

Outpost Neighborhood Association (ONA) 2026 Annual Meeting

January 13, 2026 from 6:30pm - 8:30pm

Location: [Aviva Family and Children's Services](#) Community Room 7120 Franklin Ave, Los Angeles, CA 90046

Agenda:

1. Refreshments and Meet and Mingle

6:30pm to 6:45pm (15 minutes)

Feel free to come as early as 6pm

2. Introductions - 6:45pm to 7:05pm (20 minutes)

a. Aviva Family and Children's Services

Amber Rivas, President & CEO

b. 2025 ONA Board

c. Elected and City Officials Invited

- i. United States House of Representative California District 30 – Laura Friedman and Eric Moon
- ii. California State Assemblymember District 51 – Rick Chavez Zbur and Robbie Staenberg
- iii. Los Angeles County Supervisor 5th District - Kathryn Barger and Natalie Vartanian
- iv. Los Angeles City Mayor's Office - Karen Bass and Nico Padron
- v. Los Angeles City Council District 4 – Nithya Raman, J Anderson, Walker King, and Bernadette Cronley
- vi. Los Angeles Police Department – Commanding Officer Captain Manuel Chavez, Sergeant Garret Colley, and Senior Lead Officer Joseph Raviol
- vii. Hollywood Bowl (Los Angeles Philharmonic Association and Live Nation Hewitt Silva) – Josh Gertler and Nora Brady



3. Outpost Neighborhood Association Group Photo - 7:05pm - 7:10pm (5 minutes)

4. 2025 Outpost Neighborhood Association Priorities and Accomplishments - 7:10pm – 7:20pm (10 minutes)

5. 2025 ONA Official Business - 7:20pm – 7:30pm (10 minutes)

- a. Approve prior meeting minutes from November 11, 2025
- b. 2025 Annual Financial Report
- c. 2025 Thank You List

6. 2026 Neighborhood Priorities - Neighbor/Stakeholder Feedback Requested - 7:30pm – 7:40pm (10 minutes)

7. 2026 Outpost Neighborhood Association Board Elections 7:40pm – 7:50pm (10 minutes)

8. Neighborhood Security - Guest Speaker from Post Security 7:50pm – 8:00pm (10 minutes)

- a. Rob Post, Gina Post-Franco and Rob Bado

9. Hollywood Hills Fire Safe Council Presentation and Q&A About Wildfire Safety for Outpost Estates Homes

8:00pm – 8:30pm (30 minutes), Dante Cornejo (MySafeLA), Sheila Irani (HHFSC [FSCSC])

10. Adjourn 8:30pm



Outpost Neighborhood Association

Mailing Address:
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Box# 4003
Los Angeles, California 90068

Tax Information:
A 501(c)(3) non-profit organization using
tax identification number (EIN) 83-2513559
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2025 Outpost Neighborhood Association Priorities

The 2025 priorities of the Outpost Neighborhood Association (ONA) Board are listed below and are developed each year with input from Outpost Estates Stakeholders. There are four main categories of priorities: neighborhood safety, traffic, beautification, and social/community building.

1. **Neighborhood Safety** - Add flock safety license plate reader cameras to the neighborhood entrances that automatically connect to the Los Angeles Police Department to help catch and deter crime.
2. **Neighborhood Safety** - add 40 houses that utilize POST Security so that Outpost Estates gets an 8 hour dedicated patrol car.
3. **Neighborhood Safety** - advocate for wildfire brush clearance and wildfire prevention measures.
4. **Traffic** - fundraise to complete the installation of additional traffic islands on Outpost Drive.
5. **Traffic** - continue to advocate for traffic improvements related to the Hollywood Bowl and safety improvements regarding the traffic flow on the hillside streets.
6. **Traffic** - advocate for street repairs and to refresh the red curbs in the neighborhood.
7. **Beautification** - maintain the Outpost Drive landscaped traffic islands and help ensure brush is cleared around street lights, curbs and street signs.
11. **Beautification** - declutter the street signs off of the historic street lights and reduce number of street signs/posts around neighborhood.
12. **Beautification** - plan for improvements (like landscaping or Outpost Estates signage) to the 'Outpost Wall' and the entrance to the neighborhood at Outpost Drive and Franklin Avenue to beautify the entrance/welcome points to the neighborhood.
13. **Social/Community Building** - coordinate at least six social/community building events for the neighborhood (e.g., January - Annual meeting, February - Potluck, April - Earth Day, May - Cinco de Mayo Party, June - Pride Cocktail Party, July - BBQ, October - Halloween Open House, November - Post Thanksgiving Social, December - Holiday Social, etc.).
14. **Social/Community Building** - continue to network and engage with neighbors through welcome letters, free Hollywood Bowl tickets, WhatsApp group text, email newsletters, the ONA website and the neighborhood contact database.



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2025 Outpost Neighborhood Association Accomplishments

The 2025 accomplishments of the Outpost Neighborhood Association (ONA) Board are listed below.

1. **Neighborhood Safety** - Added two flock safety license plate reader cameras to the neighborhood as a test pilot on Outpost Drive.
2. **Neighborhood Safety** - connected neighbors interested in wildfire prevention measures to start the process to get Outpost Estates designated as a Firewise USA community and eligible for fire insurance discounts.
3. **Neighborhood Safety** - connected neighbors with Torch Sensors to install free wildfire sensors around Outpost Estates to monitor for brush/wildfires for early detection/warning.
4. **Neighborhood Safety** - negotiated with Post Patrol to get a dedicated patrol car exclusive for Outpost Estates for 8 hours per day 7 days per week if 40 more homes in Outpost Estates join Post and subscribe to their \$100/month security plan.
5. **Traffic** - received a \$25,000 grant from the LA Parks Foundation, Live Nation Hewitt Silva, and the Los Angeles Philharmonic Association to complete the installation of additional traffic islands on Outpost Drive at La Presa and Chelan.
6. **Traffic** - worked with neighbors that were opposed to the installation of a landscaped traffic island at Mulholland and Outpost Drive and removed that traffic island from the scope of the project based on neighborhood feedback.
7. **Traffic** - worked with the Hollywood Bowl to advocate for traffic improvements related to the Hollywood Bowl and safety improvements regarding the traffic flow on the hillside streets.
8. **Beautification** - maintained the existing Outpost Drive landscaped traffic islands and helped clean up entrance points to the neighborhood like at Franklin/Outpost and Outpost and Hillside.
9. **Beautification** - worked with LADOT to “declutter” the street signs off of the historic street lights and reduce number of street signs/posts around neighborhood.
10. **Social/Community Building** - coordinated several social/community building events for the neighborhood (e.g., January - Annual meeting, February - Potluck, April - Earth Day Recycling Event, May - Cinco de Mayo Party, June - Pride Cocktail Party, July - BBQ, October - Halloween Open House, and December - Holiday Social, etc.).
11. **Social/Community Building** - continue to network and engage with neighbors through welcome letters, free Hollywood Bowl tickets (over 310 free tickets distributed), WhatsApp group text (connecting over 240+ residents together), email newsletters (with a distribution list over over 900 contacts), the ONA website (with over 19,000 visits) and the neighborhood contact and referral database.



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2025 Outpost Neighborhood Association Financial Report (PART 1 OF 2)

Thank you to every neighbor and stakeholder who donates to the Outpost Neighborhood Association (ONA). We are a 100% volunteer-run nonprofit—ONA has no paid staff, and all officers and directors serve without compensation. That means 100% of your donations go directly to supporting ONA's mission and neighborhood work. Here is an overview of financials for 2025 (Fiscal year runs January 1 to December 31):

- A. Current total in Outpost Neighborhood Association Bank Accounts as of 1/5/26: \$71,573

- B. Expenses Incurred in 2025: -\$94,773
 - a. Landscaped Traffic Island - Planning/Design/Bond/Construction Fees (\$74,120)
 - b. Gardening (\$6,400)
 - c. Neighborhood Security License Plate Reader Cameras (\$4,650)
 - d. Social Events (\$4,922)
 - e. Insurance (\$2,617)
 - f. Print Materials (\$1,008)
 - g. Website (\$624)
 - h. Post Office Box (\$372)
 - i. Annual Filings (\$60)

- C. Income Received in 2025: \$45,436
 - a. \$25,000 grant from LA County Parks Foundation to install two new Landscaped Traffic Islands
 - b. \$20,051 from donations
 - i. Total of 149 donations from 113 individual donors
 - c. \$385 interest from savings account

- D. Accruals (anticipated \$ to pay or to receive in the future): -\$64,200
 - a. -\$60,000 for traffic island construction
 - b. -\$4,200 for May 2026 2nd year contract expenses for neighborhood flock safety security license plate reader cameras

- E. Total in Outpost Neighborhood Association Bank Accounts After Accounting for Accruals: \$7,373



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2025 Outpost Neighborhood Association Financial Report (PART 2 OF 2)

How donations are used:

- Neighborhood beautification and maintenance** - Weekly care of the five traffic islands on Outpost Drive (trimming, trash removal, and irrigation checks). Periodic clean-ups along key corridors and at neighborhood landmarks, plus seasonal storm prep (clearing street drains) and brush clearance around curbs, historic street lights, and street signs.
 - Typical costs:
 - Ongoing gardener/vendor services: ~\$300 per month.
 - Periodic needs such as brush clearance or special projects (recent examples: ~\$1,250 for annual brush clearance; ~\$1,650 for island maintenance/beautification at El Cerrito & Outpost).
- Community events that bring neighbors together** - Annual Meeting, Earth Day, summer gatherings, Halloween/Open House, holiday socials, and small block meet-ups. Recent examples include reimbursements for Annual Meeting refreshments and event signs.
 - Typical event spend: ~\$600 per event for food, beverage, signage, and supplies.
- Communications and outreach** - Website hosting on Squarespace (about \$275/year) and domain registration (~\$20 at renewal). Printed materials for signs, flyers, mailers, and occasional postage.
- Insurance, compliance, and basic operations**
 - Insurance: Directors & Officers and General Liability (recent annual renewal ~2,600; amounts may vary year to year).
 - PO Box for official mail (~\$375/year).
 - Required annual filings (IRS, California Franchise Tax Board, California Attorney General's Registry of Charitable Trusts, and Secretary of State). Filing fees vary by form and year (recent examples in the \$55-\$500 range).
- Safety and community partnerships** - Modest, occasional expenses that support neighborhood relationships and collaboration (for example, thank-you gestures after coordinated efforts, or sponsoring the National Night Out event).
- Neighborhood Improvement Projects (e.g., landscaped traffic island installation or neighborhood security cameras or signage)** - Engineering, permits, and traffic control planning to complete the long-planned island improvements. A significant portion of our bank balance is earmarked for this project so work can proceed once approvals are finalized. Recent example: professional services for pre-construction permit assistance and a traffic control plan.

Other funding that helps stretch donor dollars:

- Grants:** As a non-profit, ONA applied for various matching donor grants or grants given for a specific purpose like the \$25,000 received from the LA County Parks Foundation and the \$7,500 NBC Universal matching donor grant for the landscaped traffic island installation project.
- Bank interest:** We keep operating funds in savings and transfer to checking as needed. With higher balances, interest income has been about \$20 per month recently, which helps offset routine costs.



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2025 Outpost Neighborhood Association Thank You List (PART 1 of 3)

Thank you to every neighbor and stakeholder who donates their time or money to the Outpost Neighborhood Association (ONA). Special thanks to the following people for their service in 2025:

Hosts and Volunteers:

1. **Julie Neff & John Lippman** - Winter Blues Social in February
2. **Aaron Montelongo** - Earth Day Event for Recycling and Shredding in April
3. **Shane Nguyen & Bob Normile** - Cinco de Mayo Event in May
4. **Hans Gildenhuis & Andre Bester** - Pride Social in June
5. **Erika Martin & Thaddeus Miller** - Summer BBQ in July
6. **Frances Schoenberger** - Macapa Neighbors Meet/Greet in August
7. **Sharyne Snyder** - Halloween Social in October
8. **Ben Nunemaker** - Holiday Party in December
9. **Social Committee: Shane Nguyen, Ben Nunemaker, Pat Walker, Eunice Kim & Glenda Borden**
10. **Chris Zyda** - ONA Neighborhood Referral List Updates
11. **Tony Milan** - End-of-Year Mailer for Annual Meeting and Donations Form
12. All current **board members** for their generous time and dedication.

Community Representatives:

1. **J Anderson and Walker King** - Field Deputy (now Director!) for LA City Council District 4 Nithya Raman's Office - thank you for the engagement and help over 2025 related to street signs, street lights, traffic islands, and more!
2. **Robbie Staenberg** - Field Representative for California State Assemblymember District 51 Rick Chavez Zbur's Office - thank you for the engagement and help related to Hollywood Bowl street closures.
3. **Natalie Vartanian** - Field and Legislative Deputy for Los Angeles County Supervisor 5th District Kathryn Barger's Office - thank you for the engagement and help in 2025 to address Outpost Estates' concerns regarding Hollywood Bowl traffic issues.
4. **Oliver Hou** - Transportation Engineer for LA Department of Transportation - thank you for attending the Outpost Estates drive around to help reduce the street signage clutter in the neighborhood and address all the signage concerns
5. **Sr. Lead Officer Raviol** - with Los Angeles Police Department - thank you for the community engagement keeping us informed and safe and responding to needs like party houses and transient issues.
6. **Josh Gertler, John Bwarie, and Nora Brady** - thank you for all of the free Hollywood Bowl tickets for Outpost Estates, for the active community engagement to address the traffic and sound concerns coming from the Hollywood Bowl, and for funding the LA County Parks community grant program to help improve neighborhoods around the Hollywood Bowl.
7. **Charlie Coker** - Hollywood Hills West Neighborhood Council Area 5 Chair for his advocacy for the street light replacements in Outpost Estates that were damaged by vehicles.
8. **Cynthia Tirado** - Development Coordinator for Aviva - thank you for setting up and opening up Aviva for our annual community meeting!



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2025 Donor List:

Companies:

1. **Los Angeles County Parks Foundation in partnership with Live Nation Hewitt Silva and the Los Angeles Philharmonic Association who operates the Hollywood Bowl** - \$25,000 grant for the Outpost Estates traffic island project

Individuals:

There was a total of \$20,051 from 149 donations from 113 individual donors. Thanks to those that donated anonymously, and those that are listed below that are sorted by highest donation amount and then sub-sorted by earliest donation date:

1. Shane Nguyen & Bob Normile
2. Jordan Fishman & Eunice Kim
3. Ian Wayne & Angela Copeland
4. Janet & Bob Daily
5. Steve Kerho & Ken Guy
6. Bob & Janet Daily
7. Ute Emmerich & Faber Dewar
8. Nima & Gabriella Tehrani
9. Hans Gildenhuis & Andre Bester
10. Tom Davila & John Zaffarano
11. Ann & Bob Curran
12. Anastasia Mann
13. Alessandro Camon & Suzanne Warren
14. Erica Martin & Thaddeus Miller
15. Mike Litwin & David Fox
16. Helena Paulin & Jonathan Pintoff
17. Wendy Park
18. Denise Resetar & Gil Mata
19. Ninkey Dalton
20. EBTK
21. Jordan Garner & Lucie Zhang
22. Josh Berman
23. Mike Chessler & Mark Capri
24. George Bai
25. Karen M Caruso
26. Andrea Landi
27. Neal & Gayle Baddin
28. Warren & Susan Jason
29. Gary Wohlleben & Humberto Meza Jr.



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2025 ONA Board:

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1. **Chris Wintrode**, President and Co-Chair: Traffic & Safety and Marketing & Communications Committees
2. **Ben Nunemaker**, Vice President and Co-Chair: Events and Recruitment Committees
3. **Matthew Kaiser**, Treasurer
4. **Quinn da Matta**, Secretary
5. **Sally Phillips**, Co-Chair: Rewards & Experiences Committee
6. **Laura Fox**, Co-Chair: Traffic & safety Committee
7. **Shane Nguyen**, Co-Chair: Events and Rewards & Experiences Committee
8. **Natasha Kerek**, Chair: Beautification Committee
9. **Martin Keleti**, Co-Chair: Marketing & Communications Committee



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What projects would you like to see worked on in 2026?

Do you have ideas you would like to see Outpost Neighborhood Association explore? Would you like to help volunteer to work on something?

Example project ideas heard from neighbors:

1. **Red Curbs:** freshen up the red curb paint around the neighborhood to make the neighborhood look cared for and fresh
2. **Street Light Repaint:** once the street lights are working again, re-paint them to freshen them up
3. **Outpost Estates Signage:** add corner ‘monument signs’ identifying the neighborhood as Outpost Estates at the key main entrances to the neighborhood at at Mulholland and Franklin.
4. **Outpost Tile Wall:** re-do the “Outpost” tile wall at Outpost Drive and Outpost Circle to add more landscaping, better lighting/signage, etc.
5. **Free Little Libraries:** add free “little libraries” around the neighborhood that neighbors can leave a book and take a book for free

Submit your feedback using your phone by going to this website or scanning the QR code below:

bit.ly/45YgNuo



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2026 Outpost Neighborhood Association (ONA) Board Elections

The ONA Officers and Directors (the “Board”) is comprised of unpaid volunteers that are residents of Outpost Estates. The ONA Board is made up of 7 people: four Officers (President, Vice President, Secretary and Treasurer) and three Directors that volunteer to Chair or Co-Chair various Committees, or support ONA in other ways.

The ONA Board is elected for a one year term each January at the in-person ONA Annual Meeting by current ONA supporters. Once the 7 Board of Directors are elected at the ONA Annual Meeting, the Board of Directors then vote on which of the 7 Board of Directors will serve as the four Officers (President, Vice President, Secretary and Treasurer) for the one year term.

There were 7 residents that applied to be on the ONA Board in 2026. Unless there is a request to perform a “roll call” vote to ensure each Board member receives a majority of votes, the current President will ask for a unanimous consent to elect the 7 resident applicants to the ONA Board in 2026.

If a “roll call” vote is requested, please use this electronic ballot to select the 7 individuals you would like to be on the ONA Board in 2026. Candidates are listed in alphabetical order by last name.

As a reminder, per the Outpost Neighborhood Association (ONA) Election Procedures, **only "Current ONA Supporters"** (those that have made a donation to ONA in the past 12 months) **are eligible to vote, all votes must occur in person at the ONA January Meeting, and no proxy voting is allowed. Candidates for the Board must be present to win.**

If a “roll call” vote is requested, please submit your ballot using your phone by going to this website or scanning the QR code below:

bit.ly/464WLyg



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OUTPOST NEIGHBORHOOD ASSOCIATION (ONA)
2026 ONA BOARD MEMBER CANDIDATE PLATFORMS
Candidates Listed Alphabetically by Last Name (Part 1 of 2)

1. Quinn da Matta

- a. **What Board position(s) are you interested in?** Director, Treasurer, Secretary
- b. **Which Committee(s) are you interested in serving as Chair or Co-Chair?** Marketing & Communications
- c. **Why you are running to be on the ONA Board?** I love our neighbourhood, so I want to get more involved. The fires earlier this year were a huge wake-up call, which inspired me to get more involved locally and volunteer wherever I can — I volunteer with Habitat for Humanity once a month, and I am part of the Young Literati (an organisation that promotes and fundraises for our public libraries; we also have great social events). So I would love to get more people involved locally — helping neighbours in need, ensuring that our beautiful wildlife is safe and protected, and setting up two or three free libraries around our wonderful neighbourhood.

2. Laura Fox

- a. **What Board position(s) are you interested in?** Director
- b. **Which Committee(s) are you interested in serving as Chair or Co-Chair?** Traffic & Safety
- c. **Why you are running to be on the ONA Board?** Habit.....to improve the neighborhood

3. Natasha Kerek

- a. **What Board position(s) are you interested in?** President
- b. **Which Committee(s) are you interested in serving as Chair or Co-Chair?** Beautification
- c. **Why you are running to be on the ONA Board?** I am a Landscape Architect and would like to make our community more beautiful

4. Shane Nguyen

- a. **What Board position(s) are you interested in?** Director
- b. **Which Committee(s) are you interested in serving as Chair or Co-Chair?** Rewards & Experiences, Recruitment
- c. **Why you are running to be on the ONA Board?** I'm running for the board because, after 25 years of calling this neighborhood home, I want to help bring neighbors together by creating more opportunities to connect, share experiences, and feel welcomed as part of our vibrant community.

5. Ben Nunemaker

- a. **What Board position(s) are you interested in?** Vice President
- b. **Which Committee(s) are you interested in serving as Chair or Co-Chair?** Events
- c. **Why you are running to be on the ONA Board?** I like supporting our community growth and bringing people together



OUTPOST NEIGHBORHOOD ASSOCIATION (ONA) 2026 ONA BOARD MEMBER CANDIDATE PLATFORMS Candidates Listed Alphabetically by Last Name (Part 2 of 2)

6. Sally Phillips

- a. **What Board position(s) are you interested in?** Director
- b. **Which Committee(s) are you interested in serving as Chair or Co-Chair?** Events, Rewards & Experiences
- c. **Why you are running to be on the ONA Board?** If elected, this will be my 3rd term on the board, serving as Hollywood Bowl & Ford Theater Ticket Liaison. I love working with, and getting to know, my Outpost neighbors as I communicate with folks both via email and in person. This position combined with the work that I will continue in assisting with events, is gratifying. Gratifying in that it builds community and enhances neighborly friendships, a potent recipe for keeping our neighborhood stronger & safer.

7. Chris Wintrode

- a. **What Board position(s) are you interested in?** President
- b. **Which Committee(s) are you interested in serving as Chair or Co-Chair?** Marketing & Communications, Traffic & Safety
- c. **Why you are running to be on the ONA Board?** I am a homeowner in Outpost Estates and have served on the Outpost Neighborhood Association (ONA) Board for the past five years in various capacities. I most recently served as President and Co-Chair of the Traffic & Safety and Marketing & Communications Committees. I have helped reduce ONA costs by updating the new www.outpostestates.com website, establishing the ONA google workspace for file and email management, and helped launch the donation platform, GiveButter. Additionally, I helped secure \$50,000 in grants from Live Nation Hewitt Silva to install two new traffic islands on Outpost Drive. I am an active stakeholder and fierce advocate for solving issues that affect our neighborhood. I represent ONA on the Hollywood Bowl Community Advisory group and engage with neighbors and stakeholders to reduce neighborhood speeding, thru traffic, and stop sign violations and increase neighborhood awareness of and deter future crime activity in the neighborhood.



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