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FALL 2017

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**Friendly Hills Property
Owners Association**

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Whittier, CA 90609-1018

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PRESIDENT'S MESSAGE

This represents our third hard-copy newsletter. The first "Friendly Hiller" was eight pages, the second "Hiller" grew to 22 pages, and, as you can see, our latest effort has grown once again. It is our desire to provide you with pictures of events within the Friendly Hills/Whittier area along with informative articles from our local politicians who will keep you updated with issues within Whittier and the surrounding areas.

Our Police Department provides us with monthly crime updates and they are posted monthly on our Friendly Hills Website along with a quarterly update from the Police Department. Normally Lt. Jay Tatman produces an article on crime and I have asked Chief Jeff Piper to also write a guest article which will further educate us on things related to safety in Friendly Hills.

On a safety note, thank you to all our residents/members who attended our Neighborhood Watch kick-off meeting. This endeavor represents a huge undertaking and special thanks goes out to our chairman Jay Green, who with the help of Minerva Gutierrez, has gone door-to-door to solicit neighborhood support in hopes of getting block captains for each street in Friendly Hills.

Large streets like Mar Vista could result in 10 captains. We hope to have about 20 homes per captain so we can have small, informative meetings. Thank you members for allowing us to put up our Neighborhood Watch signs in front of your homes, anything that deters crime is helpful.

Block captain meetings will begin shortly and we hope everyone gets "Hands-On" involved. This project is only as good as your collective efforts.

The third week of July Mark Nelson and I drove around our streets and up Colima to look at potential fire hazards caused by high sage, which is extremely flammable. We are so fortunate to have Mark on our Association Board as he is a retired fire marshal and really understands the importance of fire safety. After our drive-by inspection we reported our findings to City Manager Jeff Collier who had scheduled a meeting that afternoon with one of the county fire chiefs.

The tumbleweeds will be cut back and our set-back clearances will be enlarged to provide additional protection. Unfortunately during our travels we noted numerous dead trees that should be removed. It is a code violation to leave dead trees in any yard and it is the responsibility of each homeowner to remove them. If they are not removed they could result in a code violation.

Along those lines it is sad to see all the dead or dry lawns; the drought is no longer enforced and we ask each of you to please take care of your properties. Dry lawns are a real deterrent to the value of your homes.

Our area supported the drought by cutting back our watering but it is no longer enforced. Please water your yards and bring back our pretty landscapes.

On a closing note I am looking for volunteers to join our Friendly Hills Board of Directors. We meet monthly and our meetings last about an hour and a half. I am looking for people who want to see Friendly Hills made even better, someone with a passion for the beauty and safety of our beloved Friendly Hills. If interested call me on my cell, 562-777-4910.

W. Allan Nakken

President

F.H.P.O.A.

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Jeff Piper Whittier Police Chief

LEGAL REFORMS NEED YOUR SUPPORT

This has been a difficult year for the Whittier Police Department as well as our community. The tragic loss of Officer Keith Boyer is a stark reminder of the dangers associated with putting on the uniform and wearing

the badge. Keith was an outstanding officer, father, grandfather and friend. He will be missed by all but never forgotten. As the Chief, I am humbled and extremely proud of our community by the show of unwavering support and steadfast commitment to our police officers.

I continue to believe that AB109 and Proposition 47 had an indirect correlation with the set of circumstances that led up to the incident resulting in Keith's death. There has been enough concern over crime rates and statewide criminal justice reforms that the L.A. County Board of Supervisors recently approved a blue ribbon commission to look at how these reforms are impacting local public safety efforts and to find best practices under current laws to address community wellness and best practices for rehabilitation. This is a good start but more needs to be done.

More recently, the voters passed Proposition 57 which increases the number of inmates eligible for parole. In fact, a man convicted of two counts of assault with a deadly weapon was the first in Fresno to be released from prison as part of Proposition 57's non-violent parole review (<http://www.fresnobee.com/news/local/crime/article162297243.html>). The fact is since these criminal justice reforms, we have seen an increase in many types of crimes, particularly property crime.

But it isn't over. There will be more reforms coming before the voters. I am not asking anyone to support any specific perspective, law, or proposition. I am just asking that you take the time to objectively read materials on any topic that come before you with a global understanding of potential intended and unintended consequences. As officers, we can only act within the confines of law and you, the voting public, often create the law, thus the confines.

As we move forward, it is extremely important that we continue to work collaboratively to educate, share information, and build relationships together that foster teamwork and mutual accountability. Together, we can make a difference.



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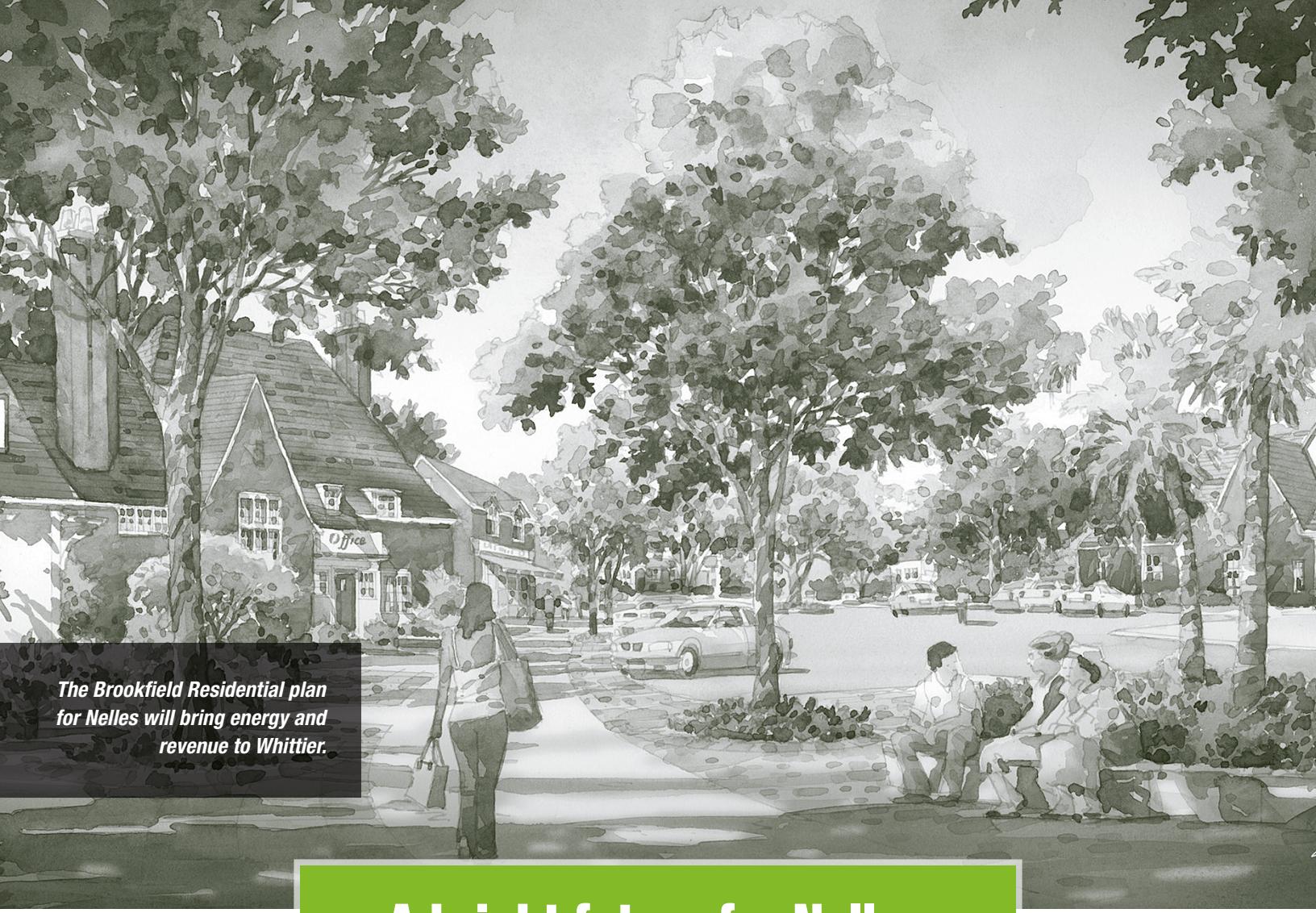
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Cathy Warner Whittier City Councilwoman from District 3

DON'T FORGET OFFICER KEITH BOYER

A huge thank you to all of the Board members of the Friendly Hills Property Owner's Association (FHPOA) for your dedication and service to the residents of Friendly Hills. As Mayor Pro Tem and also a resident of "old" Friendly Hills, I personally appreciate the Board's achievements that affect all of us.

If you haven't already, please consider membership in our HOA. It's a great investment. Thanks FHPOA! Also, thanks to President Allan Nakken and the board members for a great annual meeting held this past spring. Where else can you get In-N-Out burgers at that price! A sincere thanks to Whittier Area Community Church for hosting. I certainly appreciate all of our homeowners' associations that make our City a better place to live!

As you drive around "old" Friendly Hills on both sides of Colima, "new" Friendly Hills ... the homes around La Serna High School and the Friendly Hills Country Club and "Friendly Hills behind the gates," all areas are now a part of the FHPOA. Be sure to notice some of the physical enhancements funded by our association.

One of the first examples of these

would be the nine new signs that have been placed at the various entrances of Friendly Hills letting drivers know they are now entering "Friendly Hills." These signs have solar lighting and definitely let visitors know they are about to visit one of Whittier's many unique neighborhoods. The FHPOA will periodically place banners over these nine signs to let us, as residents, be aware of special meetings - a case in point, the association-wide safety meeting held last May, again at Whittier Area Community Church (WACC). The purpose of this meeting was to introduce the Neighborhood Watch program to FHPOA residents. Nakken said, "This meeting was well attended wherein we received valuable information from the representatives of the Whittier Police Department regarding how to start and maintain a Neighborhood Watch Program. We were also able to sign up volunteers who are willing to act as block captains."

This safety meeting follows a very successful FHPOA safety meeting held last year where we had more than 400 attendees listening to a presentation by Whittier Police Chief Jeff Piper. At that time, we were given detailed information on the signs of crimes of opportunity and how to help prevent them. I've taken that information seriously and now I never leave packages on the seats in my car. Everything goes in the trunk. Also, we were told, don't leave anything out in view ... whether it be sunglasses or electronic devices. Additionally, we were reminded to make sure we close our

windows in our homes and lock our doors consistently. If you have an alarm system, be sure to use it! Make your home look like someone lives there!

President Nakken has been able to secure a \$2,000 donation from ADT, the home security company that has been used to create about 200 small signs that have been given to members of the FHPOA who pay their dues. These signs can be posted in one's front yard near landscaping. They say, "Warning, Neighborhood Watch Program in Force" and they have the FHPOA logo on them. Receiving one of these signs is well worth the yearly \$45 dues we are asked to pay as FHPOA residents. Nakken also said, "Our members' safety is a priority right now to the Association."

We are all still shocked and saddened by the killing of Officer Keith Boyer that occurred early this year. I would like to thank the FHPOA board and members for their donation of \$2,500 to the Whittier Police Officers Association earmarked for the Boyer family. An unveiling of Officer Boyer's name on the Police Memorial located in front of the Police Station near City Hall was recently held.

In closing, I would again like to thank the FHPOA for focusing on our residents' safety and I again encourage all of us who live within the Friendly Hills boundaries to send in our \$45 yearly dues so our association can continue to focus on our safety and well being.

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REVIVAL

*By Tim Traeger
Editor
The Friendly Hiller*

About 10 years ago there was a dark cloud hanging over the city. One by one, almost like dominoes, City Hall watched as auto dealerships folded along Whittier Boulevard.

The bad thing was they took their sales tax dollars along for the ride.

Whittier answered in a way that many other cities don't. It got active.

Drive east along Whittier Boulevard today. If you find traffic, there are many reasons why.

Look at the new 37,000-square-foot Orchard Supply Hardware store that anchors the Friendly Hills Marketplace. Gaze at HomeGoods. Pamper yourself with products from Ulta. While you're at it have one of the best pizzas you've ever had at The Pizza Press.

The writing's on the wall. Whittier Boulevard is undergoing a massive revitalization, especially on the east end of town.

The resurgence moves farther west down the block, but that's for future issues of the Friendly Hiller. Leave it to say things are far less bleak than 10 years ago.

"The loss of seven auto dealerships was definitely a challenge for the city," said Conal McNamara, development director. "There wasn't really a magic bullet – it was the strength of Whittier as a community. The city council took a number of actions to ensure Whittier was in the best position possible to weather the storm."

They chose to say "Whittier is open to business" through modified zoning codes.

"Because Whittier is a community of great balance, the new stores and restaurants should not compete, but rather complement each other," McNamara said. "Many cities have struggled or had to compromise their standards since the (2008) recession. Whittier has emerged stronger than ever and we look forward to continued growth."

To OSH Store Manager Jessica Kitterman it's all about relationships.

On a recent Wednesday she came across Gerrine Perrson of La Habra, who was on the hunt for (black) Red Vines. For unknown reasons beyond a love for humanity, they hugged near her shopping cart.



The 37,000-square-foot Orchard Supply Hardware store at 15225 E. Whittier Blvd. typifies a rejuvenation of Whittier Boulevard, especially evident in the Friendly Hills Marketplace.

"These are experiences we have every day," Kitterman said. "It's beautiful to share our store with our neighbors."

OSH returned to Whittier, 17 years after closing their store at the Quad. Why did they come back?

"As a neighborhood hardware store, we look for areas where we can add value to the neighborhood," said Joshua Whitton, OSH vice president of marketing. "We want to help our neighbors keep their homes humming. Whittier is a perfect community for us to be a part."

The best part about being in Whittier?

"It's the people," Kitterman said. "That's the honest answer."



Orchard Supply Hardware Store Manager Jessica Kitterman bonds with La Habra customer Gerrine Perrson inside the 37,000-square-foot store at 15225 E. Whittier Blvd. OSH anchors the Friendly Hills Marketplace along with HomeGood, Ulta, Skechers, Pizza Press and Rubio's.



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Lieutenant Jay Tatman Whittier Police Department

SECURITY TIPS FOR REDUCING CRIMES OF OPPORTUNITY

As with many areas in the county and state, East Whittier, known as Police Service Area-4 (PSA-4), has unfortunately realized an increase in crime. Law enforcement professionals widely attribute the increase in crime to a variety of factors, predominately unfavorable legislation toward public safety, and a lack of accountability for those who commit crime.

In examining the first seven months of 2017, crime in PSA-4 has increased compared to 2016, most considerable in July. The largest area of surge is theft-related crimes, specifically petty theft, auto burglary and thefts from motor vehicles. Although this information is discouraging, the good news is we can collectively work together to combat these types of crimes and reduce the chances of being victimized.

Theft-related crimes occur when the following two elements exist: a criminal and opportunity. While we may not be able to completely eliminate criminals, we can remove opportunity from the equation. Gone are the days when we can leave our garage door open when we aren't outside, leave our house unsecure only for a moment while we pick up our kids from school, leave our windows down on our car while parked in front of the house, or leave our kid's bike on the driveway when they come in for a quick snack. While all these normal actions are seemingly innocent, they can create a perfect environment for those who prey on others.

Tatman continued on page 11

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Tatman continued from page 9

CAN YOU DO TO PROTECT YOUR HOME?

Keep small valuables such as laptops, tablets and other portable items hidden inside your home, lock doors, secure windows, put locks on gates, keep trees and shrubs trimmed back to reduce hiding areas, install porch lights, motion lights, and accent lights that remain on throughout darkness. Install an alarm, place alarm yard signs and window stickers, security cameras and remote-access doorbell surveillance equipment, get a family dog, install beware-of-dog signs, bring in trash cans, keep newspapers, mail, and front-door leaflets cleaned up to give the appearance that someone is home and the house is maintained.

WHAT CAN YOU DO TO PROTECT YOUR CAR?

Park in conspicuous areas that are well lit, lock doors, roll up windows, and close sunroofs, arm your alarm, do not leave any valuables in plain sight, especially: laptops, phones, small electronics, wallets, purses,

and backpacks, and other less-significant items such as coins, sunglasses and electronics chargers. Your car should look tidy and have the appearance that there are no valuables inside. If you need to leave a valuable inside, secure the item before you reach your destination. Do not pull into the gym parking lot, exit, and then hide your purse under the seat. Criminals lurk in these areas and are watching.

It literally takes only a matter of moments for a thief to look inside your car, see valuables, open your unlocked door or smash a window, and quickly flee with your property. Do not give criminals this opportunity or think because you live in a nice area this will not happen to you. Thieves know that people who live in nice areas have valuable possessions. Don't be a victim!

Beyond these security tips, it's important to be a good citizen and neighbor. Get to know those who live around you, the cars they drive, the hours they work, and the patterns they keep. Build relationships, exchange phone numbers, communicate, look out for one another on a daily basis

when your neighbors go on vacation. Pick up their mail, bring in their garbage cans, collect packages and keep their porch free of leaflets. Teach your children these good habits, and employ them to help you with these tasks when your neighbors are away. It is also advantageous to start or reinvigorate a Neighborhood Watch program.

The Whittier Police Department relies on our citizens to be our eyes and ears throughout the community. We subscribe to the philosophy, "If you see something, say something." If you observe anything that seems out of place, notice a person or vehicle that appears suspicious, or your conscious is telling you that things just aren't right, call the police. There are no calls that are too small or insignificant for us to respond, and more times than not, your intuitions are right.

On behalf of the police department, I encourage you to implement these security and safety tactics, and thank you for your partnership with our law enforcement family. Together we can strengthen our community, remove opportunity from criminals and reduce the chance of being victimized.

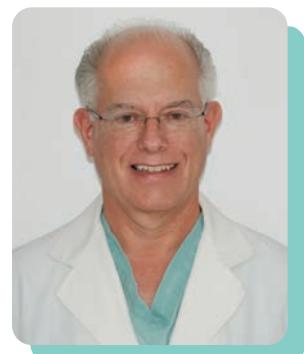
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NEIGHBORHOOD WATCH

By Tim Traeger
Editor
The Friendly Hiller

Neighbors watch out for their neighbors. At least the good ones do.

With an uptick in property crimes, partly due to inane legislation that wrist-slaps thugs, hamstrings police and allows criminals to lurk with reckless abandon, your Friendly Hills Property Owners Association is giving you a way to fight back.

Meet Jay Green, a 50-year-old USC graduate with a penchant for flipping houses, a degree in real estate finance and a dedication to protecting our community from the evil that lurks in the outside world.

His partner in this effort is Minerva Guiterrez, who helped take the reins to make our community safer.

Both are recruiting "block captains" to staff the 48 streets in Friendly Hills to form a Neighborhood Watch that will, in theory, dent in crime. (www.cityofwhittier.org/depts/police)



Neighborhood Watch Chair Jay Green holds up a map of Friendly Hills he will use to set up Neighborhood Watch teams.

"I'm speaking out loud here. We're formulating a plan. There's not one clear direction," Green recently said from his office on east Whittier Boulevard. "I've lived in Friendly Hills for 15 years. I'm not planning on going anywhere. I want to see the community continue to be beautiful, a safe place. I care about my neighbors a lot, I love Whittier and I plan to be part of this community for a long time. It really just comes from my heart."

Neighborhood Watch continued on page 15



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Friendly Hills Property Owners Association

Neighborhood Watch continued from page 13

Green and his wife, Patricia – an elementary schoolteacher with more than 20 years at Orchard Dale - have endured the random TP'ing from (allegedly) La Serna High School knuckleheads. They've had stuff stolen. But Green wants his two daughters, Sophia and Ava, to grow up in a tight-knit community without all that nonsense.

"Once we have block captains, we went to show them how to organize their streets," he said with an easy smile.

Whittier Police Chief Jeff Piper is all for the idea.

"Neighborhood watch groups offer valuable information that helps neighbors cooperate effectively with one another," Piper said. "It also promotes good security practices, makes for more observant and caring neighbors and boosts communication between citizens and law enforcement."

Green, a native of Placentia and Whittier Host Lions Club member, would love to hear from you.

"If I can draw some smart neighbors with good ideas, we can get to know each other," Green said. "We can bring each other together through communication." Gutierrez agreed.

"Neighborhood watch is one of the oldest and most effective forms of crime prevention," she said. "It is bringing citizens together with law enforcement to deter crime and make communities safer. It's neighbors looking out for one another and becoming familiar with their fellow neighbors' habits. It aids neighbors in becoming more aware of their local surroundings

and noticing when something is suspicious or out of the ordinary. A neighborhood watch creates a team of neighbors working together, looking out for one another and improving their home security."

Association members (at \$45 a year) will get a cool-looking sign they can put in front of their homes to dissuade would-be criminals. Want to join the cause? Call Green at 714-747-1912 or Gutierrez at 323-497-4437.



All members of the Friendly Hills Property Owners Association will receive a Neighborhood Watch Sign to display on their property.



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FULL OF FLAWS TO FLAWLESSLY BEAUTIFUL

By Tim Traeger
Editor
The Friendly Hiller

The home was in cardiac arrest. It was born in the '50s and in this new era had developed debilitating terminal flaws.

It was flat-lining, straight down its middle.

Call in Paramedic/Fire Chief/Battalion Chief Mark Bradley Nelson. The slightly older version of "Emergency!"s Roy Desoto answered the 9-1-1 and invested half a million dollars to raze the place and anchor his family's future.

Together with his wife, Corinne, they earned this year's "Beautification Award" from the Friendly Hills Property Owners Association. The 3,500-square-foot, four-bedroom Spanish Colonial on half an acre at 8704 La Entrada Ave. features back-to-back fireplaces with a Baja shelf and bar, remodeled kitchen with granite and quartz island, backyard "oasis" with pool and barbecue, a permanent gazebo, remodeled bathrooms, a plethora of arches, splashed tile throughout and even a backyard "shower" for their three dogs.

The project took two years, all the while Mark, Corinne, their adult children Mark Douglas, Drake and daughter Anjelica lived in relative exile.

What prompted the remodel?

"Craziness, I think," said Nelson, 60, who is also beautification chairman for the FHPOA. "It's almost like a dream come true for us. We lived over by Michigan Park (a 900-square-foot house on Euclid Avenue) for a long time. It's a nice area over there, but what my wife and I wanted to do



Former Fire Battalion Chief Mark Nelson stands in the main archway to his 3,500-square-foot Spanish Colonial at 8704 La Entrada Ave. The family spent more than \$500,000 on the two-year renovation.

was have a little more room," Nelson said. "We've always dreamed of having a larger lot. We have our half acre, even though Friendly Hills has larger lots."

They bought their home, now estimated by Zillow as worth \$1.3 million, in 2013. But not without lots of stress, sweat and old-fashioned hard work.

"It was a house that was falling apart. It was separating from the foundation. You could hear stuff in the walls, like the pipes moving around. It was old-fashioned. You could tell an older person lived here, because of the lack of maintenance," the South Torrance High School grad said. "We wanted to honor this era in California history. We've always loved California architecture. The Spanish and Mexican influences on California architecture in the '20s and '30s. Even though it's a modern house, we brought in the old, heavy tiles. We wanted to be as authentic as possible to honor that era."

Nelson and his wife met when he worked as one of the first paramedics in L.A. County out of Station 11 in Altadena. Corinne was a nurse at Huntington Memorial Hospital in Pasadena. She later assumed a long career at PIH Health.

Just like Roy Desoto and Julie McCall from *Emergency!*, they met in person after he dealt with a heart-attack patient, complete with the famous box they used to communicate in the show.

Nelson continued on page 19

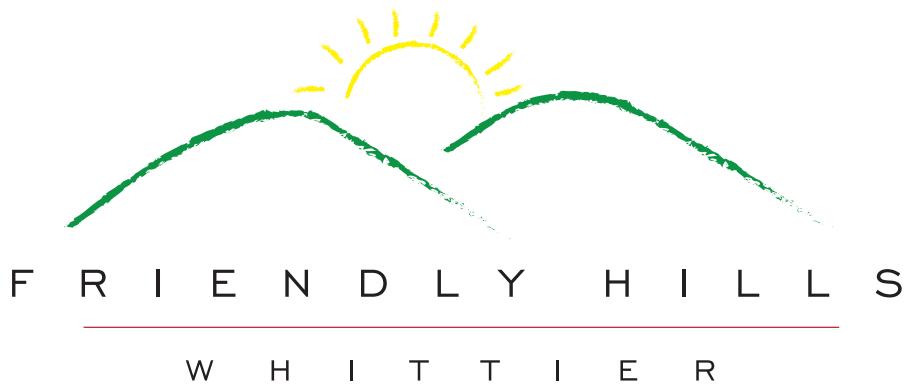


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Nelson continued from page 17

"I was a new paramedic and we got a heart run. We had the big orange box like Gage and DeSoto. I called it in and, low and behold, she picks up the other end."

Their union is punctuated by a "Mark Loves Corinne" heart-shaped cement memorial that now sits in front of their front-yard fountain surrounded by drought-tolerant landscaping.

As irony would have it, Nelson missed "Emergency!"
"I never watched it. Can you believe that?"



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Nelson and his daughter, Anjelica, 24, at their home on La Entrada Avenue.



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YOUR PROPERTY OWNERS ASSOCIATION NEEDS YOUR SUPPORT!

The FHPOA is committed to protecting and enhancing property values in Friendly Hills and to communicate with its residents concerning issues that affect Friendly Hills. Community preservation and quality of life is paramount to our association.

Who is the Friendly Hills Property Owners Association?

The Friendly Hills Property Owners Association (FHPOA) is a non-profit association dedicated to providing civic service to the Friendly Hills Community, its property owners and residents. Organized in 1949 to preserve, protect and enhance the quality of life for its members, its main mission is to represent the interests of all who live within the Friendly Hills Community. The FHPOA Board consists of volunteers who are elected to three-year terms.

Who can join the FHPOA?

FHPOA membership is open to all residents and homeowners who live in the Friendly Hills Community (FHC). The FHPOA membership provides a cohesion with its residents for the purpose of unifying our community.

What does your \$45 membership fee enable your FHPOA to provide to our community?

- Annual membership meetings where the mayor, district council member, city manager and police chief are provided with the opportunity to communicate directly with the residents of Friendly Hills.

- Financial support for La Serna High School functions and other worthy charitable events held within the FHC.
- The hosting of City Council and local representative debates during election years.
- The hosting of educational presentations, support of neighborhood watch, brush-fire/earthquake preparedness, and other educational opportunities that will serve the needs of our residents.
- Representation and advocacy for homeowners and residents for the protection of property interests and home values.
- Representation for our community on issues involving all local, municipal, county or state legislative bodies whose actions might affect the rights of Friendly Hills homeowners. These include the city of Whittier's mayor, Third-District council member, city manager, police chief and the various county and state departments that have jurisdiction over the FHC.
- The review of all new construction plans to ensure the FHC's quality building standards are followed.
- Interaction with the city and its contractors regarding new developments in the FHC.
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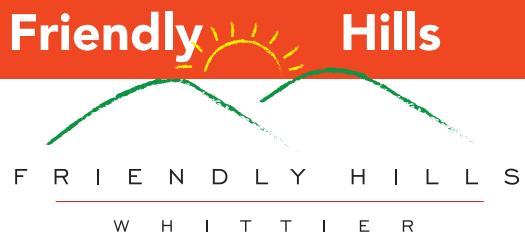
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