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Friendly Hills Property Owners Association

P.O. Box 1018 Whittier, CA 90609-1018

Website: www.friendlyhillspoa.com

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PRESIDENT'S MESSAGE

This past quarter has been a very busy one for me and the Friendly Hills Property Owners Association.

As you all know tragedy struck our community when a paroled felon killed Officer Keith Boyer and wounded Officer Patrick Hazell on Feb. 20. It is my opinion that the person who committed this horrible offense against our officers should have never been out on the streets in the first place and that he should pay the ultimate price for his crimes.

In honor of Officers Boyer and Hazell your Association donated a total of \$2,500 to the Whittier Police Officers Association to show our support for our city's men and women in blue. It has been a blessing to see the outpouring of love and support that the residents of Whittier have shown toward our Police Department during this trying time.

This tragic event, along with the increased burglaries and break-ins occurring within the Friendly Hills community, has heightened the interest of many of our residents on how to keep their homes safe from criminals. About nine months ago an incident occurring on La Alba Street prompted many of our members to call me and ask what our Association had to offer concerning a Neighborhood Watch program. My answer to all who called me at that time was that our Association was not involved with any type of neighborhood watch program. Shortly after the incident on La Alba the Association's Board and I organized our first-ever Friendly Hills Community Safety Meeting at Whittier Area Community Church. At this meeting Police Chief Jeff Piper and Mayor Joe Vinatieri spoke to more than 450 of our residents. After listening to the concerns of many of the attendees at this meeting my Board and I felt it prudent to develop a Friendly Hills Neighborhood Watch Program for our community.

I am pleased to announce that there is now a Friendly Hills Property Owners Association Neighborhood Watch Program with Board member Jay Green as its chairperson. Jay will oversee this new important committee that held its first public meeting for our residents on May 18 at Whittier Area Community Church. It is our goal to establish Neighborhood Watch programs throughout Friendly Hills.

All FHPOA members who sign up to participate in this program will be given free plastic yard signs that denote your street is now part of the Friendly Hills Neighborhood Watch Program. These signs will be similar in size and shape as the ADT security company signs that you see on display at many homes. These signs will show criminals who cruise our streets that as a community we are united in protecting our properties and loved ones.

On a final note I urge all our residents who are not yet members of our Homeowners Association to join at the nominal cost of \$45 a year. A large Homeowners Association membership enables us to better represent and provide for the needs of our community. Your annual dues help pay for important presentations, maintenance and lighting of the Friendly Hills signs you see throughout our community.

As the president of the FHPOA I am always willing and available to speak to anyone about becoming a new member of our association. If you're not already a member please go to our website at www.friendlyhillspoa and join today.

Thanks to all who support us.

W. Allan Nakken F.H.P.O.A. President

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Lieutenant Jay Tatman Whittier Police Department

OFFICER KEITH BOYER – HEROES LIVE FOREVER

In the summer of 2013 I had the opportunity to visit Washington, D.C. and was fortunate to experience a variety of historic places that both define and honor what makes America great.

While I was privileged to visit each of these places, as a police officer of over 20 years, none of them had as personal of an impact as did my trip to the National Law Enforcement Memorial.

This memorial is a small and serene location with manicured grounds, a tranquil reflection pool, and beautiful tree-lined pathways that outline the marble walls where the names of more than 20,000 heroes are acknowledged for their ultimate sacrifice.

Symbolic statues represent strength, courage and valor, the hallmarks of those who serve and protect, and there are expressive engravings such as one President George H.W. Bush professed, "Carved on these walls is the story of America, of a continuing quest to preserve both democracy and decency, and to protect a national treasure that we call the American dream."

While at the memorial I paid respect to my fallen brothers and sisters, most notable Whittier Police Officers John Pierce and Mike Lane, who each passed in the '70's serving our community. A few blocks away there is a small memorial gift shop. I bought a black silicone bracelet with a thin, blue line embossed with the simple phrase, "Heroes Live Forever." The profoundness of the phrase had yet to be fully revealed, but nonetheless I have proudly wore this now-tattered bracelet without removal since the date I visited the memorial.

Fast-forward a few years. Presidents Day, Feb. 20, 2017. I was the Watch Commander working with my team of patrol officers when the lives of our law enforcement family were forever changed. Our officers were investigating a traffic collision, when one of the cowardly drivers pulled out a firearm and, without

provocation, callously shot the officers. One was injured. The other slain.

That is a day we would all like back, a day when our greatest fears became reality, and a day when everyone touched by this incident discovered the true costs of being a police officer. And while we suffered an enormous and irreplaceable loss, and forge ahead with heavy hearts, there has been good that has come from this most tragic nightmare.

First and foremost, Officer Keith Boyer was a man of faith who is now resting peacefully in eternity. His family's devotion to God through these most challenging times has been an absolute



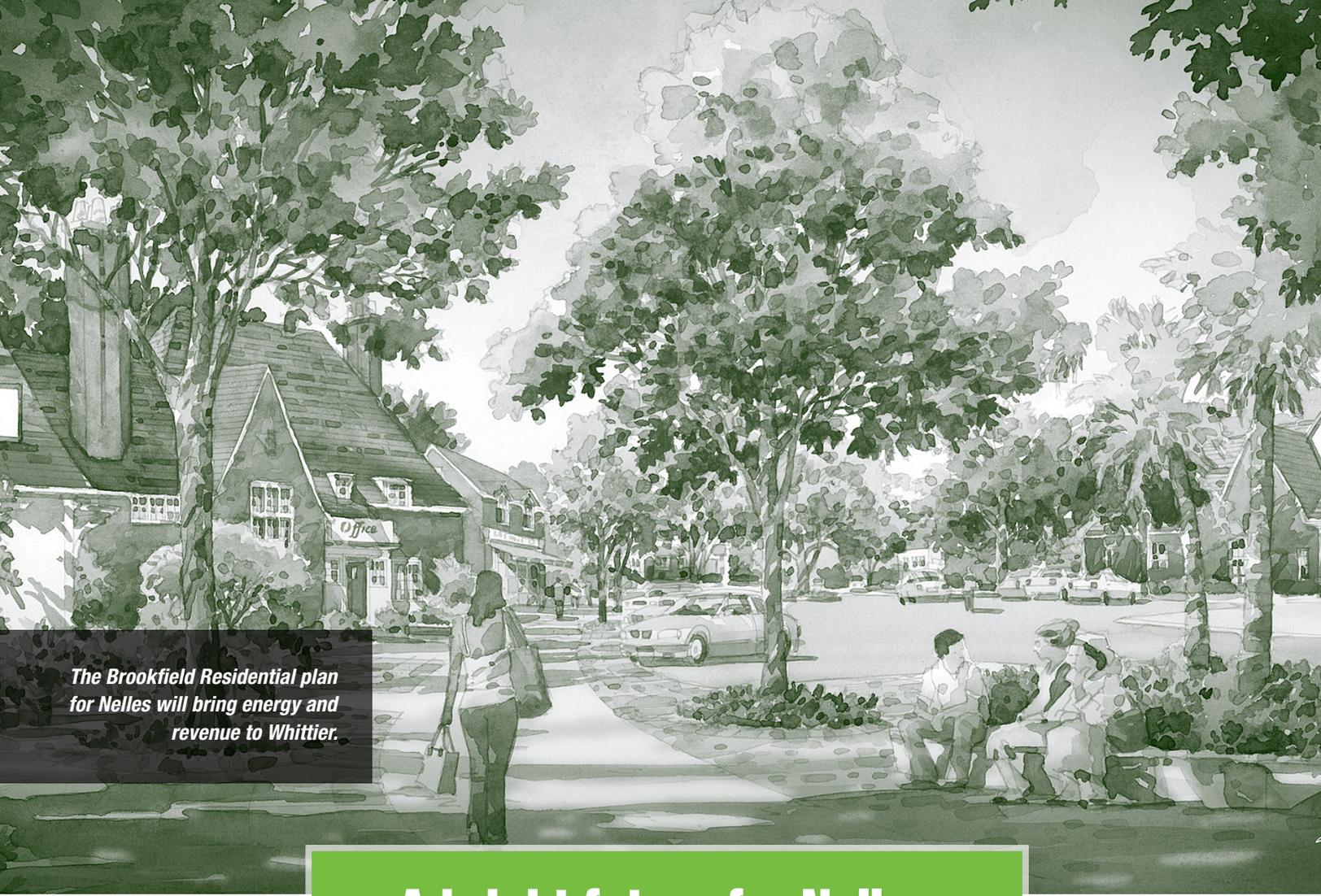
inspiration and spurred others to review and reinvest in their own spiritual relationships.

The Whittier Police Department's staff, past and present, has grown closer together as a family. We embrace, laugh, and cry together, share memories, have seen our love and respect for one another become stronger, have accepted the fragility of life and evaluated our own mortality, and daily strive to place a higher value on being kind and supportive of each other.

The surrounding law enforcement entities locally and around the country have definitively proven that we are an indivisible brotherhood. From the very onset of this incident, the steadfast support of the policing community has been nothing short of astounding. They made it very clear that our loss was also their loss. They stood closely by our side, held our hands, and carried us through the most demanding times. Every need we had, both as individuals and as a department, minor in nature or significantly complex, was met through the loving and dedicated support of our law enforcement family. There are no words that can sufficiently thank you.

Over the course of the last few months, and continuing today, the community of Whittier and the surrounding cities, counties, and states have consistently demonstrated their overwhelming commitment to Officer Keith Boyer and the Whittier Police Department.

Officer Boyer continued on page 4



The Brookfield Residential plan for Nelles will bring energy and revenue to Whittier.

A bright future for Nelles

The Nelles re-use plan by Brookfield Residential will result in the transformation of the state-owned Nelles Correctional Facility. The 75 acres hidden behind a rusty barbed-wire fence will become home to a dynamic mixed-use community, creating excitement and millions of dollars in economic revenue for the City of Whittier.

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FUTURE OF NELLES TOLD AT FHPOA'S ANNUAL MEETING



Photo by Tim Traeger- Dave Bartlett, VP of land for Brookfield Residential, lays out plans for the 75-acre Fred C. Nelles Youth Correctional Facility on April 27 at Whittier Area Community Church.

By Tim Traeger
Editor
The Friendly Hiller

They came for the Double Doubles. They stayed for the message.

About 200 people flocked to Whittier Area Community Church on April 27 for the Friendly Hills Property Owners Association's annual membership meeting. Aside from the catered In-'N-Out, Mayor Joe Vinatieri, pro-tem mayor Cathy Warner, FHPOA president Allan Nakken and board members donning matching yellow polo shirts hyped the advantages of joining the association and thereby bolstering our community.

Keynote speaker was Dave Bartlett, VP of land for Costa-Mesa based Brookfield Residential, the company charged to repurpose the now-shuttered 75-acre Fred C. Nelles Youth Correctional Facility at Philadelphia Avenue and Whittier Boulevard.

The ultimate success of the project will have ripple effects through Uptown all the way into Friendly Hills.

Bartlett began by noting the mixed-use creation of housing and commercial space will generate a \$300 million tax base and \$40 million in retail spending with much of the windfall flowing back into city coffers.

"The Village At Whittier" will replace the old State School for Boys and contain 750 residential units, ranging from high-end, single-family homes down to condos and apartments. A stone's throw away is PIH Health, the city's No. 1 employer.

It will also nest 160,000 square feet of commercial space and feature an upscale cinemahouse and more restaurants than foodies can imagine.

Bartlett said Brookfield has "already been in contact with master chefs in the region. We will have very unique places to dine in the Nelles community. PIH employs some 4,000 to 5,000 people. A lot of those people leave Whittier at night. There's an opportunity to create attainable housing here so people can live, work and play," Bartlett said.

Annual Meeting continued on page 9

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Annual Meeting continued from page 7

In addition to establishing a huge tax base, Bartlett said the company will pay fees to mitigate traffic and congestion with money also going toward parks and open space.

There is a section that will be called "Heritage Court" with many of the 750 residential units. "55-plus" housing will be built within walking distance of the many new shops and restaurants. "Think of it as a community serving commercial. We will totally renovate the intersection of Sorenson and Whittier Boulevard."

Bartlett showed a virtual-reality video. See it at Brookfield Residential.com

He also noted that at least four historic buildings on the Nelles site will be repurposed and used again.

That said, Brookfield is currently fighting a pair of lawsuits filed by the Whittier Conservancy aiming to stop the development in its current form. "Right now, they're both in the court of appeal," Bartlett said. "Our hope is that this gets resolved sooner than later."

Bartlett said he's hopeful for construction to begin this summer with completion of the massive, mixed-use project some time in 2020. Many in the audience voiced their concerns about an increase in traffic caused by the "Village" development.

"Not only are we totally rebuilding the intersection of Sorenson and Whittier Boulevard, we're widening Whittier Boulevard and, ultimately, it will be widened all the way to Five Points," Bartlett said.



Photo by Tim Traeger- About 200 Friendly Hills residents attended the Friendly Hills Property Owners Association's annual meeting on April 27. Many were treated to Double Doubles from In-'N-Out.

"It's a fact of life no matter where you live now, not just in Whittier. If the city does their business correctly, then the impacts should be very minimal as it relates to this. That's why we're putting so many improvements in," Bartlett said.

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Mayor Joe Vinatieri City of Whittier

Whittier Police Department Officer Keith Boyer was gunned down on Monday, Feb. 20. He was killed by a gang member with a propensity for violent crime, his last prison stint in Pelican Bay for grand theft auto (interestingly a "non-violent crime") however, prior to that time he had been in state prison for assault (a "violent crime").

The morning that Officer Boyer was killed, this gang member had also killed his uncle and stolen his uncle's car. After Pelican Bay, he had been incarcerated in Los Angeles County Jail for his fifth "flash incarceration" for failure to abide by the terms of his probation (yes, probation, not parole).

Because the time he served in Pelican Bay was for a "non-violent" criminal violation, he was placed in Los Angeles County probation supervision and not State of California parole supervision. Why was this person even on the streets? He was on the street because of flaws in the new sentencing regime under AB 109 which was the governor's bill to lessen prison overcrowding. It has become clear that many of the "reforms" that were enacted under AB 109 have allowed non-rehabilitatable persons on the street, interacting with law-abiding citizens. The "reforms" must be reformed.

After Officer Boyer's senseless death, the people of Whittier went through (and continue to go through) a time of mourning and grief. But many of the citizens have expressed outrage and anger that Officer Boyer's shooting ever took place. They want to do something and they want to do it now.

In response, the City Council asked the city staff to put together resolutions dealing with AB 109 and what needs to be changed. The staff came back to the City Council with two resolutions. The first is to support AB 1408 (Assembly Majority Leader Ian Calderon) which will tighten-up sentencing/who goes back into society and the determination of whether the person should be on state parole or county probation. It would allow the state to look at a prisoner's past record including any previous crimes of violence (currently under AB 109 the board can only look at the crime for which the individual has been sentenced). Additionally, AB 1408 will mandate that with respect to a person who is put on probation, the third time that they are found to be out of compliance, they will be in front of a judge who will determine if they will go back to prison.

Under the pre AB 109 sentencing structure, the first time that Officer Boyer's assailant violated his terms of parole, his parole agent would have the ability to put him back into state prison for up to 12 months. In other words, the assailant would not

have been on the street to kill Officer Boyer.

The second resolution is a series of further suggested changes in laws to closely monitor whether someone should be on probation or parole as well as other potential reforms. These are



Photo by Tim Traeger

The name of slain Whittier Police Officer Keith Wayne Boyer was added to the Police Memorial outside City Hall on May 3. He joins officers John Pierce and Mike Lane, who were killed in the late 1970s.

suggestions that need to be carried by legislation or the subject of a ballot initiative to overturn portions of Proposition 47 (the new drug sentencing law). The council unanimously adopted both resolutions.

The resolutions were sent by the mayor to mayors in Los Angeles and Orange Counties, requesting that those cities adopt both resolutions and then ask their state Assembly member and state senator to support AB 1408 and consider the other reforms for further legislative action. Of the about 25 letters that have been sent out, the Whittier city manager has received responses from the cities of Paramount, Lakewood, and Lake Forest indicating that they will put the resolutions before their city council.

We've been talking to our legislators (Calderon and Mendoza) and we are unified in working AB 1408. The bill is now at Assembly Appropriations and hopefully will move to the Senate by the end of May. We will need help in letter writing and possibly in Sacramento for in-person lobbying. And I am pleased that a Whittier grassroots community group called Not One More! has formed to help make these vital changes. But we will need your help. Please email me at JVCC@Bewleylaw.com to put your name on the help list.

In the words of Chief Piper, "Enough is enough!" #notonemore!

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'TREE CITY USA' IS BLESSING, CURSE TO FRIENDLY HILLERS



Photo by Tim Traeger- Anne and Mike James are shown standing by massive debris caused when three eucalyptus trees toppled in their Friendly Woods back yard in February. The wet winter, coupled with several years of drought, have made large trees susceptible to falling, especially in high winds.

By Tim Traeger
Editor
The Friendly Hiller

FRIENDLY WOODS – Whittier is a Tree City USA, and for many years has been proud of that fact. However a combination of forces this winter combined to make our leafy friends lethal.

On Dec. 17 a blue gum eucalyptus toppled at Penn Park, killing a 61-year-old grandmother from San Pedro, critically injuring a 3-year-old and trapping as many as 19 people attending an outdoor wedding. The lawyer in the case is reportedly asking "upward of \$10 million" to bring justice to the family.

The plaintiffs are suing the city, saying it failed to maintain the tree and allowed decay to infect its roots.

The tragedy caused a weeks-long closure of at least six Whittier parks and put the issue on the front page. And Friendly Hills wasn't immune.

In February three large eucalyptus fell in the back yard at Mike and Anne James' 1,750-square-foot townhome in the gated community of Friendly Woods. Although it didn't injure anyone, it did heighten the fact we must all be aware that having the beauty and elegance of trees carry with it certain responsibilities.

"The dirt that pulled out made the other one topple with it," Anne James said.

"We've been trying to top these off. That was a 100-footer that fell on his roof," said Mike James referring to his next-door neighbor. An eighty-footer fell and blocked entrance to Friendly Woods, which features 36 townhomes on 17 acres.

No one was injured and the trees missed doing any significant damage. The cost of removal was covered by the homeowners' association. Still it adds another element to Friendly Hills home ownership.

"Everyone who's a tree trimmer in town has got to be busy," Mike said. "These eucalyptus are big trees and for years didn't get a lot of water." He said the unusually wet winter weakened the tree's root systems.

Greg Williams has been running Williams Tree Services in Whittier for the last 31 years. The war-torn tree man said we shouldn't blame a particular tree species, but be watchful stewards of them all.

"There are lots of maples that fall over. And oak trees. They all fall over for mostly one reason, they're not maintained," Williams said. "If you don't maintain a tree, it's gonna break. If you have a heavy, old tree and you water it too much, if it gets too tall and too bushy, it falls."

He said eucalyptus, "is guaranteed to fall eventually. After 60, 70, 80 years, the roots rot out and they can't handle how tall they are."

Williams said the average homeowner should trim their large trees every three to four years. He offers free inspections to determine the overall health of the trees.

"Trees are great. It's part of what makes Whittier a unique town. It's a bitchin' town because of the trees. But either you have to maintain them or remove them," Williams said. "They're not worth the repercussions of not having them trimmed."

Mike and Anna James continued on page 17



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Mike and Anna James continued from page 15

Still there are no guarantees. He said "freakish winds we've probably never seen before," had a hand to play. "Also, people think that trees go over in the wind and the rain, but way more go over in the blistering days of summer. All the limbs dry up when there are two and three months of consecutive heat," Williams said. "Then we had nine, 10, 11 days of rain. That never happens. When's the last time we got six straight days of rain?"

Had it rained another four days, "it would have been a helluva lot worse."

So how to avoid becoming a victim to Mother Nature? "Have the larger trees inspected every three to four years. And use a professional. Everyone knows service, but don't be a penny pincher. Get your trees properly pruned by a tree-care professional."

He said his company gives free inspections, "whether it's one tree or 50."



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- Medicare Advantage
- Prescription Drug Plans (PDPs)
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"Proud resident of Friendly Hills"

(562) 693-9436

pviveros@whittiermedicare.com

Paul Viveros, REBC, RHU, LUTCF

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WHIS

Medicare has neither reviewed nor endorsed this information

The DOMIS TEAM

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