

The Streets Where We Live

Oaks residents live on the streets.

Other than Canyon Drive, the Oaks neighborhood has almost no sidewalks. And so every day Oaks residents use our streets for the sorts of things usually reserved for sidewalks: we run on our streets, we walk our dogs, we push our babies in strollers, we stop on walks and chat with neighbors. Because our streets are, to so great an extent, the lifelines and lifeblood of our neighborhood, it is distressing when so many of these streets are so badly maintained. Not only are our cracking and crumbling concrete streets a traffic hazard and a threat to the underside of every car, they pose a safety hazard for residents who trip and fall because of the gaps and ledges in the buckled concrete.

The board of your homeowners association has been in a conversation with our City Council office about the poor condition of Oaks streets since 2002, but we have made this issue a principal focus of our work as a neighborhood association over the last two years. Our field deputies from Council District 4 have endeavored to find out why there has been so little patching and reconstruction on the old concrete streets of The Oaks, but the answers they've received from the Bureau of Street Services have been unsatisfying. We've never felt we understood how Street Services evaluates street conditions and how it makes decisions about which city streets receive attention and which don't. So we asked Councilman LaBonge and field deputy Mary Rodriguez if they could put together a meeting with the folks at Street Services so that we could ask these questions ourselves. The Council Office obliged and we sat down with the head of Street Services, Nazario Saucedo on August 25th.

Mr. Saucedo explained that the evaluative process his department uses is based around a diagnostic software program called Micro Paver which utilizes enormous amounts of raw data about the city's streets' conditions and creates a priority list for repairs. Obviously the roads and highways with the most intense traffic receive the most immediate and frequent attention. The difficulty is that, because of severely reduced funds for street repair (due to the recession and lower tax revenues), high usage roads like, say, Highland Avenue, get repaired on a

regular basis whereas lower usage streets like, say, Fern Dell Drive get repaired less regularly and very low usage concrete neighborhood streets like, say, Canyon Oak Drive get put off, and put off, and put off, almost indefinitely. In fact, according to Micro Paver's analysis, streets like Canyon Oak and Spreading Oak may never get repaired at all... ever. The situation is made even more problematic because Oaks residents would like their original concrete streets to remain concrete, and concrete resurfacing is many times more expensive than asphalt and requires much more time to complete. Asphalt can be laid down in a day; re-concreting an entire street can take twenty-eight days. Yet another factor complicating the repair process is the presence of tree roots under streets -- see the article on Page 6.

Obviously the determination that our concrete neighborhood streets may not receive attention for another hundred years is not a satisfactory response from the City, and Mr. Saucedo acknowledged that. The best that can be hoped for, under current budget conditions is that a street or two might be squeezed in every year or two for asphalt (and that is happening -- see the list of streets on page 6). But to retain the concrete surface (rather than asphalt), Street Services and the Council Office are urging that we look for alternatives to a completely newly concreted street. One possibility suggested by Councilman LaBonge is the creation of a dedicated concrete patch crew that would set about repairing our concrete streets one patch at a time. The question, of course, is how to pay for such a crew. There are two possible funding methods the Councilman suggested: (1) find the money somehow in the city's streets budget -- which seems not very likely given the revenue crisis downtown, or (2) create a special assessment, say \$500 per year for every home in The Oaks, to fund a concrete patch crew of perhaps four men that would work full time for however many years are necessary (one, two?) to eliminate the most egregious breaks in our concrete streets. Such an assessment would have to be voted on by Oaks residents and a majority would need to approve it. Is that likely? Anyone's guess. But if you have an opinion, please let us know.

THE Fall 2010
OAKS



Newsletter of the
**Oaks Homeowners
Association**

In This Issue

The Streets Where We Live	1
Halloween Walk	2
Solar Electricity For Our Future	3
Bobcat Study	4
Halloween Becomes Commercial	4
Crime Report Update	5
Hiking in Griffith Park	5
George Milan Radakovich	5
Update on Street Repaving	6
The Tree Root Question	6
Burnt Out Street Lights	6
Pumpkin Cheesecake Recipe	7

In the meantime, we will continue our consultations with Street Services and with Councilman LaBonge's staff. Some solution must be found to the safety hazard and vehicle hazard presented by our severely deteriorating concrete streets.

Please write us with your comments at SaveTheStreets@oakshome.org. We'll review your comments ourselves and we'll also pass them along to Councilman LaBonge and his staff (or you can write to him directly if you feel so moved).

Bob Young
President

VISIT OUR WEB SITE AT www.oakshome.org

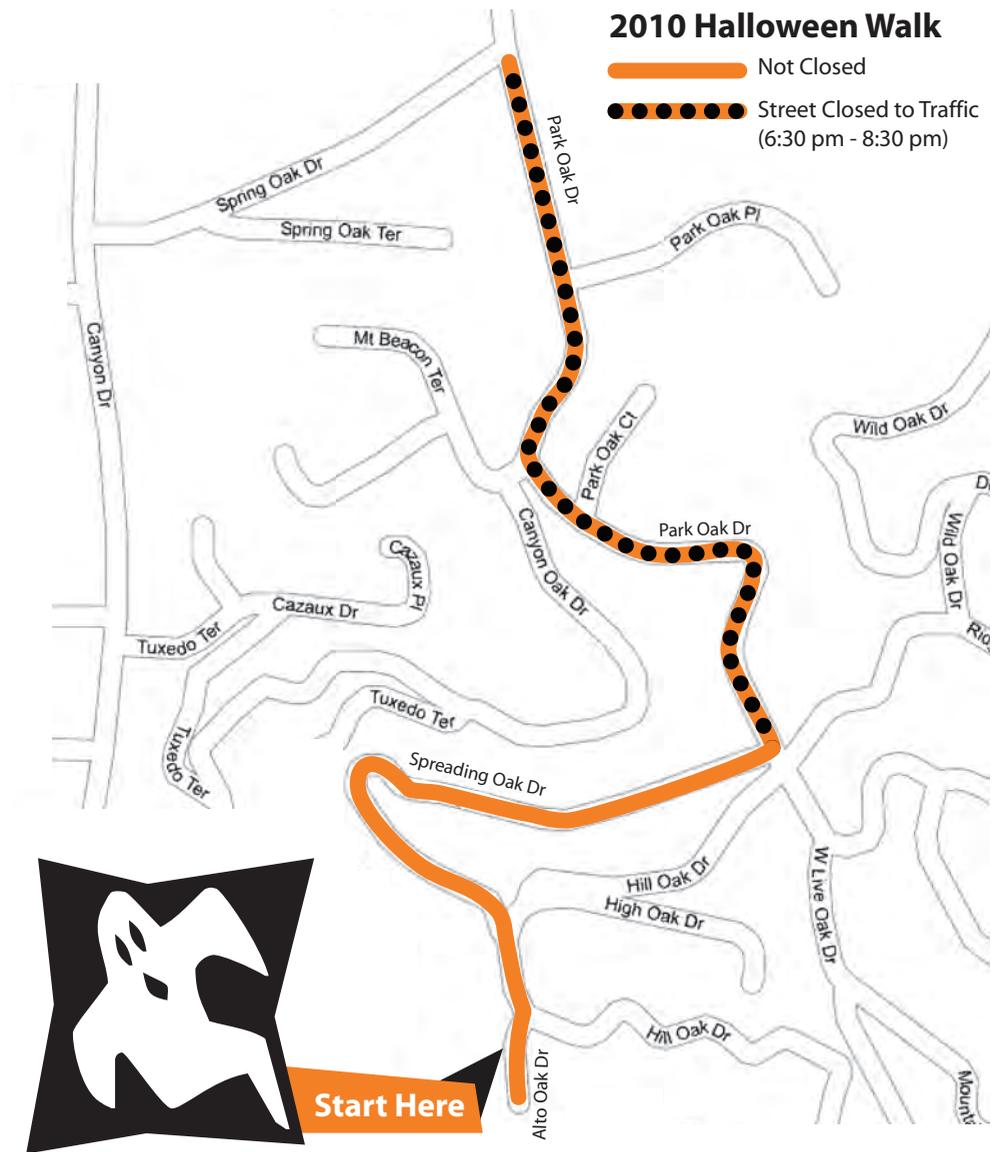
Oaks Halloween Walk is Safer than Ever!

SUNDAY, OCTOBER 31 from 6:30 - 8:30 pm

Ghosts, goblins, pirates, princesses and all are invited to begin the Halloween Walk at the intersection of Alto Oak and Hill Oak. A table of holiday treats and beverages marks the meeting spot. Trick or Treating will be better than ever and the walk ends at Spring Oak and Park Oak Drive.

We hope to once again be able to close Park Oak Drive to traffic from the intersection of Spring Oak Drive to the 5 corners from 6:30pm to 8:30pm. Should you need to drive in or out of your house during that time, we ask that you please park your car on Canyon Oak or Spring Oak temporarily and enjoy the Halloween festivities. The Homeowners Association apologizes for any inconvenience and sincerely hopes residents agree that this short closure will make the Halloween night safer and more fun for everyone. Thank you!

Other Halloween festivities in the neighborhood include the Tailwaggers / Tailwashers Halloween Party and Pet Costume Contest on Oct. 31st from 12 noon to 5 pm.



Solar Electricity for our Future

By Wayne Schlock

As an architect interested in environmental issues and sustainability, I've assisted clients in discovering the many benefits of solar electrical systems and the decreasing cost of these systems. The following article is intended to be a brief overview of photovoltaic (solar) electrical systems for residential use.

The rising cost of electricity

As we all know, our individual cost of electricity is going up, that's easy to understand, and electricity is going to get even more expensive in the future. But what are the hidden costs that we all have to pay for? These are much more difficult to understand. What are the environmental and financial costs of global warming and climate change? What are the environmental and financial costs of new power plants that disturb our environment? Who wants new electrical transmission lines in their neighborhood? What are the national defense costs associated with our dependence on foreign oil?

Why does solar electricity make sense?

This should be fairly obvious; we live in sunny Los Angeles! We are fortunate enough to live in a climate that has an abundance of sunshine. Overlay that with the fact that the cost of solar systems have come down considerably with substantial rebates from LADWP and tax credits from the federal government that result in much lower out of pocket costs for homeowners.

Why do individual residential solar systems make sense?

Generating electricity where it is used makes sense on many levels. First, electricity is lost through transmission, so on a macro level, generating electricity where it is consumed is much more efficient. Additionally, no extra land is needed since most often these systems are mounted on existing walls or roofs. These systems offer another advantage, which is the fact that solar panels have the added affect of shading your roof, thus reducing home cooling costs.

How do solar systems work?

Black photovoltaic panels are mounted to an aluminum rack which is attached to your roof or wall. These panels generate electricity and feed that current back to the meter. This electrical current, when not consumed, goes back to LADWP and your meter actually runs backwards, crediting you back for the electricity that you provide the utility. In the evening, when the sun's gone down, you draw

electricity from the existing electrical grid the same way you do now.

What is required to make a workable system?

You will need roof or wall area, preferably facing south or west and not in the shade.

The area required for the panels depends on how much electricity you'll need to generate and the efficiency of the panels. Any competent solar company will figure this out for you as part of a work proposal. Having a year's worth of your electrical bills will help the contractors establish how much electricity you consume and what sort of LADWP rebate you are entitled to.

So what does all of this cost?

These systems are fairly affordable with roughly an 8 year payback time on the initial investment. (using a system that is designed to generate 100% of your electricity). Since the lifetime of the average system is 30 years, that leaves one with 22 years of free electricity! Systems are continually becoming more affordable given the decreases in prices of photovoltaic panels, and the addition of a federal tax credit. However, the LADWP rebate is also decreasing at the same time. Also of note, some companies will front you the rebate money, therefore even further reducing your out of pocket costs.

What if the conditions at my house only allow a smaller system?

If a system cannot be designed to provide 100% of your current electrical "need", there are other options. One fairly simple solution is to reduce your electrical consumption. Replacing old inefficient appliances with new energy star appliances will reduce electrical consumption and the cost of the new appliances is offset with additional LADWP rebates. (See <http://www.ladwp.com/ladwp/cms/ladwp000478.jsp>)

Central air conditioning consumes a great deal of electricity in this warm climate. Therefore, replacing older air conditioning unit(s) with newer unit(s), insulating walls and attics, replacing windows or installing solar

film on existing windows, can all have a great impact on reducing consumption. Simple solutions like replacing incandescent bulbs with florescent ones can also produce good results

How is this going to look on my roof?



The photovoltaic panels themselves are fairly unobtrusive. As solar companies are usually focused on efficiency, sometimes the way the panels are racked and mounted can be problematic. Working with an architect can be one way to assure that your system is aesthetically pleasing, and the systems design also addresses waterproofing and structural issues.

What kind of maintenance is needed?

Periodic washing of the panels is recommended to improve performance.

In the end, I think we will all be seeing more solar electrical systems as the prices of these systems continue to decrease and the cost of electricity continues to increase.

Wayne Schlock AIA

If Pilgrim School Is At The Top Of Your List,
You've Done Your Homework.

TODDLER PROGRAM THROUGH HIGH SCHOOL

100% COLLEGE ACCEPTANCE RATE

NEW FINE ARTS CENTER

FOR A TOUR PLEASE CALL THE ADMISSIONS OFFICE - (213) 355-5204

PILGRIM SCHOOL
PRESCHOOL THROUGH GRADE 12

540 S. COMMONWEALTH AVENUE
LOS ANGELES, CALIFORNIA 90020
www.pilgrim-school.org • (213) 355-5204

Pilgrim School is a division of First Congregational Church of Los Angeles

Bobcat Study Includes Griffith Park

By Gerry Hans

It's not exactly common, but bobcats are sighted in the Oaks neighborhood from time to time. In fact, it almost seems they've become more common over the last few years and actually, that's a good thing. Bobcats are an important carnivore within the park's ecosystem—they help temper the rodent population at our urban edge. Most bobcats seen in our area and in the Park appear to be healthy, beautiful animals.

For the next three to four months, UCLA researchers will be conducting a study of bobcats in Griffith Park. The study will involve live trapping of bobcats at relatively hidden, remote spots of the park. When captured, the cats will be anesthetized, blood samples drawn, and ears tagged for later identification. Then the cats will be released.

Against our own anecdotal observations here in the Oaks, scientists think a general decline in bobcat population has been associated with mange within some local urban areas.

Animals that have died of mange, an ectoparasitic mite disease, were also found to have been exposed to anticoagulant rat



poisons, through their small mammal prey. Scientists theorize that rat poison suppresses their immune system. The goal of UCLA researchers is to understand how anticoagulant rodenticide exposure may increase susceptibility of individual cats to severe mange.

In addition to studying bobcats within Griffith Park, a broader objective of this

study includes sampling across the Santa Monica Mountains in both urban and more pristine areas. This research is a collaboration

between the National Park Service (NPS), United States Geological Survey (USGS) and University of California, Los Angeles (UCLA). Necessary permits are in place with the California Department of Fish and Game and UCLA Animal Research Committee. The Department of Recreation and Parks is cooperating to fulfill the scientific goals.

If you're a hiker in Griffith Park and you see one of these traps, be assured they are for official use. It is important they not be disturbed.

In order to give bobcats and other wildlife the best chance for survival as Mother Nature intended, please use safe alternatives to rat and ground squirrel poisons. These poisons affect animals higher up in the food chain. Perches to attract owls and mechanical traps are great alternatives.

Halloween Becomes Commercial in Griffith Park

By Gerry Hans

There's an alternative to our free Oaks Halloween Walk this year if you want to spend \$30-50 per family member! A for-profit company has rented the Old Zoo area and a nearby parking lot area in Griffith Park for four weekends during October to stage a "Haunted Hayride" event – a carnival plus a 20-minute ride on a wagon that promises to scare the living daylight out of you and your kids. Well, actually.... it's not recommended for kids under eight and pregnant women! Last year the same event, brought to you by 1031 Productions (a wannabe Universal or Knotts Berry Farm), was at Gillette Ranch in Calabasas, for the first time. Wonder why it's not there this year?

The transfer of the event to Griffith Park was largely a "done deal" before it was vetted with the public and local residents – the

eastern Los Feliz side will take the brunt of the weekend traffic headaches – but the Oaks Homeowners Association made these comments to our Council District Office and the Department of Recreation and Parks for future consideration of these kinds of events:

1. The month of October is known to be the most dangerous for brush fire hazard because of low vegetative moisture content and the potential for Santa Ana winds. The habitat adjacent to the Hayride venue did not burn in the 2007 fire and should be considered an extremely high risk brush fire area. No rules or staff supervision will insure that a careless person with a cigarette will not ignite a fire.
2. Having an outside for-profit company

rent Griffith Park for a purely commercial activity is not only selling Griffith Park cheaply, it is also going against Col Griffith's stated mission of keeping the park free to all. During this entire period, there will be restrictions placed on regular park users. There will be wear and tear on roads and parking lots, and likely damage that will end up being absorbed by the City. Commercializing Griffith Park in this manner seems very much against its purpose and against its cultural-heritage tradition.

3. The Old Zoo area is a semi-natural area, a transition zone that embraces a variety of wildlife, especially nocturnally. The presence of noise and crowds will surely disrupt the balance of various species' normal behavior.

Crime Report Update By James Peter Rubin

Crime remained low in The Oaks over the past six months. There were a few car break-ins and at least one attempted burglary.

But it is important during these times to remain vigilant. This may be particularly important during the fall and winter when light fades early. It's no secret that criminals prefer operating at night when there is a lesser chance that they'll be seen. This space has previously listed ways that homeowners can protect themselves, their property and community. But the advice bears repeating. The harder it is for someone to commit a crime, the less likely it is to occur.

1. Lights: This might be a good time to inspect your outside lighting to ensure that bulbs are functioning and illuminating the right areas with sufficient brightness. Be particularly careful around gates, garages and other potential entry points to your home.
2. Trim foliage: Overgrown hedges and plants are easy hiding spots.
3. Report all suspicious activity: In September, one alert neighbor became alarmed by the flimsy excuse a man offered for knocking at his front door in the middle of the day. The neighbor discreetly watched the individual try to turn the front door handle of other homes on his block and called the police, who made an arrest. Other neighbors have helped thwart other crimes through similar actions. The lesson: Don't be timid. If something doesn't seem right, dial for help.

4. Double-check your cars: Most of the crime in recent years in our neighborhood involves car break-ins. But in a number of these instances, car owners made it easier for the thieves by forgetting to lock doors. They also courted misdeed by leaving valuables – i-Phones, laptops, expensive looking books, loose change, wallets -- in easy sight. It's easy to forget security when you're lugging armfuls of groceries or distracted. Our advice: Carry fewer items from your car, even if it means an extra trip!
5. Communicate with your neighbors: It is particularly important to let them know when you'll be away. You might also tell them about special deliveries, maintenance and construction work that might bring new faces into the area.
6. Close and lock doors: Even if you're planning only to go next door for a few minutes, lock up. Keep your garage door closed. Thieves want easy marks. Don't accommodate them.
7. Report broken streetlights: See number 1 above for the problems created by darkness. The city's general help line – 311 – generally requires little wait. Don't delay. Report the problem streetlight quickly and follow-up if the repair seems delayed.

Hiking in Griffith Park

A very tragic incident occurred on September 27th when Sally Menke, an experienced hiker, got lost in Griffith Park in record-breaking heat and expired from what authorities believe to be heat stroke. A brutal and sad reminder to us all that even though we are within a city, Griffith Park is a vast expanse of wildlife. So remember the basic do's and don'ts when you hike:

- Don't hike alone
- Make sure someone back home knows where you are going and when you plan on returning
- Don't walk off trail
- Bring water
- Wildlife lives in the park so watch out for rattlesnakes
- Assess the weather conditions before you head out

By Shanta Herzog

Longtime resident, George Milan Radakovich passed away on May 28, 2010 at the age of 91. George and his wife Eleanor lived in the Oaks since 1953.

George was not only a talented singer and actor, but had a wonderful sense of humor—many of us will remember the sign “Penny a sniff” in front of his lilac bush. George started singing at the age of 7 and retained his mellifluous voice till the end—I remember when my husband Milan could not walk past “Villa Milan” anymore, George used to call him and sing Serbian folk songs on the phone.

His friend Actor Karl Malden helped George get his first movie role. His singing and acting careers included appearances on shows such as "The Colgate Comedy Hour," and "The Donald O'Connor Show."

For 40 years, George was also the Director of the Bureau of Music of the Performing Arts Division for the City of Los Angeles till his retirement in 1986. He was honored as Employee of the Year for the City of L.A.

Your neighbors
and Oaks specialists.



Tess Nelson & Gary Bergevin

We've opened
doors for some
of the nicest
people in town.

Let us do it for you!



1714 Hillhurst Ave.,
Los Angeles, CA 90027
323.671.1200

tessandgary@prula.com
www.tessandgary.com

Update on Current Street Repaving

Directly from the Bureau of Street Services, here's what's just been finished, what's currently working and what's planned:

September 2010

Cheremoya Avenue, north of Franklin
Tamarind Avenue, north of Franklin
Foothill Drive, from Cheremoya to
Wilton Place
Taft Avenue, from Franklin to Foothill

October 2010

Wilton Place, from Franklin to Foothill
Taft Avenue, from Franklin to
Hollywood Boulevard

November 2010

Cazaux Drive, from Cazaux Place to
Tuxedo Terrace

Cazaux Place
Live Oak Drive East, from Black Oak to
Red Oak Drives
Alto Oak Drive

All are subject to change, of course. However it's a great relief to see Cazaux Drive, Cazaux Place, and Live Oak East included on this list as these are deeply distressed streets in the heart of The Oaks that have badly needed attention for years. These are positive developments and are attributable to the attention devoted to this issue by the Oaks board and our friends at Council District 4 over the last year.

But, of course, there are many more streets in equally desperate need of work: Verde

Oak, Canyon Oak, Spreading Oak, Live Oak West, Black Oak, Wild Oak, Hill Oak and Tuxedo Terrace.



Report Burnt Out Street Lights

One of the charming aspects of The Oaks is the very distinctive street lights throughout the area. In addition to being visually attractive they help to keep the area well lit and as a result, also help to deter crime. What most people don't know is that these street lights were originally installed in 1928 and operate on 4800 AC volts of electricity with the original wiring underground. As a result of this, as well as the type of light bulbs used, they often burn out.

The Oaks Homeowners Association has been working with the City of Los Angeles Bureau of Street Lighting to identify and replace the burnt out street lights as quickly as possible but could use the help of all homeowners in the area. If you see a street light that is unlit at night, please report it by calling 311 and giving the operator the street name and house number nearest the burnt out light. You don't need to give your name.

The Tree Root Question *By Bob Young*

Many Oaks streets are buckled and cracked, and the question is a simple one of getting the City to find the will and the funding and manpower to fix them. There are other streets in our neighborhood, however, where the issue is made much more complicated by large trees, at the edges of streets, whose roots have grown under the streets and are pushing up, breaking apart the concrete.

There are at least four spots in The Oaks where tree roots seem the obvious cause for broken-apart concrete streets:

1. 5710 Hill Oak Drive
(at High Oak)
2. 5677 Spreading Oak Drive
3. 5614 to 5636 Tuxedo Terrace
4. 2232 Live Oak Drive West

In only one of these cases, 5710 Hill Oak, is the tree on City (or public) property. In the other three cases, the trees are on private residential property. But in all cases the solution is difficult to come by. In each instance, an arborist from the City's Urban Forestry Division must assess whether the

tree in question can survive the removal of the roots that would need to be cut away to repair the street. If the tree can survive the cutting away of the offending roots, then Street Services could remove the roots and repair the broken-up section of street (pending having the funding to do so). However, if it's determined that the tree cannot survive the pruning of roots under the street, then, in order to repair the street, the tree itself would need to be removed. But who makes the decision whether or not to remove the tree: the homeowner or Street Services or Urban Forestry? And if all agree to remove the tree, who pays what could be the several thousand dollar expense of removing a fully mature tree: the homeowner or the City?

There are also the thorny questions of public safety and liability. If a pedestrian trips on the buckled-up concrete of a street and is injured, and if that buckling is the result of tree roots, is someone liable? And if so, who?

*Post is the Only Patrol Service Endorsed by
The Oaks Homeowners Association*

Family Owned and Operated Since 1956

24 Hour Dedicated Patrol Service:

- Our Own UL Monitoring Center
- Vacation Watch
- Alarm Systems
- Alarm Response
- Camera Systems
- 24 Hour Telephone Response
- Fire Systems



A Tradition of...Service, Security & Safety

323 **258-8130**

Pumpkin Cheesecake

By Joan Young

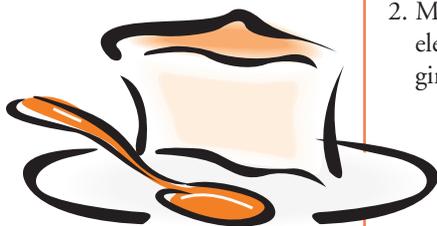


With fall nearly upon us, I thought I'd send you a family favorite recipe for a Thanksgiving dessert. Nobody in my family is really a fan of pumpkin pie, but they all love this cheesecake. It's not too sweet, has a tangy sour cream topping, a gingersnap crust and can be tarted up with pecans on top.

Equipment: A 9" springform pan

Crust:

- 1 1/2 cup gingersnap crumbs
- 2 T. butter, melted
- 3 T. sugar
- 1/4 t. cinnamon



Filling:

- 24 oz. cream cheese, softened
- 1 cup sugar
- 4 eggs
- 1/2 t. ground ginger
- 1/2 t. nutmeg
- 1 t. cinnamon
- 1/4 t. ground cloves
- 3/4 t. salt
- 3 T. flour
- 1 t. vanilla
- 1 cup canned pumpkin puree
- 1 cup heavy cream

Topping:

- 1 1/2 cups sour cream
- 2 t. sugar
- 1 t. vanilla
- 8-10 pecan halves, lightly toasted

1. Preheat the oven to 325°. Make the crust: Combine the crumbs, melted butter, 3T. sugar and 1/4t. cinnamon. Press onto the bottom of the springform pan, pressing 1" up the sides. Bake for 7 minutes.
2. Make the filling. In a large bowl of an electric mixer combine cream cheese, sugar, ginger, nutmeg, cinnamon, ground cloves, salt, flour vanilla, pumpkin and heavy cream. Pour into the crust and bake at 325° for approximately 1 hour till the center is barely set. The cheesecake will firm up as it cools. Allow to cool at room temperature.
3. Make topping. Heat oven to 425°. Combine sour cream, sugar and vanilla. Pour over the cooled cheesecake, gently spreading to the edges. Return to the oven and bake for 7 minutes. Cool to room temperature, then chill for at least 4 hours.

Remove side of the springform pan and garnish the top with 8 or 10 pecan halves (optional).

Oaks Homeowners Board of Directors 2010

Bob Young
President
463-3444; cell:547-3266
Bob.Young@oakshome.org

Holly Purcell
Vice President, Membership Director
462-7143
Holly.Purcell@oakshome.org

Jonathan Corob
Treasurer
962-6164
Jonathan.Corob@oakshome.org

Gerry Hans
Griffith Park Issues
465-3757, work 818 547-6869
Gerry.Hans@oakshome.org

John Saurenman
Recording Secretary
323-469-2199
John.Saurenman@oakshome.org

Caroline Schweich
Newsletter Editor
h: 957-2326, f: 466-4849
Caroline.Schweich@oakshome.org

Rainer Standke
Webmaster
957-0668
Rainer.Standke@oakshome.org

Alexander von Wechmar
City Services Director
467-9004
Alexander.Von.Wechmar@oakshome.org

Andy Chase
461-5143
Andy.Chase@oakshome.org

James Rubin
Security Advisor
461-6226
James.Rubin@oakshome.org

VISIT
OUR WEB SITE
AT www.oakshome.org

At Home in the Oaks

Robin T Collins
323 665-5841
323 630-0373
robinrc@earthlink.net



COLDWELL BANKER



Wayne Schlock AIA
tel 323 658 7331
bluepointarch@sbcglobal.net

- Licensed architect
- AIA Awards in 2008 & 2009
- Oaks resident who understands your local building regulations such as the Oaks "D" Zoning limitations.
- Our services range from small scale projects to "ground-up" construction.

blue point
architecture + interiors



*Want your
property sold?*

call Holly for
results.

holly purcell

310.890.4023

hollypurcell@prula.com



**Prudential
California Realty**

Independently owned and operated.



TAILWAGGERS
Known for offering one of L.A.'s best selections of holistic, all natural eats for your canine companion announces the opening of its companion store:

TAILWAGGERS
Offering all natural and organic shampoos. Use our self-wash stainless steel tubs w/ easy-access ramps OR we offer full grooming services!

We also carry the latest in hip pet accessories and we offer delivery service for busy people like you.

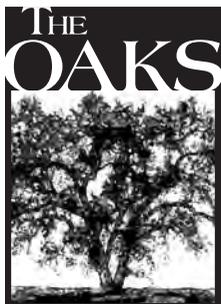
Drop by for Tailwagger Tuesdays where 5% of profits are donated to animal charities!

TAILWAGGERS HOURS:	TAILWASHERS HOURS:
monday - friday: 8-8	monday - friday: 8-7
saturday: 10-7	saturday: 9-6
sunday: 10-6	sunday: 9-6

telephone: 323-464-9600

Hip. Holistic. Healthy.

1927 & 1929 North Bronson Avenue • Hollywood, CA 90068
visit us online @ www.twaggers.com



Oaks Homeowners Association

P.O. Box 29155
Los Angeles, CA 90029-0155

www.oakshome.org

POSTMASTER: DO NOT FORWARD



SAVE THE DATE

**THE OAKS
ANNUAL
HOLIDAY PARTY**

Sunday, December 12th, 2010

5:30 pm to 8:30 pm

at the home of Bob and Joan Young
2419 Park Oak Drive