



# Chapman Woods Call

## SPECIAL FEATURES

Recap: What Has Your Board  
Done This Year??? (Pg. 4)

Heritage of the Woods (Pg. 10)

VOL. LX, NO. 4

CHAPMAN WOODS, CALIFORNIA

February 2004

## Chapman Woods Association

### 66<sup>th</sup> ANNUAL MEETING & DINNER

at the

San Gabriel Country Club

February 5, 2004

6:00 p.m. No-Host Cocktails

7:00 p.m. Dinner

\$30.00 per person for members,

\$35 for non-members\*

**RSVP, no later than January 23rd,**

by sending your

check to Chapman Woods Association,

c/o Maria D'Amario,

3449 San Pasqual St.

(626) 577-0068

**PRESIDENT'S MESSAGE:** "Return something borrowed in better shape than when you received it." That quote opened my first letter to CW residents as your then incoming Association President last year. The idea was, if residents were going to entrust the Board with their Association, we should do our best to improve wherever possible.

It also capsules a theme of accountability that we have advocated throughout the year. As your elected body, it is incumbent on each Board member to take ownership for the responsibilities of his or her position, and to take initiative to make improvements wherever appropriate. This was the idea behind the "What Have We Done For You Lately" section in the Call. Here, Board members were encouraged to write articles regarding their duties and thoughts.

With these in mind, I am proud to present the Board's accomplishments for the year:

**Event Teams for Social VP:** To help with the workload, the Social VP has at his/her disposal a team of assistants for each event. The teams consist of four to five, some of whom are seasoned, perhaps former board members, while others may be newer residents who may aspire to future Board participation.

**Wall Restoration:** Completed the project that Pam Boulenbaugh initiated last year with the completion of the Huntington section. Residents can now pass by with pride at the sight of our neighborhood boundaries to the east and south.

**Digitized the Call:** Building upon prior Call Editor Susan Pipert's work, we have taken the printing process to a new level that renders a clearer, more legible and professional printing quality, at comparable cost!

**Digitized the Directory:** Similar to the Call, photos and print quality for the Directory are now more legible, with additional articles of interest and resident information (including e-mail addresses) for your convenience.

**Heritage Corner:** Added a tradition-oriented section to the Call that reminds CW residents of our roots and unique history.

**Moms:** Embraced a group of CW mothers as an out-reach to newer and/or young families within the Woods.

**Rosemead Maintenance:** Implemented a self-supported program to assure periodic weed and trash clearing of Rosemead Blvd.

**CW Web Site:** On a trial basis the site will keep residents better informed of local events and foster more frequent communication between residents and the Board (see following article).

**Board Structure:** Proposed an amendment to the Association Bylaws that, if approved at the annual meeting, will give future Boards enhanced flexibility to assign positions and modify responsibilities as the need might arise. This upcoming year, for example, the Board will propose a "publisher" position to help better manage and produce the Call newsletter. This will also facilitate creation and management of the new web site.

**Financial Management:** Enhanced financial reporting and coordination to make each event and Board activity its own profit center. The Treasurer is now truly the Chief Financial Officer of your Board.

**Revamp Board Nominating/Transition Process:** To encourage more community participation, we initiated the nominating process two months earlier than previously done. Once nominees were selected, they were invited to attend the January Board Meeting as interested observers and, in effect, given a whole month to collaborate with their outgoing counterparts.



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**COLDWELL  
BANKER**

Certainly we had our challenges this year, as I understand most CW Boards do. I am proud of how we met these challenges as a cohesive team, and hope you will join me in applauding our outgoing Board members. They served you well and earned your gratitude:

Carolyn Lee, Social VP; Sharon Giannotta, Block Rep VP; Ann Rike, Secretary; Steven Rey, Treasurer; Maria D'Amario, Membership; Brian Reid, Advertising; Brad Barcus, Zoning; Dick Patton, Filming; Connie Kofahl, Neighborhood Watch; Pam Bolenbaugh, Past President. ❖

**KOHL'S -Update**

Kohl's & Clearman's: In mid November a group of interested CW residents met with representatives from Clearman's property (southwest corner of Huntington and Rosemead) and Kohl's department store. The group, which was distinct and separate from the CW Board, listened to a presentation of the proposed development and attempted to convey resident's concerns.

For their part, the developers expressed their desire to address the issues that would be identified in the Environmental Impact Report that they will be performing. Concerns over additional traffic congestion, neighborhood security and quality of life, were conveyed on resident's behalf. Issues over the current state of Rosemead (the median), truck parking, were also discussed.

Kohl's has a positive reputation for its community consciousness. They are a moderate-to-slightly upscale retailer that is making an expansion into the SoCal area. Given the inevitable development of the Clearman's property, Kohl's was described as one of the better suitors.

This was a successful effort to open dialog in the hopes of fostering good communication between us. Kohl's has volunteered to conduct an Environmental Impact Survey to better understand the impact of the proposed development. Updates will be available through the new Web site, [www.chapmanwoods.net](http://www.chapmanwoods.net). ❖

**WEB SITE**

Following a lively discussion at last year's Annual Meeting, the Board has studied the value and cost of a web site devoted exclusively to CW affairs. Considering the concerns expressed by residents, we have found the following:

**Value:** Given the rise of new challenges to CW, it is important that the Board be able to offer more frequent communication with residents. Examples include the Kohls updates and to warn residents of local scams. In addition, it is hoped that Internet communication could promote community involvement to additional residents. Many of our neighboring associations currently have created their own web sites for these very reasons.

**Security:** A major concern involved the potential for unwanted intrusion into our community. The home page, in response to this concern, will offer only a secured login option with no other information. Entry will require a password, which will be unique for each CW household. The password will be assigned only after the visitor's identity is confirmed. There will be a *strict policy to not post any resident-specific information* on any page within the site. It should be noted that, beginning this year, residents' e-mails now appear in the Directory, which effectively made that information public.

**Cost:** With the advent of technology, the costs to construct and sponsor a web site have fallen dramatically from last year's \$5,000 estimate. Our budget includes an annual cost of \$35 to secure the domain and a monthly cost of \$40.

**Management:** Assuming the proposed Bylaw Amendment is passed, the Board will be able to assign additional help to the Call Editor to help enhance the newsletter and also manage the new web site. ❖

**EDITOR'S NOTE**

The Call will be printed four times this administration. Watch for fliers as to due dates for submissions.

Comments, announcements, suggestions, neighborhood news, etc. are always welcome. Please contact Mitch Kauffman, 3543 E. California Blvd., (626) 795-6874, [mitchk@mitchk.net](mailto:mitchk@mitchk.net)

2003 BOARD OF	DIRECTORS	
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