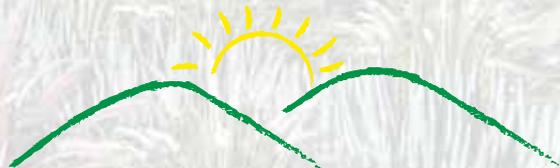


THE  
F R I E N D L Y  
H I L L E R  
M A G A Z I N E

WINTER 2019



F R I E N D L Y H I L L S  
W H I T T I E R



# LUIS CARRION

## REAL ESTATE



### COMMERCIAL & RESIDENTIAL

---

### REAL ESTATE SERVICES REDEFINED

---

[WWW.LUISCARRIONREALESTATE.COM](http://WWW.LUISCARRIONREALESTATE.COM)

### LUXURY AND INVESTMENT PROPERTIES

CALL ME TO SELL OR BUY YOUR PROPERTY



GLOBAL  
LUXURY



Luis Carrion, CCIM

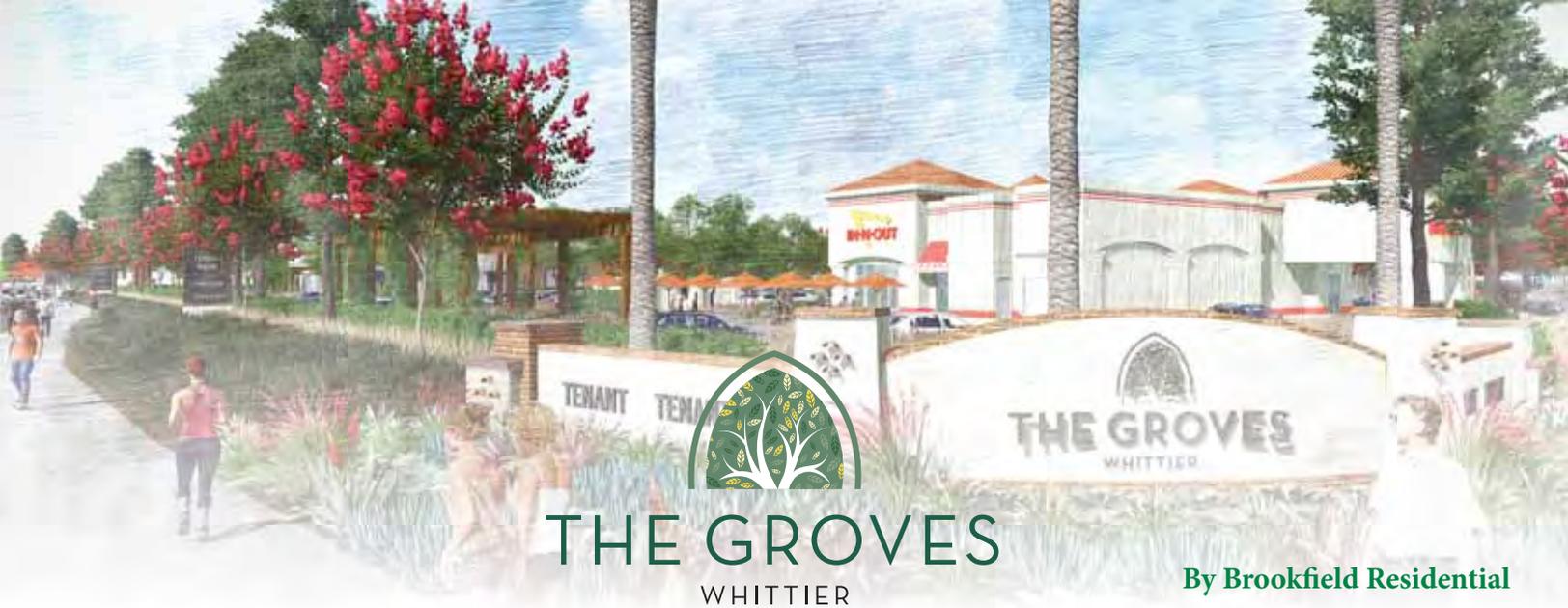
CEO/President/Owner

Direct: (877) 556-6667 | Mobile: (323) 803-9422

E-mail: [luis@cballiance.net](mailto:luis@cballiance.net)

DRE#:01704180





# THE GROVES

WHITTIER

By Brookfield Residential

Happy New Year Friendly Hills! For those of you who have been following Brookfield Residential's redevelopment of the Fred C. Nelles Youth Correctional Facility, 2018 was a big year! And 2019 is shaping up to an even bigger year!

As most of you are aware, the facility, which was closed by the State of California in 2004, was put up for sale shortly thereafter. Different parties were in and out of escrow with the State on it for several years, until Brookfield entered into an agreement with the State to purchase it in 2011. After many meetings with the City and community, the design of the new plan (then known as the Lincoln Specific Plan) took shape in 2013, and the City approval and environmental review process began. Many meetings and hearings later, the plan was approved in July 2015.

Over the next two years, while litigation of those approvals wound its way through the courts, Brookfield worked with City staff on the plans for the homes, the rehabilitation of four historic buildings, and all of the streets, utilities and everything else needed to support the new community.

Now known as The Groves in Whittier, Brookfield broke ground on the development in April 2018, and work has been taking place at a feverish pace ever since. Over the past 9 months, much of the site demolition and preparation necessary for the development has been completed, with the remainder to be done this year. With the exception of the four buildings which will be retained and rehabilitated – the Superintendent's Residence, the Administration Building, the Chapels Building, and the Assistant Superintendent's Residence – all other buildings on the site have been demolished.

The other four historic buildings – the Gymnasium, Auditorium, Old Infirmary, and Maintenance Garage – were deconstructed by The ReUse People of America, contractors specializing in the recovery and reuse of building materials. More than 131 tons of material, including lumber, roof tiles, architectural and plumbing fixtures, windows, seats and doors were recovered from these four buildings to be reused. In addition, hundreds of items were recovered and donated to the Whittier Museum for a future exhibit on the Fred C. Nelles facility.

Work continues to remove the complex system of underground utilities that were present on the site and to prepare the site for the construction of new streets, parks, homes and shops. Rehabilitation of the Chapels Building into a community center

for the new community was recently initiated, beginning with structural work to bring the building up to current standards for historical buildings.

By late 2019, Brookfield anticipates you will see the first new buildings under construction, working toward a Grand Opening in April 2020. The 561 homes and condominiums for sale at the Groves will be built by Brookfield Residential and Lennar. Each builder will be building one detached home community and one condominium community. The architecture of the new homes was inspired by and will reflect the variety of architecture already found in Whittier, including Spanish, Craftsman, Monterey and American Cottage elevations.

For much of 2018, Brookfield has been working with a new partner, Frontier Real Estate Investments, for the development of the commercial retail portion of the community fronting Whittier Boulevard. If they sound familiar, you may remember them as the developer who adapted the former Friendly Hills Lanes bowling alley into the BevMo and Aldi's Food Market at 15545 Whittier Blvd. Frontier has refined the plans for the commercial retail center and brought in two new restaurants that the City has been looking forward to for a long time – In-N-Out Burgers and Raising Cane's Chicken Fingers, two of the most popular fast food restaurants in Southern California. Final City approvals of Frontier's plans are anticipated in February, with construction beginning in late 2019 or early 2020, with the commercial buildings expected to open in 2021.

In late 2018, Brookfield entered into an agreement with PLC Apartments to build the 189-unit apartment community within the Groves, which would include 60 apartments targeted for seniors. PLC is a major owner and developer of apartment communities in Southern California, bringing meticulous attention to detail and the highest caliber property management to Whittier. PLC is currently refining the plans previously approved by the City for the apartments, and anticipates beginning construction in late 2019, with the buildings expected to be ready for occupancy in late 2020/early 2021.

In sum, there was a LOT of progress in bringing the Groves in Whittier to reality in 2018, and 2019 promises to be an even brighter year. Stay tuned for more updates, and for more information or to join the interest list, please visit [www.thegroveswhittier.com](http://www.thegroveswhittier.com).

# Friendly Hills Property Owners Association

invites you to our

## Annual Meeting

Whittier Area Community Church

8100 Colima Road, Whittier

April 4, 2019 5:30 - 9:00 p.m.



Will be serving  
complimentary Hamburgers  
hosted by F.H.P.O.A  
to our members



7:00 p.m.

Allan Nakken,

President, Friendly Hills Property Owners Association

7:15 - 7:45 p.m.

Jeff A. Piper, Chief of Police

7:45 - 8:15 p.m.

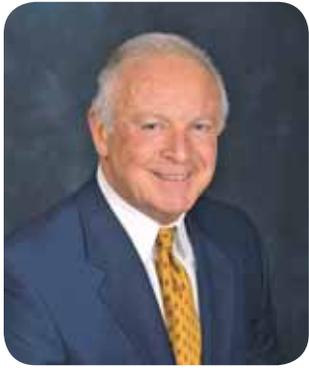
Jeff Collier, City Manager. State of the City.

8:15 - 8:45 p.m.

Dave Bartlett, Vice President of Land for Brookfield Residential

(Adults only please)

# PRESIDENT'S MESSAGE



## **W. Allan Nakken**

*President,*

*Friendly Hills Property Owners Association*

I should begin my comments by saying happy new year to all of our Friendly Hills residents. It probably doesn't seem like there is a lot going on but believe me there is a lot taking place. Most of you know that we've been putting in print for the last year and a half news and stories about Friendly Hills.

Our first Friendly Hiller was about eight pages. The second grew to about 15 and now the last newsletter was 35 pages. I'm hoping by the time the February edition comes together we have about 40 pages. I met with Sandra Hahn, owner of Crepes & Grapes who used to be the Uptown Association president, and she said "Oh my gosh Allan your periodical should be called a magazine." So we will now refer to the Friendly Hiller as a magazine rather than a newsletter.

Our membership this year has grown by about 20 percent and we sincerely believe our readers/homeowners are grateful for this new news piece keeping them apprised of new developments in the Whittier area. I'd like to thank all our members for joining and being active in our membership base.

I am pleased to announce I received a confirmation date for our 2019 annual meeting, once again planned at Whittier Area Community Church at 5:30 p.m. on Thursday, April 4 with dinner being served complements of your Association. As always the famous In-N-Out truck will be there to give you and your family dinner. The meal is being offered to our members as a thank-you for your membership. Our program will begin at 7 p.m. sharp and we have City Manager Jeff Collier to bring our residents up to date on new events and new developments with a general updating of what's going on around Whittier and Friendly Hills.

Our second speaker, back by popular demand, will be Dave Bartlett, Vice President of land procurement for Brookfield Residential. Brookfield, as you know, purchased the 74 acres previously known as the Fred C. Nelles Youth Correctional Facility. They're bringing in a number of new restaurants and shopping opportunities as well 750 residential units. This is the largest project Whittier has ever seen and it deserves an update so all of you are aware.

I look forward to seeing you all on April 4.

### **Allan Nakken**

President

Friendly Hills Property Owners Association

## Friendly Hills Property Owners Association Board of Director

### EXECUTIVE OFFICERS:

**Allan Nakken**  
President

**Michael Tobin**  
Vice President

**Eric Vealitzek**  
Secretary

**Linda Pennino**  
Treasurer

### BOARD MEMBERS

**Luis Carrion**  
Membership Chair

**Lou Grimaldi**  
Marketing Chair

**Minerva Gutierrez**  
Neighborhood Watch

**Enrique Hernandez**  
Area Improvement West

**Jens Welling**  
Webmaster

**Ella Neely**  
Board Member

### How to Contact FHPOA

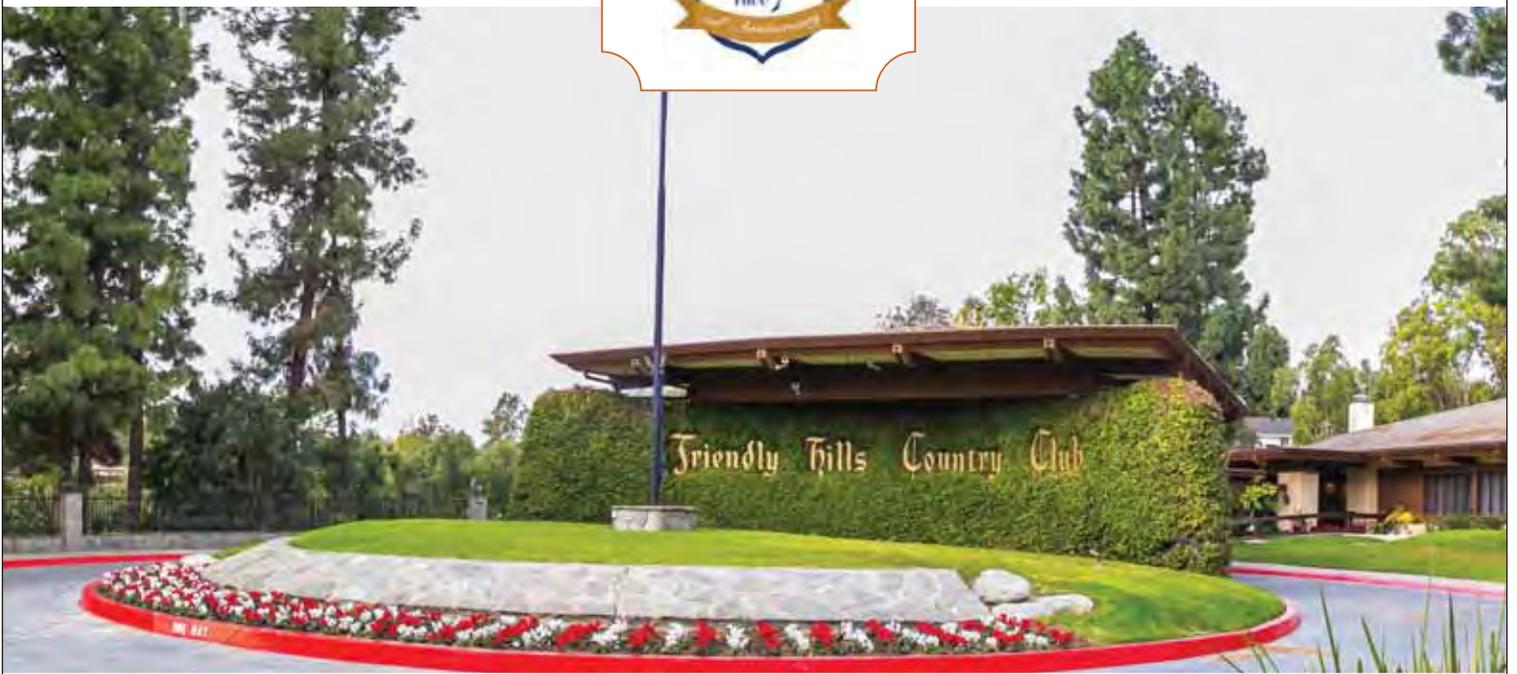
Letters to the Editor or suggestions for articles may be sent to the address or Website below:

**Friendly Hills Property  
Owners Association**  
P.O. Box 1018  
Whittier, CA 90609-1018

**Website:** [www.friendlyhillspoa.com](http://www.friendlyhillspoa.com)

**Friend us on Facebook at  
FriendlyHills POA**

# *Friendly Hills Country Club is celebrating 50 Years!*



Celebrate with us by joining our Club and participating in the many family-friendly activities, social events, or on our 18-hole championship golf course designed for all ages and abilities. You don't want to miss out on this exciting year!

8500 Villaverde Drive Whittier, CA 90605

562.698.0331 | [www.friendlyhillsgolf.com](http://www.friendlyhillsgolf.com)

**FRIENDLY HILLS  
PROPERTY OWNERS ASSOCIATION**  
**In appreciation of your  
contributions to the community**



**Joe Vinatieri  
Mayor**



**Fernando Dutra  
Council Member**



**Henry Bouchot  
Council Member**



**Cathy Warner  
Council Member**

PIH Health

# URGENT CARE CENTER LOCATIONS

Open every day, 10 am to 8 pm, including holidays.  
No appointment necessary.



## URGENT CARE CENTER HACIENDA HEIGHTS

1850 S. Azusa Ave., Suite 88  
Hacienda Heights, CA 91745  
626.225.4900

## URGENT CARE CENTER SANTA FE SPRINGS

12400 Bloomfield Ave.  
Santa Fe Springs, CA 90670  
562.967.2830

## URGENT CARE CENTER LA HABRA

1400 S. Harbor Blvd.  
La Habra, CA 90631  
562.789.5950

## URGENT CARE CENTER WHITTIER

15733 Whittier Blvd.  
Whittier, CA 90603  
562.947.7754

## URGENT CARE CENTER MONTEBELLO

2205 W. Beverly Blvd.  
Montebello, CA 90640  
562.967.2780

NEED A SPORTS PHYSICAL?  
WE CAN HELP!

To check current wait times or for more information, visit [PIHHealth.org/UCC](http://PIHHealth.org/UCC).

9/18-MALV-500-ACROL283-0





A *fresh* NEW PLACE  
GROWING IN A  
*historic* SPACE

## NEW HOMES, RECREATION & RETAIL COMING SPRING 2020

Introducing The Groves, a fresh new community coming to life in the heart of Whittier. This historic site, a former state facility with roots of past citrus and walnut groves, is transforming into a new, sought-after address. Modern neighborhoods, resort-style recreation, meandering trails, plus hip and convenient retail will mark a location that is both storied and vibrant. Stay up to date and join the interest list for The Groves, a fresh new place growing in a historic space.



THE GROVES  
WHITTIER

Join the interest list at  
[TheGrovesWhittier.com](http://TheGrovesWhittier.com)

**LENNAR**

© Copyright 2018 Brookfield Residential. All rights reserved. Timing, plans, pricing, product information, square footage, amenities and community/neighborhood information are subject to change. Models do not represent racial preference. Brookfield Residential DRE #01896289.

**Brookfield**  
Residential

# Williams Tree Service

*Family Owned & Operated Since 1986*

- *Hillside Clearing to meet Fire code*
- *General Clean-up / Haul-Away*
- *Tree Planting / Removal / Thinning / Shaping*
- *Complete Tree Services & Maintenance*
- *Commercial / Industrial / Residential*



**Serving La Habra Heights, La Habra, Whittier, and Beyond**

## **562-692-8677**

**Fully Licensed & Insured – Contractor Lic. #941245**



# Angel & Patty Hernandez

Luxury Home Custom Marketing



HDR Camera



3DTours - Matterport



Drone Photography



Staging Advice



Professional Videos



8655Raintree.com

Individual Property Websites

## Luxury Homes



REALTYONEGROUP  
SYNERGY  
562-696-6515

BRE#00942464 #01210059

# What's happening in Whittier

Best wishes to you all for a healthy and happy 2019. The beginning of a new year seems like a good time to take a look at what's in store for Whittier this year. There are several exciting city projects and services on the horizon which I would like to share with you.

**Lee Owens Park:** This park is vital not only to the kids that attend the Boys & Girls Club but also to residents living in the area around La Cuarta and Greenleaf. The existing park is about an acre and a half with another quarter of an acre to be added along with a new recirculating water feature being installed and new replacement restrooms. Assembly Majority Leader Ian Calderon and Supervisor Janice Hahn have provided \$1.4 million in grant funds for this project. KaBOOM has returned this year to provide new playground equipment for Broadway Park in Uptown. Anaconda Park in East Whittier will also receive replacement playground equipment thanks in part to the generosity of Supervisor Hahn.

The city's water and sewer replacement program continues to make great strides as more than five miles of sewer main have been replaced in the last two years and another eight additional miles of sewer will be replaced during the next two years. Nearly eight miles

of water main lines have been replaced during the same two-year period with 10 miles of replacement set in the next two years. The city's Savage Canyon Landfill, which is located behind Penn Park, now has an operating life until 2071.

Whittier's Central Library needs are ever-present in the minds of all those who supported the Measure L bond campaign. This 1959 building accommodates more than 600,000 patrons a year. The City Council will address funding issues with respect to the multiple concerns of the library during its budget cycle meetings this spring.

Last January Whittier joined the Clean Power Alliance (CPA) of Southern California which moved Whittier from 34 percent renewable power generation to 50 percent at a lower cost than SCE. This strategy significantly increases "green" energy and reduces greenhouse gas emissions. This service will start this month allowing Whittier customers to opt out (stay with SCE), or go with CPA and select a renewable power generation level of 36, 50 or 100 percent.

Whittier is working with various wireless providers to encourage the rollout of 5G technology. This will provide even faster wireless service to the entire community.

Of particular interest to residents of East Whittier is



**Cathy Warner**  
*Whittier City Councilwoman,*  
*District 3*



# during 2019?

the street repaving program which recently saw the completion of work in areas north of Whittier Boulevard to south of Janine Drive from east of Santa Gertrudes to west of Valley Home Avenue. Additionally the Greenway Trail East, a 2.8-mile section from Mills to the east city limits is in the pre-construction stages and we hope to see construction under way later this year. A "Safe Route to School" project is set to provide new sidewalks along La Serna Drive, north of Whittier Boulevard.

As far as economic development, 101 new businesses have opened since July 1, 2017. Although Orchards Hardware closed all their stores nationally, we are excited to have Burgerim coming into the Friendly Hills Marketplace and hope to see a new business moving into the former Orchard's site. Whittier Crossing, between College and Michigan, is fully leased with Jersey Mikes, Grub Burger, Starbucks, Off the Hook and an AT&T store. Harbor Freight is now located in the former Sackett & Peters building on Whittier Boulevard at La Serna Drive.

Development is progressing at The Groves in Whittier located at the former Fred C. Nelles Youth Correctional Facility. Grading and demolition is under way to prepare the site for buildings, including

restaurants such as In-N-Out and Raising Canes. This project is a \$300 million investment in Whittier that will yield 750 new housing units, 144,000 square feet of commercial shopping center space and 20,000 square feet of space within four renovated historic buildings.

Our Police Department continues to encourage residents to stay vigilant and protect your property. One way of doing this is by participating in the 9 p.m. Routine – making sure every night you have nothing of value in your vehicle and lock your vehicle. Also, please work with your neighbors to participate in a Neighborhood Watch group. Remember if you see something suspicious in your neighborhood, say something. Call the Police Department.

Lastly, we continue to reach out to assist those who are experiencing homelessness in our community. A valuable tool to get services to vulnerable residents is the LA-HOP web portal. It is very easy and efficient for any member of the public to request help and have it dispatched to connect homeless persons with outreach workers. Just log on to [www.la-hop.org](http://www.la-hop.org).

In conclusion, access the revised [cityofwhittier.org](http://cityofwhittier.org) website to view city services, meeting agendas and myriad additional information.



# *Luxury Senior Living*

Independent Living • Assisted Living • Memory Care



Resident-centered care is the cornerstone of Oakmont's Independent Living, Assisted Living and Memory Care Programs. Our highly experienced care team creates a personalized experience for our residents and peace of mind for their families.

***Restaurant-Style Indoor and Outdoor Dining  
Private Movie Theatre • Day Spa • Fitness Center  
Pet Park • Resident Gardens and Walking Paths***

***The community you've imagined...with the care your loved one deserves.***



13617 Whittier Blvd  
Whittier, CA 90605  
**562-280-2588**  
oakmontofwhittier.com



**Tours Available Today!**

**ORIGINAL**  
**ROADHOUSE**  
**STEAKS ★ BBQ**



**VISIT OUR WEBSITE [WWW.ORIGINALROADHOUSEGRILL.COM](http://WWW.ORIGINALROADHOUSEGRILL.COM)  
AND JOIN OUR GRILLMASTERS E-CLUB AND WE WILL SEND YOU A \$10  
CERTIFICATE\* JUST FOR JOINING AS WELL AS EACH YEAR ON YOUR BIRTHDAY!  
(\*NO MINIMUM PURCHASE REQUIRED.)**

**JOIN US IN THE SALOON BAR FOR HAPPY HOUR!  
MONDAY – FRIDAY 2PM – 7PM • SATURDAY/SUNDAY 2PM- 6 PM**

**Private Banquet Room available  
for your Special Events**

**Delivery now available through DoorDash!**

**15156 E. Whittier Boulevard • Whittier, CA 90603 • 562-945-7796  
[WWW.ORIGINALROADHOUSEGRILL.COM](http://WWW.ORIGINALROADHOUSEGRILL.COM)**

# Welcome to Whittier

## Mortgage Brokers Have Options



### Bank Rate Too High? Self-Employed? First-Time Home Buyer?

- Conventional Loans \*FHA/VA Loans
- JUMBO Loan 'Bank Buster' No MI EVER
- Bank Statement Loan Programs
- Cash Out Refinance up to 90% (payoff that HELOC or debt!)
- 100% Cash Out VA Loan-refinance conventional or VA Loan

No money for down payment? Up to \$26,000 for down for \$745,000 Purchase PLUS up to \$22,395 for closing costs.

**CALL TODAY!**

**BROKERS ARE BETTER FOR CONSUMERS**

Mortgage Brokers vs 'Big Bank Retail'  
Average Note Rate

Mortgage Brokers	4.15%
Guild Mortgage	4.33%
Movement Mortgage	4.36%
Ditech Financial	4.37%
Bank of America	4.68%

\*\*\*Data from Trulia.com

Christian Herrera  
NMLS #266148  
**562-260-3824**

Anne E. James  
NMLS #254859  
**562-619-2058**



Reliance Mortgage Service Inc.  
14831 Whittier Blvd Suite 204  
Whittier CA 90605



[www.RelianceMortgageServiceinc.com](http://www.RelianceMortgageServiceinc.com)



### Realtor/Notary

- Property Mgmt. as low as 7%
- Notary Public: All documents
- 20 years serving Whittier

**Karen S Toth**  
**562-304-6169**  
DRE#01777629



Call or Email today for a free consultation [KarenREANotary@gmail.com](mailto:KarenREANotary@gmail.com)



## Discover your Y!

Are you looking to get healthier and stronger? Interested in making new friends? Need a safe and enriching place for your child to go after school?

**The Y has that...and so much more.**

- ◆ More than 100 group fitness classes every week, including Zumba, Yoga and Water Therapy
- ◆ Free child watch and kids club with family membership, because more than ever, busy parents need support on their journey to healthy living
- ◆ Nationally certified instructors and personal trainers
- ◆ SilverSneakers and Silver&Fit for Active Older Adults
- ◆ Four indoor pools with lap swim, family swim, swim lessons for all ages and competitive swim team
- ◆ Preschool and Before/After School care for TK-8th grade nurtures the potential of each child
- ◆ Camp Arbolado in the San Bernardino Mountains provides an opportunity to unplug and experience nature
- ◆ Year-round youth sports and programs keep kids active and engaged

### YMCA of Greater Whittier

Uptown Whittier YMCA Family Center . 12510 Hadley St. Whittier, CA 90601 . 562-907-6530  
East Whittier YMCA Family Center . 15740 E. Starbuck St. Whittier, CA 90603 . 562-943-7241

[ymcawhittier.org](http://ymcawhittier.org)



# THINKING OF **SELLING** YOUR HOME?

Navigate the **Real Estate Market** with our Executives

- ✓ *FREE* Comparative Market Analysis
- ✓ *FREE* Home Equity Evaluation
- ✓ Quality Service
- ✓ Marketing Systems & Tools
- ✓ Best Pricing Strategy Analysis
- ✓ Consistent Communication



[www.realtyexecutivescornerstone.com](http://www.realtyexecutivescornerstone.com)  
Office: 562.698.0348 | [rec@realtyexecutives.com](mailto:rec@realtyexecutives.com)



# Young at Heart

2019 PIH HEALTH FOUNDATION GALA

Saturday, April 27, 2019

Hyatt Regency Huntington Beach Resort & Spa



## ALL PROCEEDS TO BENEFIT

This year's gala is an opportunity for the PIH Health community to come together to support one mission - Patients First. Funds raised at the gala will support programs, services and patient care to benefit those we serve. This vital source of funding will help address the greatest needs within the organization as we continue to ensure quality health care for all who need it.

For additional information or questions, please contact PIH Health Foundation at [Foundation.Events@PIHHealth.org](mailto:Foundation.Events@PIHHealth.org) or 562.698.0811 Ext. 81520.

# THE FRAMERY & FINE ART GALLERY

*Serving local framing needs for over 50 years*

*The Framery specializes in oversized art, shadow box frames, large corporate orders and single family treasures*



*The Gallery exhibits local and international art*

*Monthly Gallery shows open to the public*

*Tues-Fri 10-6 / Sat 10-5*

*13105 Whittier Blvd. Whittier 562-693-5714*

PROUDLY SERVING OUR COMMUNITY SINCE 1996



California

G R I L L

Fresh ♦ Fast ♦ Fun

**FREE APPETIZER UPGRADE**

ON \$500 OR MORE ON YOUR NEXT CATERING ORDER

*Follow us the Fresh, Fast & Fun Way!*



Open 7:00 am - 10:00 pm | 7 Days a Week

6751 Painter Ave. | Whittier, CA 90601

**562.907.7017**



[www.CaliforniaGrill.com](http://www.CaliforniaGrill.com)

# BROOKDALE

Once you're here,  
you're home.

Come discover the  
many comforts of  
our caring community.

When you join our family,  
you can feel secure  
knowing that we're here  
for you every step of the  
way. Whatever the future  
holds, our communities  
are designed to care for  
your needs through all  
the stages of life.

▶ For more information, call **(562) 945-3904.**



## Brookdale Uptown Whittier

Independent Living  
Assisted Living  
13250 Philadelphia Street  
Whittier, CA 90601  
198601778

©2016 Brookdale Senior Living, Inc. All rights reserved. BROOKDALE SENIOR LIVING and BRINGING NEW LIFE TO SENIOR LIVING are the registered trademarks of Brookdale Senior Living, Inc.  

Bringing New Life to Senior Living™



**BROOKDALE**  
— SENIOR LIVING SOLUTIONS —

brookdale.com



# **HAB** Hadley Auto Body inc.

**10% DISCOUNT**  
AAA Members  
AARP Members  
and Military Personnel

**WE SPECIALIZE IN**

**WE OFFER**

**ALL MAKES AND MODELS  
COMPUTER COLOR MATCHING  
PEARL TONES  
FIBERGLASS REPAIR**

**24-HOUR  
TOWING**

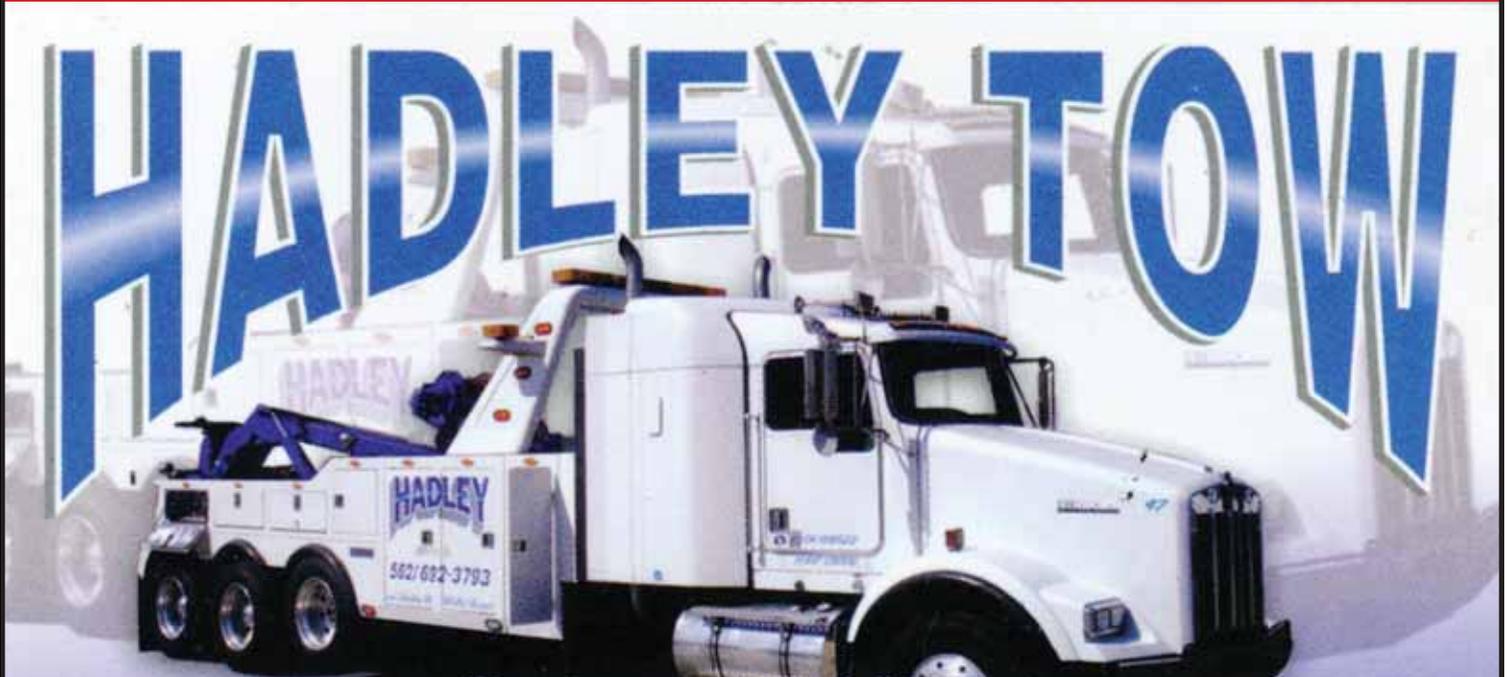
**FREE ESTIMATES  
SHUTTLE SERVICE  
TOWING AVAILABLE  
RENTAL AVAILABLE  
WARRANTY INCLUDED  
INSURANCE & DEALER WORK**

**Hours of Operation**

**Mon - Fri 8 a.m. - 6 p.m. • Saturday 8 a.m. - 2 p.m. • Sunday Closed**

**(562) 692-9145**

**11827 E. Hadley St. • Whittier, CA 90601 • [www.hadleyab.com](http://www.hadleyab.com)**



**11819 E. Hadley St., Whittier, CA 90601**

**Bus: (562) 692-3793 • Fax: (562) 692-1919**

**Light, Medium & Heavy Duty Towing**



GLOBAL  
LUXURY<sup>SM</sup>

Coldwell Banker Alliance's #1 Top Producing Team!

# THE PAUL & SOPHIA GROUP

Over 400 Homes SOLD in Whittier  
& Hacienda Heights

For a FREE Home Market Analysis  
Call us TODAY!

**PAUL**

Realtor® DRE# 01826784

626.716.7453

echev4homes@yahoo.com



**SOPHIA**

Realtor® DRE# 01127097

562.755.9650

sophia@cbtopteam.com



562 665-2218

"If you can dream it, we can build it!"

Specializing in Custom Cabinets and Kitchen and Bathroom Remodels



### Robert Reggio

robert@associatedcabinets.com

www.associatedcabinets.com

Over 30 Years in Business

Locally Owned and Operated

Contractors License #521350 B, C-6



## LINDA PENNINO

REALTOR®, BRE#01721864

562.201.1025

linda.pennino@century21.com



"Committed to you"

### GET YOUR HOME'S VALUE!

#### IT'S AS EASY AS 1-2-3:

1. Visit: [www.LindasHomeValues.com](http://www.LindasHomeValues.com)
2. Submit your address
3. Your report will be emailed to you within minutes

#### IT'S THAT EASY! TRY IT TODAY!

*Friendly Hills Resident for Over 24 Years*

I can help you sell your home quickly!  
Call me for a FREE Home Market Analysis!

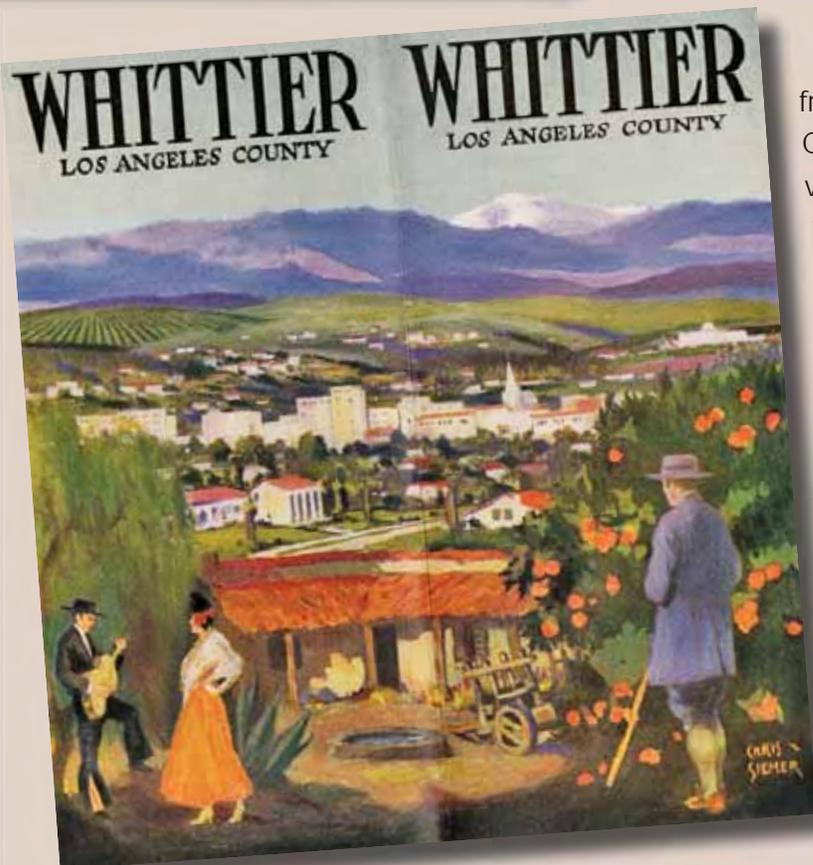




# Friendly

# Memories

By John K. Sudick, DDS



By the early 1900s, the dependable sources of water from Simon Murphy's East Whittier Land and Water Company brought renewed prosperity to Whittier with vast orchards of oranges, lemons, walnuts, and in the 1920's a new crop, avocados, to market. By the mid 1920s, Whittier became known for being a top producer of avocados. Ganter and Hass varieties were shipped along with citrus around the country. Whittier began hosting Avocado Shows each May attracting thousands to the area and its charm. With greater demand for the Quaker brand of oranges and the Sunkist brand also produced in Whittier, Simon Murphy's East Whittier Rancho provided jobs for picking, handling, packing, and shipping. Newer modernized packing facilities expanded operations and along with the new oil drilling and production operations in the Whittier Hills, more jobs meant expanding population and need for services and housing.



Whittier was growing from a township of 1,500 in the late 1890's to a city of nearly 15,000 in 1930. This increase was also attributable to the new Pacific Electric Rail Car line brought into Uptown Whittier. With 27 trips per day into Whittier, it was a convenient 45 minute trip to Downtown Los Angeles to work. Automobiles were still new and a luxury and cheap transportation by rail meant you could live in Whittier and work outside the city.

Gradually orchard owners took advantage of selling parcels and cashing in on land values selling off plots of land to developers to build much needed housing as Whittier grew. Uptown Whittier had paved streets by the 1930's as the old Wild West look gave way to a modern city with paved streets, theaters, banks, restaurants, and other businesses. "Old County Road," later Whittier Boulevard, was paved bring the new mode of transportation, the automobile, into East Whittier. The Nixon Family opened a service station and store

near Santa Gertrudes and Whittier Boulevard. Here the young Richard Nixon worked alongside his father before and after school to bring fruits and vegetables to their market. It was not until the 1950's post war boon that tracts of homes began to be built on the old East Whittier Rancho.

Next Issue, we will see how our Friendly Hills Community took shape and life in East Whittier Rancho became Friendlier.

**John K. Sudick, D.D.S.**  
Gentle Caring Family & Implant Dentistry  
[www.WhittierDentalOffice.com](http://www.WhittierDentalOffice.com)

562.698.8739  
562.693.9888 Fax  
13318 Bailey St., Whittier, CA 90601

Member:  
American Dental Association  
California Dental Association  
Whittier Area Chamber of Commerce



# White Emerson

BURIAL MORTUARY CREMATION

HELPING YOU REMEMBER, HONOR,  
CELEBRATE & HEAL SINCE 1894



The White Family, Owners



- Family Owned and Operated for over 120 years
- Conveniently Located in uptown whittier
- Private Chapel
- Reception Suite
- Crematory On Site for peace of mind.

Call to schedule a tour today!  
(562) 698 - 0304



13304 Philadelphia Street, Uptown Whittier  
562-698-0304 / FD217  
www.WhiteEmerson.com / Matthew 5:4

# Whittier Area Classic Car Show

**Tim Traeger**

*Editor,  
The Friendly Hiller*

What began as a dream for Eric Vealitzek, Tod Linklatter and Bob Wheeler has turned into hard-metal reality for Friendly Hills.

The group brought an immense car show in 2012 to Whittier Area Community Church and will again amaze car enthusiasts with the eighth annual Whittier Area Classic Car Show starting at 9 a.m. on Saturday, Feb. 23. Some 500 classic vehicles, foreign and domestic, built before 1976, have already registered. Linklatter said all proceeds from T-shirt and raffle sales will directly benefit the Keith Wayne Boyer Memorial Scholarship Fund at Whittier Union High School District. The event itself is free.

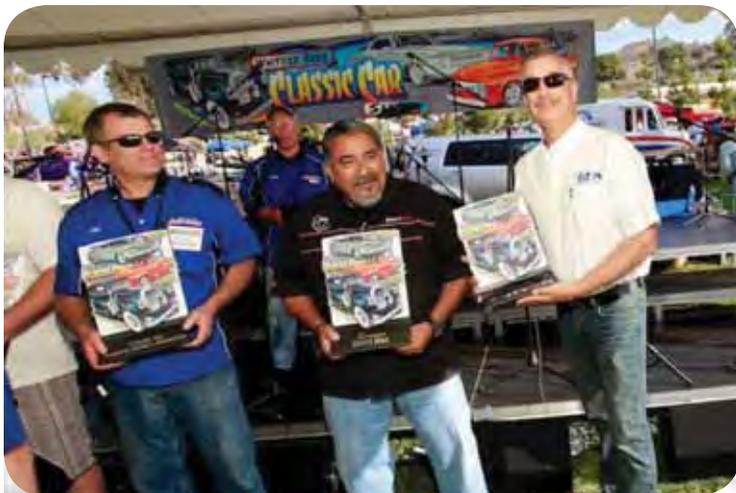
Boyer was slain in the line of duty on Mar Vista Street near the church at 8100 Colima Road about 8 a.m. on Feb. 20, 2017 by an alleged gang member who had just

been paroled. During a pat-down search Boyer was fatally wounded and Officer Patrick Hazell was injured by Michael Christopher Mejia, who faces the death penalty.

On a lighter note Linklatter said the car show will sport an original "Batmobile" and trophies will be awarded in several categories, including hot rods, street rods, muscle cars, antique rides and nostalgic dragsters. There will be games for kids, a plethora of food vendors and live music by Big Daddy T and Silver Lining.

"With God in the driver's seat, He has divine appointment here and a lot of miracles that have happened since the beginning," Vealitzek said. He also serves as secretary for the FHPOA.

For more information visit [whittierareaclassiccarshow.com](http://whittierareaclassiccarshow.com)





Independently Owned & Operated

## “Whittier’s #1 Escrow Company”

Focus Escrow is an independent Escrow with a solid reputation

Our dedicated team has over 75 years of combined experience specializing in:

- Residential and Commercial Re-sale
- New Homes
- For Sale by Owners
- Short Sales
- Refinance Transactions



“They are amazing, their willingness to go above and beyond is a breath of fresh air. Professionalism is key and our clients satisfaction is our success together.”

- Susan Karcher, Redfin

# FOCUSING ON YOU!

**Winner of the Best of the Best  
Escrow Services**

13602 Whittier Blvd. | Whittier, CA 90605  
**Phone: (562) 696-0793 | Fax: (562) 698-9590**  
[www.focusescrow.com](http://www.focusescrow.com)





**YOU BELONG HERE**

## SUNDAYS

**WORSHIP CENTER | 9AM • 10:30AM • 12PM • 5PM**

**GYM | 8AM HERITAGE • 12PM CAFÉ**



**KIDS | BIRTH - 6TH GRADE**  
9AM | 10:30AM | 12PM | 5PM



**STUDENTS**  
10:30AM | 5PM | JUNIOR HIGH  
5PM | GYM | HIGH SCHOOL

**WHITTIER AREA COMMUNITY CHURCH**

WACC.NET • 8100 COLIMA ROAD • WHITTIER, CA 90605 • 562.945.4500



## Author, coach, teacher, mentor is a 'soul' brother

**Tim Traeger**  
*Editor,*  
*The Friendly Hiller*

He may be white, Catholic and bald, but make no mistake. Ken LaVigne is a soul brother.

On Dec. 5 the iconic football coach and teacher at La Serna High School unveiled a labor of love years in the making. He presented his first book, "Coach the Soul," to an enthusiastic crowd at the DoubleTree Hilton Hotel in Uptown.

The 237-page tome pays testament to LaVigne's OASIS (Organized Academic Support in School) program at La Serna. It takes students with menial grade point averages, pairs them with student mentors and raises their chances of graduating exponentially.

The book's 47 brief chapters span the career of the 64-year old. Its moving stories tell of both success and tragedy - of wars won and lost in a classroom adorned with cookies, frozen burritos and Cup Of Noodles.

The program was born when Whittier Union High School District Superintendent Martin Plourde approached LaVigne with the idea after the mentor retired from coaching the Lancers. Although co-publishers Robert and Cleone Reed would not disclose early book sales, Cleone said, "Ken's OASIS program is a model that I hope spreads nationwide. The many successes of his program is testimony to the power of mentoring, both for the mentors and the mentees. Everyone wins ... the rewards for helping at-risk students flourish."

One chapter pays tribute to Jack Mahlstedde, who mentored LaVigne at Santa Fe High and recently died of cancer at 80. The two men were powerhouses of encouragement to thousands of students. Another chapter gives recognition to former Whittier Union High

School District Superintendent Sandy Thorstenson, who hired LaVigne and brought him into the classroom.

"Ken's book is inspiring," Thorstenson said. "He is the epitome of an outstanding teacher and coach. His kids would go through a wall for him."

When burglars broke into LaVigne's home about five years ago, his laptop and flash drives containing an early version of the book were stolen. LaVigne's youngest son would not let the dream die.

"I was ready to quit," Ken said. "My younger son, Mark, wouldn't let me quit. He went into the closet and brought out a stack of notes almost a foot high and said, 'here. You never let us quit, so you're not going to quit now.' He was encouraging, but he was a taskmaster."

Finally after writes and re-writes, the book was released in January.

In his unselfish way, LaVigne gave credit to many, including fellow teachers Susan Verstegen, Dina Tsuyuki and Karen Lantz.

"It took me a long time because I knew I had something to say but I wasn't sure what it was. I had something inside of me and I wanted to say it. Basically as a coach it was more than points on a scoreboard. In a classroom it's more than test scores. It has to do with relationships. It has to do with growth. It has to do with what's fundamentally important. It has to do with believing in the right things," La Vigne said.

Cleone Reed said "Coach the Soul" is selling on Amazon Kindle in print and eBook formats. It lists for \$14.95 and can be ordered at [www.rdpublishers.com](http://www.rdpublishers.com)

# Coldwell Banker Alliance Proudly Supports the Friendly Hills Neighborhood Watch Program



## LET'S HELP KEEP OUR NEIGHBORHOOD SAFE.



### ● Friendly Hills Neighborhood Watch Program

We are actively looking for watch captains and volunteers to enforce the neighborhood watch program and keep our neighborhood safe. For more information please call Minerva Gutierrez, Neighborhood Watch Chair, at (323) 497-4437

### ● Minerva Gutierrez, BROKER ASSOCIATE

As a Friendly Hills Resident, I understand the value of keeping our neighborhood safe. As a Friendly Hills Neighborhood Watch Chair, I'm volunteering to keep my neighborhood crime free. As a Realtor for over 25 years I have been helping people like you with all their Real Estate related needs such as buying and selling homes, commercial properties, business opportunities and more. Whether you're thinking of buying, selling or simply want to look, I'm here to help you. Call us today to help you GET STARTED.

### ● CONTACT ME - (323) 497-4437

15025 WHITTIER BLVD. WHITTIER, CA 90603 .

Were located on the corner of Whittier Blvd. and Colima Road.

DRE LIC #01232270

### ● SERVICES WE PROVIDE:

- BUYING A HOME
- SELLING A HOME
- INVESTMENT PROPERTY
- COMMERCIAL PROPERTY
- BUSINESS OPPORTUNITIES
- PROPERTY MANAGEMENT
- MULTI-FAMILY
- MORTGAGE LOANS
- ESCROW SERVICES
- NOTARY SERVICES



# Stop and think when you're pulled over

**Captain Aviv Bar**  
*Whittier Police Department*  
*Patrol Division*



Officers make traffic stops for various reasons, the most common reason is for traffic violations, but we also make traffic stops relating to criminal investigations, calls about suspicious activity, stolen cars and cars that show warrants when we run the license plate - just a few examples.

A traffic stop is one of the most dangerous activities an officer does during a work day. Rarely does a month go by without some video online of a traffic stop where the driver shot at or assaulted the police officer. When an officer pulls a car over for a violation, they have no idea who the driver or passengers are ... it's a BIG unknown that can end up being a mom on the way to pick up a kid from baseball practice or a wanted armed convicted felon, determined not to return to prison.

This "unknown" keeps every officer at a very high state of readiness as they approach a vehicle after pulling it over. As you look in your mirrors, you may see the officer observe your car for a bit, they may have their hand on their weapon as they walk up, they may place their hand on your trunk, and they may stop to look at the back seat and inside your car for a bit before they walk up to your window. Some of these actions may appear to be "stand-offish" but they are simply safety and readiness procedures officers follow to make sure they are safe and ready in case a violent confrontation takes place. We say in our profession that we always "hope for the best, but

prepare for the worst."

We expect our officers to be courteous and professional, and to provide the reason for the stop when they talk to the driver. Because hands can hold or reach for weapons, officers will expect to see your hands when they interact with you - best practice is to keep your hands on the steering wheel.

The officer may actually ask "can you keep your hands where I can see them please?" - nothing personal here and not implying you are a bad person ... but hands are a huge safety concern for officers during a traffic stop. You will be asked to provide a driver's license, registration and proof of insurance. Because your hands will be heading into glove boxes, wallets and purses, let the officer know where things are located.

If a driver is issued a citation, a signature is not an admission of guilt - just a promise to appear in court. Any argument or disagreement about the violations will need to take place in court. It doesn't happen often, but refusing to sign a citation means that we have to take the driver into custody and bring them to court.

Traffic stops are stressful experiences for drivers and officers alike ... common courtesy and safety considerations will help reduce tension and anxiety for everyone involved.

**13200 Penn Street • Whittier, CA 90602**

**562-567-9253**

**[www.whittierpd.org](http://www.whittierpd.org)**

**[www.facebook.com/whittierpd](https://www.facebook.com/whittierpd)**

LOOKING FOR A NEW BANK?  
We're in the Neighborhood.

Make the **SWITCH** to

# Friendly Hills Bank Today!

Friendly Hills Bank is a locally owned and operated bank. We're committed to offering the best customer service, reliability and value to all our clients. We pride ourselves on being a trusted partner and great neighbor.

Friendly Hills Bank... Today... Tomorrow... Together



Call today. Experience the difference.

#### WHITTIER

16011 Whittier Blvd.  
Whittier, CA 90603

(562) 947-1920

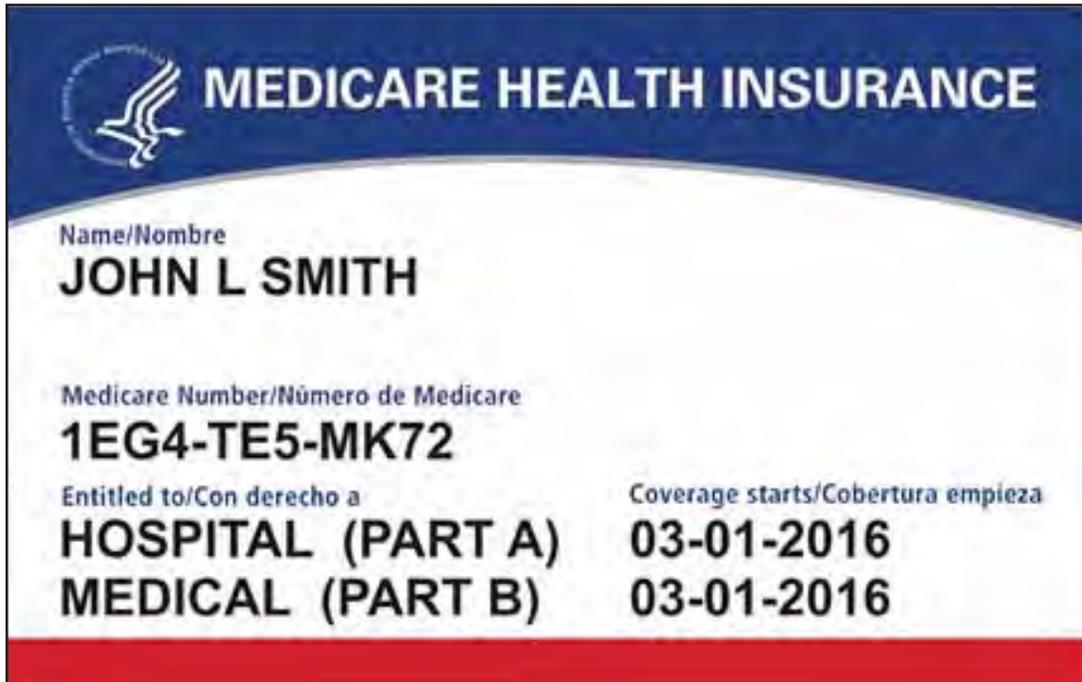
[www.friendlyhillsbank.com](http://www.friendlyhillsbank.com)

#### SANTA FE SPRINGS

12070 Telegraph Road, Suite 100  
Santa Fe Springs, CA 90670

(562) 236-8888

Member  
**FDIC**



**MEDICARE HEALTH INSURANCE**

Name/Nombre  
**JOHN L SMITH**

Medicare Number/Número de Medicare  
**1EG4-TE5-MK72**

Entitled to/Con derecho a	Coverage starts/Cobertura empieza
<b>HOSPITAL (PART A)</b>	<b>03-01-2016</b>
<b>MEDICAL (PART B)</b>	<b>03-01-2016</b>

## Paul Viveros, REBC, RHU

### Whittier Health Insurance Solutions

CA Lic #0D40519  
 562-693-9436 (TTY: 711)  
 Monday-Friday, 8 a.m. to 5p.m.



**Whittier Health Insurance Solutions**  
 Since 1995

In-Home Appointments, My Office, Local Coffee Shop

MEDICARE PARTS ? MEDICARE DEADDIES ?  
 ? Part A ? Part B ?  
 ? Part C ?  
 Drug Plan ?  
 ?  
 ?

**Paul Viveros, REBC, RHU**  
 (562) 693-9436

Empty.  
Clean.  
Dry.



We'll handle it from here.™

### The new way to recycle.

Reduce. Reuse. Recycle. Anyone growing up in the 1970s, '80s or '90s learned the three Rs of recycling in school. We were taught to recycle everything we could. We added recycling containers to our homes, our offices and classrooms and recycling became a part of our culture.

In the 40 years since recycling was introduced, Americans recycle nearly 87 million tons per year. That means that each of us recycles approximately 1.5 pounds per day! However, the recycling model we all grew up with is changing, and we have to change with it.

Trying to recycle unclean or unrecyclable material increases sorting time and slows down the recycling process, damages the facility's equipment and causes contaminants in the bales of clean recyclables that decreases the value of the items. When this occurs, we have to put the ENTIRE load of recyclables into our landfills due to the contamination.

**EMPTY** means making sure there is no food or product residue. Make sure all of that goes into the trash or down the drain as part of the EMPTY process.



**CLEAN** means that empty recyclable containers should be rinsed. So, no mustard in the mustard containers or left over ketchup in the ketchup bottles. If you cannot get a container completely clean, it is best to put it into the trash so as not to contaminate the rest of your recycling material and the overall process.

**DRY** means letting containers dry before placing in your **All-in-One Recycling™** blue container so that the paper and cardboard does not get wet. Wet or soiled paper and cardboard cannot be recycled.

By practicing Empty. Clean. Dry. with our families, we can ensure the recycling materials leaving our homes are in fact recyclable. Together, we are caretakers of this blue planet - our home, and largely covered with blue waters that flow beneath blue skies. It is worthy of every effort we can make to protect it for our children's children.

### REMEMBER

Be sure your recyclables are empty, clean and dry before you toss them in the recycling container.

DAVID A. WARNER D.D.S., INC.  
CATHY WARNER, RDH, BSDH, ML

PERIODONTICS AND DENTAL IMPLANTS



“OUR FAMILY  
CARING FOR  
YOURS”



9209 S. COLIMA RD., SUITE 4000  
WHITTIER, CALIFORNIA  
90605

P: 562.945.7621

F: 562.945.7622

WARNERPERIODANDIMPLANTS@VERIZON.NET



# FRIENDLY HILLS CHEVRON



## ExtraMile



**TOUCH FREE CAR WASH | CONVENIENT STORE | FRIENDLY CUSTOMER SERVICE**

14941 E. Whittier Blvd. | Whittier, CA 90605

**562-907-3335**

**OPEN 24 HOURS**



15025 Whittier Blvd, Suite B  
Whittier, CA 90603

## INTEGRITY - SERVICE - EXPERIENCE

At Rockpointe Escrow, Inc., we make it our mission to provide you with the highest quality of escrow services. We work hard to facilitate a smooth, successful closing and find solutions to any challenges that may arise in your transactions. Our team is committed to providing you with top quality customer service and expert escrow and closing services.

- Residential
- Refinance
- Commercial
- Investment

Call Us: **562.696.6990**

Rockpointe Escrow, Inc. is an independent escrow company licensed under the strict guidelines set by the state of California, "Department of Business Oversight" LIC#: 96DBO-85024



# THE DOMIS TEAM | kw REALTORS

40 Plus Years Experience - We Have Helped Over 2000 Families Make Their Dreams Come True!



CONTACT THE DOMIS TEAM TODAY, WE ARE YOUR LOCAL AREA EXPERTS AND WILL NEGOTIATE THE BEST POSSIBLE PRICE AND TERMS FOR YOUR HOME. CALL 562-884-5373 OR LINDA@LINDADOMIS.COM - BRE #00571375

## Our Clients Love Us Because...

- Our Representation Goes Beyond Their Expectation
- We've Sold Over 2,000 Homes
- Our Sold To List Price was 98% .. We Sell More
- We Will sell Your House Fast and with Less Hassle than the average REALTOR!
- We Do More!

Find out How We Achieve These Results!

## We've Always Offered...

- Professional photography and video
- Extensive Print Marketing
- Online Marketing
- International Marketing
- A Team of Professionals Ready to Serve you 24/7
- Moving Truck & Boxes
- The Communication You Expect

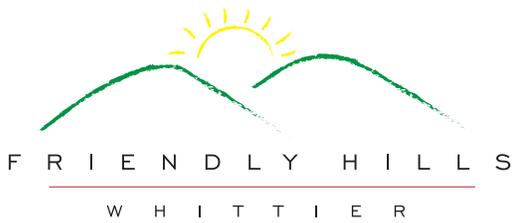
## What's Your Home Really Worth...

Call The Domis Team at (562) 884-5373 | [www.WhittierHomes.com](http://www.WhittierHomes.com)

With over 2000 Homes sold and consistent 5 Star Reviews, we appreciate the comments we've received.

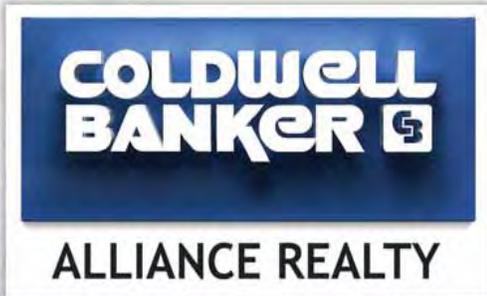
- Advertising materials and signage were top notch
- Honest integrity
- Outstanding work ethic were so appreciated
- Helpful in providing advice to prepare our home
- Go above and beyond for their clients
- Attention to detail
- Know the area and market
- Promptly return calls
- Cutting edge marketing and technology
- Knew how to communicate honestly and effectively
- Treat you as their #1 Priority
- Exceeded every expectation
- Uphold every commitment made to you
- The process was easy and painless
- Ethical, professional and caring
- Always reliable and kept us abreast of any developments
- A Class Act from start to finish





PRESORTED  
STANDARD  
U.S. POSTAGE  
**PAID**  
WHITTIER, CA  
PERMIT # 355  
ACRO

Friendly Hills Property  
Owners Association  
P.O. Box 1018  
Whittier, CA 90609-1018



WHO HAS LISTED AND/OR SOLD MORE  
**FRIENDLY HILLS HOMES**  
THAN ANYONE ELSE OVER THE PAST 15 YEARS?  
COLDWELL BANKER ALLIANCE REALTY!

THINKING OF BUYING OR SELLING  
RESIDENTIAL REAL ESTATE?  
CALL THE EXPERTS AT  
**COLDWELL BANKER ALLIANCE**  
**(562) 945-2221**

## We Also provide Commercial real Estate Services

- Property Management
- Commercial
- Multi-family
- Industrial
- Leasing
- Office



Call us for more information  
**(562) 945-2221**

15025 Whittier Blvd. Whittier, CA 90603