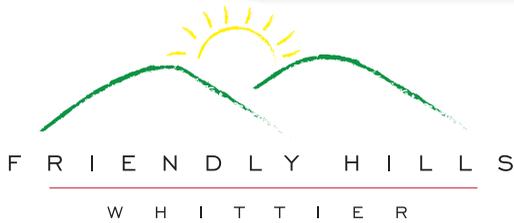


Friendly Hills Property Owners Association



THE FRIENDLY HILLER

SUMMER 2018

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Jim Emery: Gone but never forgotten

By Tim Traeger *Editor, The Friendly Hiller*



Photo by Tim Traeger

From left, Lou Grimaldi, Jens Welling and Jim Emery stand at Whittier Area Community Church during the FHPOA's annual meeting in April.

He may be gone, but never forgotten.

When Jim Emery retired to Palm Valley Country Club in January it ended a career in real estate that spanned more than four decades. He's mentored "thousands" of up-and-coming aspiring professionals and owned franchises like Century 21, Eastern Brokers and Prudential.

"At the peak of my career, I had 14 offices in the '70s, '80s and '90s under the Century 21 franchise," said Emery, who at the ripe age of 76 now wants to forget working so darned hard.

His new digs in Palm Desert include two, 18-hole golf courses, 43 swimming pools and a plethora of restaurants and beauty salons.

"I'm pretty busy doing nothing," Emery said by phone recently. "I'm relaxing after working 52 years, seven days a week. I'm trying to sit back and enjoy the golf courses and life in general. Every day is my day off."

Emery's contributions to the Friendly Hills Property Owners Association cannot be underestimated. He's served as a board member for eight years. He said he misses Whittier, his friends at Friendly Hills Country Club and his longtime home on Condesa Drive.

"I've just in my 76 years watched the city grow up and have loved being a resident of Whittier. I have tried to give back to the community

Continued on page 13



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Friendly Hills Property Owners Association



W. Allan Nakken

President, Friendly Hills Property Owners Association

PRESIDENT'S MESSAGE

I'd like to say "hello" to all Friendly Hills residents via this newsletter

We are now publishing our sixth "Friendly Hiller" and are getting great feedback from residents and advertisers. I am attempting to make this a wonderful newsletter full of content that is enjoyable. This humble product is expensive to publish, print and mail.

Consequently we have resorted to accepting advertising monies to help with our overall publishing costs. If you know anyone who would like to advertise in the magazine/newsletter there is a contact number inside this issue for you to do that just that.

The heat of summer is upon us and it's time to fix your gardening infrastructure. Turn on the sprinklers as drought restrictions are no longer in effect.

Speaking for myself, way too many of our residents have allowed these drought conditions to neglect their yards. Not watering has turned several properties into barren eyesores.

I know I'm speaking out on a sensitive topic but our home values have escalated dramatically. They are impacted positively or negatively by the landscaping in the front yard.

I can see no reason to neglect our own properties and I believe I've said enough. I hope I haven't made any enemies.

I'd love to see Friendly Hills be picturesque as we move forward. We're all in this together. You're only as good as your next-door neighbor's home.

On a closing note our board has worked tirelessly to develop a Neighborhood Watch program to be reactive and responsible regarding the coyote outbreak by bringing in officials from Sacramento to our annual meeting.

They discussed safeguards relating to coyote safety. As your board of directors we worked tirelessly to make the area in which you live a member-based community, consequently our membership has risen by about 15 percent due to our hard work.

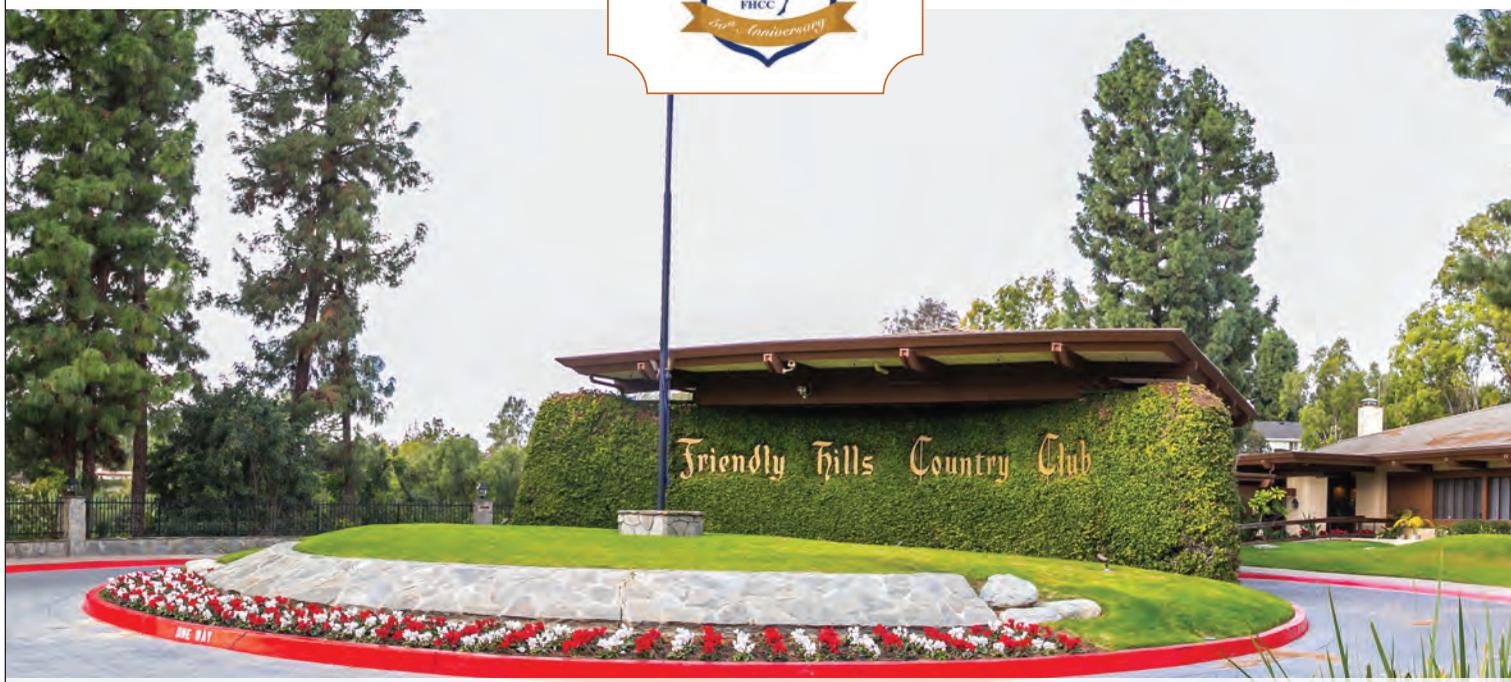
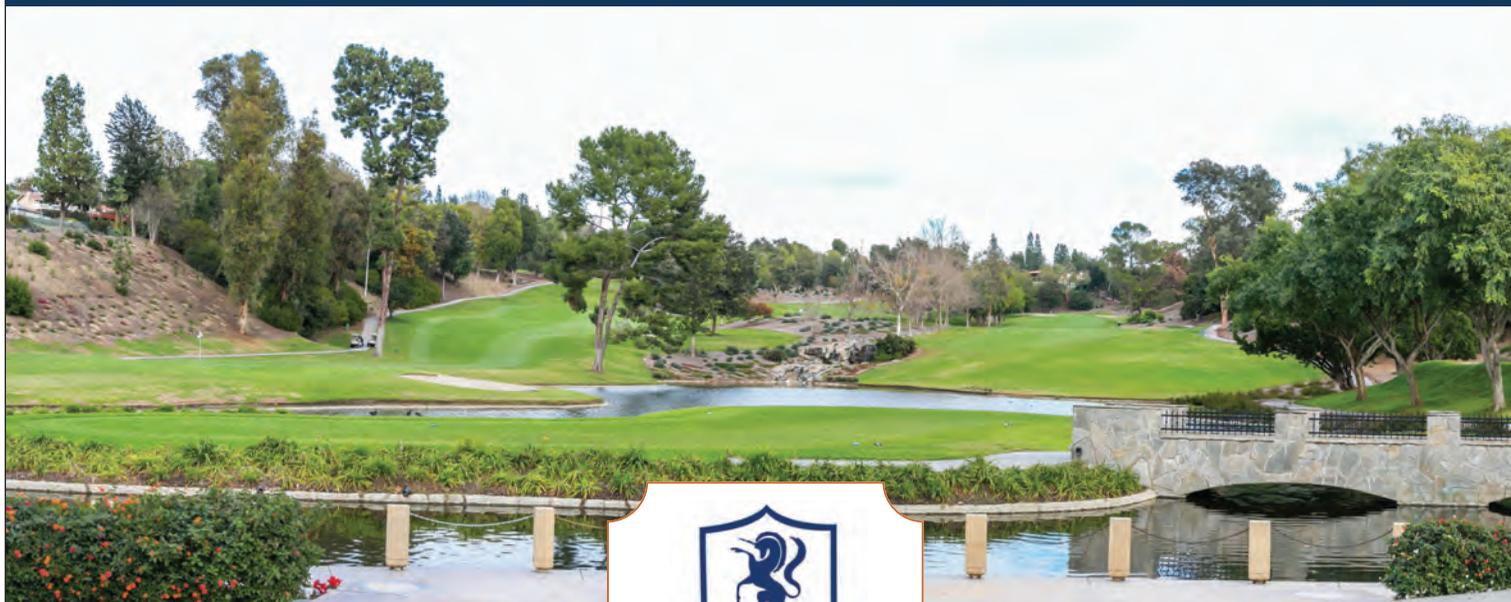
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Allan Nakken

President

Friendly Hills property owners association

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Friendly Hills Property Owners Association

CALIFORNIA GRILL gives back to the community; undergoing \$500,000 renovation

By Tim Traeger *Editor, The Friendly Hiller*



*Photo by Tim Traeger
Nick Kiuftis and his mother, Jenny, have owned California Grill at the corner of Painter Avenue and Philadelphia Street in Uptown Whittier since 1996. The restaurant offers fresh American cuisine to a hungry Whittier, seven days a week.*

What began as a boat ride in Greece became a tasty legacy in Whittier.

When Nick Kiuftis' father, Haralambos, came to America, reunited with his brother Angelo and opened a fast-food chain called "Bob's Burgers," it set the stage for what today is California Grill.

Aside from locations far and wide, "Bob's Burgers" settled into a corner lot at Painter Avenue and Philadelphia Street directly catacorner to Whittier College. Ironically it used to be a "Bob's Big Boy." Since 1996 Nick and his mother Jenny have provided a menu of more than 60 items at

what the locals just call "Cal Grill."

Nick, Jenny and their more than 60 employees tirelessly ensure Uptown Whittier guests can enjoy fresh, American cuisine seven days a week. Try the cream of mushroom soup, made from scratch, every Wednesday. Or the bone-in porkchop. Or the tuna-stuffed avocado. Their hand-chopped salads are to die for and the list goes on and on.

They are proud of their Greek heritage and it shows in their food. Everything made from scratch. Every day. But as bountiful as their plates, their altruism flows just as freely. The Kiuftis give back, constantly donating to Whittier's massive nonprofit community.

"Whittier's an amazing town,"

said Nick, 32. "It's been great to us. We love Whittier. That's why we support all the nonprofit organizations as much as we can. Everyone in Uptown, we've helped out and donated wherever we could help out."

Now the head of real estate acquisition for Lambos Restaurants, Nick wears many hats. Chef. Realtor. Father. Boss to some 60 employees. Graduate of Le Cordon Bleu in Pasadena. "Dancing With The Whittier Stars" victim. A man with a smile a mile wide.

"I still go to school," said Nick, an engaged father of two girls who lives in Irvine. "I learn a lot. I take classes. I constantly like to revolve and re-evolve. I do whatever I can to help out wherever I can."



Remodel/Rendering

Continued on page 20

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Cathy Warner

Whittier City Councilwoman District 3



KEEP CALSAFE BALLOT INITIATIVE SIGNATURES SUBMITTED TO LA COUNTY REGISTRAR

In May of this year, which was a few months following the one-year anniversary of the shooting of Whittier Police Officer Keith Boyer, signatures were submitted to the L.A. County Registrar/Recorder's office to place the Reducing Crime and Keeping California Safe Act on an upcoming ballot for a statewide election. The coalition attempting to qualify the initiative is made up of crime victims, law enforcement, business owners and public safety leaders.

In March of 2017, following the murder of Officer Boyer, the Whittier City Council approved a resolution supporting then AB 1408 (Calderon) to require revocation of probation if the offender had violated probation terms for a third time and a resolution supporting further legislative reforms to improve the negative impacts of previous crime legislation. This Assembly Bill passed both houses with bipartisan support, however it was vetoed by Gov. Jerry Brown.

Last September, following the veto by Brown of AB 1408, the Whittier City Council approved an agreement to join the Taking Back Our Community Coalition, an organization of cities advocating for the state to engage in further discussions to identify solutions for addressing the unintended consequences of changes made to California's criminal justice system through the enactment of Assembly Bill

109, Proposition 47 and Proposition 57. The Reducing Crime and Keeping California Safe act is not advocating a system of mass incarceration but will help crack down on repeat offenders and protect the most vulnerable victims from dangerous individuals who take advantage of existing laws, businesses and communities. The initiative will:

- Reclassify currently "non-violent" crimes like rape of an unconscious person, sex trafficking of a child and 14 other serious crimes as "violent" to prevent the early release of inmates convicted of these crimes.
- Reform the parole system to stop the early release of violent felons, expand parolee oversight, and strengthen penalties for parole violations.
- Reform theft laws to restore accountability for serial thieves and organized theft gangs.
- Expand DNA collection to include those convicted of drug, theft, domestic violence and other serious crimes to help solve rape, murder and other violent crimes, and Expand to exonerate those wrongly accused.

The California Police Chiefs Association has requested support for the Cal Safe initiative from every city in the state. The Association represents more than 330 active police chiefs who are directly responsible for the safety of about 26 million Californians.

Additionally, the initiative is supported by ALADS, the Association for Los Angeles Deputy Sheriffs, the Los Angeles Police Protective League and the District Attorneys of the State of California as well as many City Councils and individuals in California.

While we continue to support the Keep Cal Safe ballot initiative, what can we do as individual citizens to be proactive regarding crime? As our Police Chief and his staff have reminded us:

- If you see something, say something
- Prevent crimes of opportunity by keeping your car doors locked, keeping items in your trunk and not visible in your cars.
- Additionally, remember the Whittier Police Department's 9 p.m. nightly reminder ... lock the doors and windows of your home, make sure security lights are on and do not leave possessions such as bikes outside your homes.
- Participate in your local Neighborhood Watch program and, if you don't have one, call the Whittier Police Department and request help to organize one.

In the meantime, we wait and watch the news for an announcement that the Reducing Crime and Keeping California Safe Act has qualified as a statewide ballot initiative.

JIM EMERY

Continued from front page

and not just the real estate business, but I've also supported city management, the City Council and Whittier College. My second favorite part of Whittier is Friendly Hills."

Emery remains vested in Whittier. He still owns two apartment buildings here.

Emery has been married three times and has two daughters, Crissy and Amy. But "the light of my life" he said, are his two grandsons and two granddaughters.

When he sold his interest in Coldwill Banker Alliance at the corner of Whittier Boulevard and Colima Road he left it in solid hands, Realtor and fellow FHPOA board member Luis Carrion.

"He's an amazing man," Emery said of Carrion. "He worked as an agent for me for a couple of years. I still consult with him."

FHPOA President Allan Nakken thanked Emery for his diligent service.

"As many of our readers know, Jim Emery has lived and worked in Whittier virtually all of his life and has now found it time to say 'goodbye' to Whittier and to the empire he developed at Coldwell Banker," Nakken said. "I was proud to serve as one of his many agents. His fortitude and integrity are unmatched. Jim has been gone two months and I miss him dearly and wish him well in his retirement years. I'll be sure to keep in touch with Jim as he means a lot to me. He has done so much for our board."

Whittier will always be in Emery's heart.

"I like the community," he said. "I was born there, went through Whittier School District schools" said the Cal High graduate. He graduated in 1964 from Whittier College with a degree in business administration.

"I was there my whole life until two months ago," Emery said. "I'm a firm believer in karma. I have no trouble looking anybody in the eye because I've done nothing wrong."



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LIVING WITH COYOTES PART OF LIFE IN FRIENDLY HILLS

By Tim Traeger
Editor, The Friendly Hiller

Coyotes live among us. They are part of the wild landscape of California, especially in Friendly Hills. Their presence goes relatively unnoticed, unless your family has lost a beloved pet to the predators.

At the annual Friendly Hills Property Owners Association meeting in April, two game wardens from the California Department of Fish and Wildlife came to talk about the coyote problem and what you can do to protect your pets. Kent Smirl and Michele Budish gave tips to people at the meeting.

In addition Rod Hill, director of Administrative Services & Emergency Management for the city of Whittier, gave some sage advice.

"Coexisting with the urban coyote population is a challenge throughout the Western United States, and Whittier is no different," Hill said. "The experts tell us that coyotes are one of the most intelligent and adaptable animals in the world, with the ability to change their diets based on their environment and to breed in urban settings. Whittier's wildlife interface with the surrounding open space, combined with large lots and natural waterways typically allows the coyote population to coexist with minimal impact on our residents.

"So do we have a coyote problem in Friendly Hills? I think the best answer is that we have coyotes in Friendly Hills (and throughout the city) and they are

problematic for some homeowners, especially as they sometimes view small pets as prey," Hill said.

He said his wildlife management message includes:

- Keep food, water and shelter sources out of your yards.
- Keep short landscape trimmed low and tall landscape trimmed high to discourage hiding and denning.
- Monitor and keep your small pets indoors or on a leash, unless they are in a fully enclosed kennel.
- Coyotes are very capable of clearing a 6-foot-high fence, and have been known to climb 8- to 10-foot fences.
- Community hazing has proven to be an effective tool in retraining coyote behavior, by creating a negative association with human contact.

He said the Whittier City Council has approved hiring a part-time wildlife management coordinator to monitor coyote activity and to assist and train residents on how best to address coyote concerns.

"The biologists tell us that the coyote is here to stay and residents need to adapt their lifestyles to coexist," Hill said.

In "Coyotes: Our Permanent Neighbors," a brochure published by the county Department of Agricultural Commissioner/Weights & Measures, it says to never feed a coyote, never ignore, turn your back on or run from a coyote. Be intimidating and loud. Maintain eye contact and throw rocks or tennis balls to make them uncomfortable around humans.

It says if a coyote tries to attack a human, call 9-1-1.





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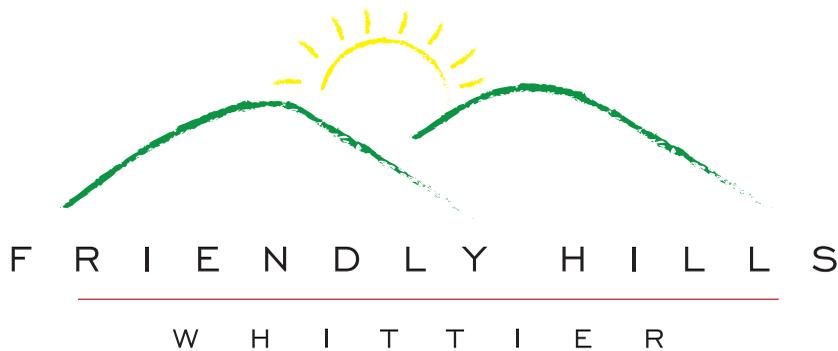
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CALIFORNIA GRILL

Continued from page 5



Former Planning Board member R.D. McDonnell is a regular. So much so he should have a booth or two named in his honor.

"My friends know they can always find me sitting at my regular table on the side patio," said McDonnell, who eats lunch at Cal Grill two or three times a week. "When I'm not sure what I'm in the mood for, the menu provides a variety of choices, from the salads to the sandwiches to my favorite the Smoky Burger. The food is always well prepared. But what I love most about Cal Grill are the people. I enjoy going 'where everyone knows my name.'"

Although his father was killed years ago in Greece, Nick has taken it on himself to carry on the family tradition. He gets a lot of help from mother Jenny. She helps keep the ship on course.

"That's why I continue his dream going on. To keep his legend going," Nick said. "My mom's the anchor. I help out with the day-

to-day operations, but she's the cheerleader. She's here on a day-to-day basis and I'm the one who's running around."

How important is his Greek heritage?

"Greeks and restaurants go hand in hand. It's a very rich culture. From mathematics to whatever you could possibly imagine. Our democracy. Our vocabulary. It all comes from the Greeks" Nick said.

Asked why he's always smiling, he answered with a grin.

"It's sunny Southern California. What's not to smile about?"

He said the long days are worth the effort. He's not shy to roll up his sleeves and pitch in.

"It's a tough business. It's not for the faint-hearted or the weak. You have to have a strong gut and a strong stomach to be able to rock and roll with the punches."

His restaurant is currently undergoing about \$500,000 in renovations to expand the kitchen and will eventually feature a full bar. Nick oversees a second location in Azusa.

"This restaurant is a gem. We're an anchor restaurant here on the corner. We feel like bringing in that new, fresh vibe that we've always been a part of since 1996. Everybody is finally catching on to the fresh-food theme. But we've been doing this since 1996."

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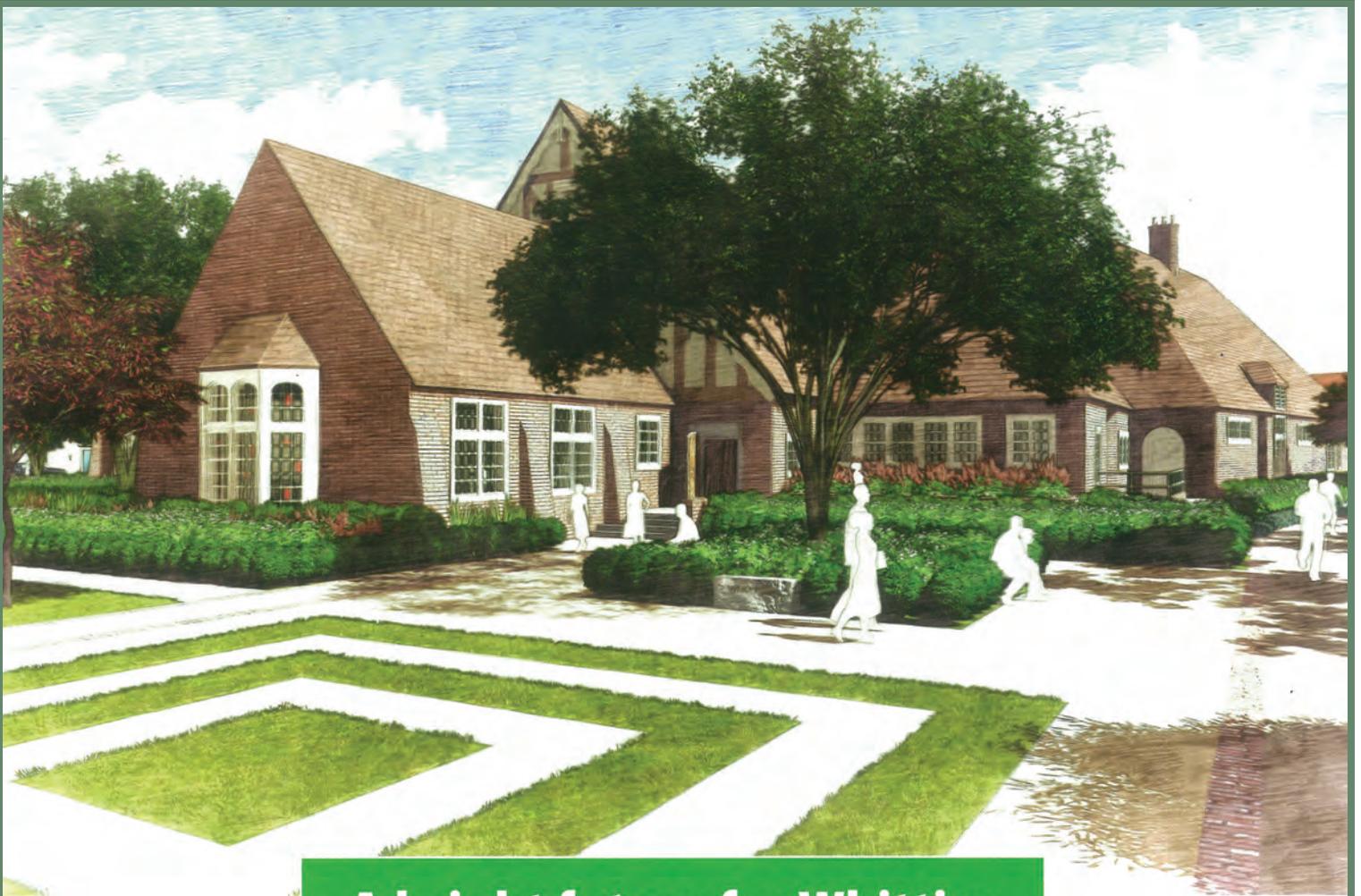
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FRIENDLY MEMORIES

By John K. Sudick, DDS



Jonathan and Rebecca Bailey shown in front of their home on what would become Camilla Street, circa 1887.

Pickering Avenue, Painter Avenue, Bailey Street, Lindley and Newlin Avenues are all streets we recognize when walking or driving the streets of Uptown Whittier. But what is the origin of these streets and our city? It is hard to talk about the history of our community of Friendly Hills without reviewing the history of our great city.

This area was once the Spanish land holdings of the former and last Mexican governor of Alta California, Pio Pico. Once part of the Rancho Paso de Bartolo, the San Gabriel mission property extended into present-day Montebello, Pico Rivera and Whittier. It was primarily used to cultivate livestock. Still standing today on the east bank of the San Gabriel River, Pio Pico's home, a thick-walled brown adobe structure, served for 40 years as the center of his El Ranchito, a smaller ranch near present-day Whittier. You can still visit today.

Guests and visitors enjoyed the fiestas, rodeos and dances at El Ranchito, a working ranch for beef that was in high demand following the California Gold Rush. That soon led to a rush for land that Pio Pico parceled and sold to private buyers. These created small townships or cities, like Picoville in the 1860s.

East of the San Gabriel River on the southern slope of the Whittier Hills, a German sheep rancher named Jacob Gerkens bought 160 acres for \$234 and built his small home that would become the Jonathon Bailey House just a few blocks from my present-day dental office next door to the old Red Cross Building. A few years later in 1879, this 160-acre parcel



Photo by Keith Durlinger

Dr. Sudick and Whittier Historical Society & Museum Executive Director Tim Traeger stand in front of the Bailey House, Whittier's first residence.

was sold to John Thomas who, with other partners built, the 1,260-acre Thomas Ranch.

By 1887 the Thomas Ranch was sold to Angela Pickering, Jonathon Bailey, Harvey Lindley, T.E. Newlin and John Painter - who formed the Pickering Land and Water Company establishing a Quaker Colony in Southern California. See if you recognize these early Whittier "colonists" by the street names in Whittier.

By May of 1887, the Quaker partnership was selling parcels of the subdivided ranch and named the town or city, Whittier, after the 19th century abolitionist Quaker poet John Greenleaf Whittier.

John K. Sudick, D.D.S.

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A GLIMPSE INTO THE LIFE

By Lt. Jay Tatman, Whittier Police Department

Many young children instinctively develop a fear of the dark, as darkness is often associated with a sense of vulnerability and the unknown.

As parents, we do our best to soothe our children of this fear by tucking them into bed at night, making sure they have their favorite comfort item, and by telling them about the superheroes that will keep them safe overnight.

As they grow older, children dream of the day when mom and dad will finally let them stay up at night. While this might seem attractive in our youth, as most of us so called grownups now know, we are lucky if we can actually stay awake until the New Year's ball drops in Time Square. Today, the majority of us settle for the Los Angeles 9 p.m. broadcast so we can retire before our eyes start to bleed.

For police officers, it's not an option to have a fear of the dark, or the inability to stay up all night. This is the time when police officers have to be at their absolute best, braving the many challenges of working overnight so that they can facilitate a quality night's rest for their residents, and ensure the safety and peace of the community they valiantly serve.

Welcome to the graveyard shift! Most people can only imagine what it must be like to work overnight. Few will get an opportunity to experience it, and even a smaller number will make a career out of being the night's watchman. I remember with fondness when my young child was learning about animals that stay awake at night, and drew the parallel, "Dad, you are nocturnal!"

As it turns out, I have spent several years working the

graveyard shift, sometimes as a result of having low seniority, but most often out of choice. What is it about working at night that appeals to our committed law enforcement professionals? There are a host of characteristics unique to working graveyards that fuel an officer's love-hate relationship with the shift.

Let's start with sleep. Sleep is precious to everyone. Experts recommend that an adult get somewhere around eight hours of sleep per night. This recommendation is unattainable by most officers working graveyards because they are expected to sleep while the rest of the world is moving forward.

In other words, when the bright sunlight is glistening into their bedroom, when it's 105 degrees outside, and their next-door neighbor just embarked on a long-term home improvement project with dueling jackhammers.

Graveyard officers work 12 ½-hour shifts, and often longer when their shift is extended due to an emergency or extenuating circumstance. When factoring in other considerations, like a court appearance, work-related meeting, work phone calls, text messages and emails, a training class, commuting, taking children to and from school, watching children so a spouse can work, children's homework, sports, and school-related activities, preparation for work, and a quick meal with family, the period for sleep is considerably reduced.

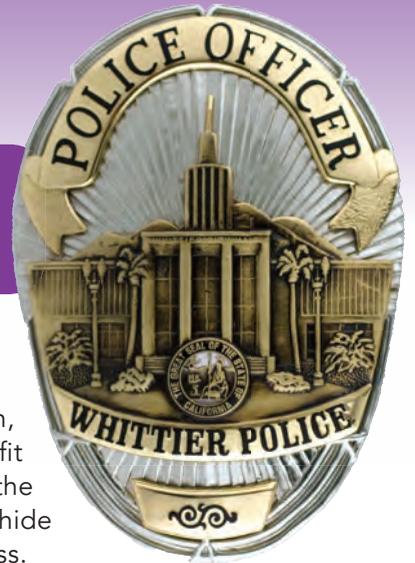
This routine loss of sleep results in fatigue, an endless feeling of being tired, sleeping long hours on days off, not being able to sleep at night, and other not-so-preferred experiences such as falling asleep on date night at the movies or while watching your kid's performance, or dosing off while sitting on the couch at your mother-in-law's birthday party.

How do we combat fatigue? Coffee, lots of caffeine, and for the younger officers, energy drinks. We are all aware of the timeless joke involving cops and doughnuts. An occasional fresh doughnut right out of the baker's oven at 4 a.m. is one of the sweet perks of working overnight.

However, those senior to me have said the relationship between officers and their baked companions as traditionally told is inaccurate. Apparently, in the olden days, doughnut shops were the only locations open overnight, and a place where officers visited in order to get a hot cup of coffee to help fuel them through their shift. Today, we are fortunate to have several shops serving up fancy named high-octane caffeinated drinks. We visit them early, and often.



OF A GRAVEYARD COP



Do you know how to identify an officer who works the graveyard shift? At 6 p.m. they look like they just woke up, are holding a caffeinated drink, and will greet you by saying, "good morning!" Contrarily, at 6 a.m. they look like they are half asleep, are holding a caffeinated drink, and will greet you by saying, "good night!"

In an effort to combat the physical toll of working graveyards, many officers try to eat healthy and to exercise. Another difficulty of working overnight is the lack of healthy food options. Many times, officers will rush out of the evening briefing session to a multitude of calls holding. By the time the calls start to subside, many of the respectable food locations have since closed for the evening. In my younger years, at 3 a.m. I routinely experimented with eating things that I was told were food off the trunk of a police car that doubled as a table. This didn't work out too well for my health or waistline. Most graveyard officers today bring healthy prepared meals from home, or they try to grab an early bite before the night gets away.

Police work has developed into a heavily intellectual vocation. Officers are expected to have a firm working knowledge of a significant amount of ever-changing law, policy, and procedures. They operate daily under societal expectations that they will make decisions that are not only in accordance with established rules, but also in alignment with public perception and opinion.

Officers are asked to investigate and to manage extremely difficult and complicated circumstances, come to reasonable conclusions supported by law, and to document facts and their findings in well-articulated police reports. Their split-second judgments are often critiqued in various arenas for years afterward. The job carries a significant amount of risk and liability, which can be exacerbated by the challenges of working the night shift.

What types of activity do officers face during the graveyard shift? In many instances, the same that officers face during

the day, with one exception, they do not have the benefit of the sunlight to expose the crooks who choose to hide behind the cover of darkness.

Graveyard officers operate under the ambient light of the moon, armed only with the lights on their patrol car and hand-held flashlights to lead the way. Nightly, they face a variety of substantial challenges and threats to their personal safety. When the sun finally sets for the evening, this is the beginning of the workday for a host of violent criminals and problematic circumstances: Robbers, burglars, thieves, gang members, DUI drivers, traffic collisions, domestic violence, shootings, stabbings, car chases, foot pursuits, alcohol and drug-addicted individuals, and incidents involving the homeless and mentally unstable people. Good news, it's also the time when your highly motivated and skilled brave men and women hit the streets to protect the community!

With all the seemingly difficult challenges associated with working graveyards, the question arises as to why anyone would want to work the shift. In all honesty, because that's the way public servants are wired. Police officers are called to serve others, to seek out and to run to danger, they thrive on the thrill of the chase, overcoming obstacles, and taking bad guys to jail.

They understand and readily accept the personal sacrifices, the inevitable harm, and the risks associated with their safety. They are driven by the chance to help others, and honored to have been chosen to serve in this capacity. Most importantly, they are genuinely privileged by the opportunity to keep people safe, provide them with peace of mind at night, and to fill the legendary role of superhero that parents share with their children at bedtime.

Lt. Jay Tatman is assigned to District 3, which includes Friendly Hills.





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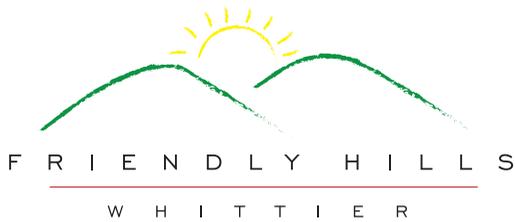
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