnaire to Kathleen at (310) 972-9988 or drop it at off at the Security office.*

1 Should Beverlywood West expend funds to create a gym in the former project/gym area?  
(circle one)

- a. Yes
- b. No

*If the answer to this question was YES skip to question 3.*

2 If you feel a gym should not be constructed how should this space be utilized? (circle one)

- a. Left Empty
- b. Used for storage
- c. Used as a meeting room
- d. Other (please explain) \_\_\_\_\_

*Thank you for completing the survey please return it the Security office or fax to property manager*

3 Do you think there is a better location for a GYM at BWW?

- a. No
- b. Yes

If yes which location?

- 1. Ping Pong Room
- 2. Lounge
- 3. Other (specify) \_\_\_\_\_

4 If a gym were setup would you or members of your family use the gym? (circle one)

- a. Yes
- b. No

5 If you were to use the gym how many hours a week would you and your family use it?  
(circle one)

- a. 1 hour
- b. 2 hours
- c. 3 hours
- d. 4 hours
- e. 5 + hours

6 What type of equipment would you like in the gym (circle as many as apply)

- a. Tread Mill
- b. Stationary Bike
- c. Dumb Bells
- d. Universal Gym
- e. Free Weights
- f. Stair Step
- g. Crunch Machine
- h. Workout Mats
- i. Other (list) \_\_\_\_\_

7 What other amenities would you like to see added to the gym (circle as many as apply)

- a. Stereo system/Radio
- b. Television
- c. Drinking Fountain
- d. Air conditioning

8 Do you have equipment you would like to donate to the gym?

- a. Yes
- b. No

9 If you do have equipment you would like to donate please describe.

- a. Yes
- b. No

*Thank you for completing the survey please return it the Security office or fax to property manager.*