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Westdale **VILLAGER**

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION
P.O. BOX 66504
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WWW.WESTDALEHOA.ORG

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• WESTDALE HOMEOWNERS ASSOCIATION •

BLOCK PARTY

SUNDAY, OCT. 6, 2013

1:00^{PM} UNTIL 5:00^{PM}

• WESTDALE HOMEOWNERS ASSOCIATION •

Westdale VILLAGER

FALL 2013 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION



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PRESIDENT'S MESSAGE

WESTDALE CELEBRATES

•Jerry Hornof



As I mentioned in the previous issue of the Villager, this year's theme is Commitment to Service. In that issue I challenged Westdale residents to pay their membership dues to our Westdale Homeowners Association. The response was outstanding. The Board and I greatly appreciate the response and show of commitment. If you have not yet responded, it is still not too late to pay dues for 2013. Please visit the website at www.westdalehoa.org or mail dues (\$20/year) to:

**WESTDALE HOMEOWNERS ASSOCIATION
P.O. BOX 66504 LOS ANGELES, CA 90066**

(PLEASE NOTE THAT THE P.O. BOX ADDRESS IN THE SUMMER VILLAGER AND THE SELF-ADDRESSED ENVELOPES DID NOT INCLUDE THE FULL BOX NUMBER OF 66504. ALTHOUGH THE MAJORITY OF MAILINGS WERE RECEIVED SOME WERE RETURNED TO SENDER. IF YOUR MAILING WAS RETURNED, PLEASE UPDATE THE P.O. BOX NUMBER TO 66504 AND RESEND IT.)

October will be an exciting month for the residents of Westdale. On Sunday October 6, the Westdale Homeowners Association will celebrate its annual Block Party. Last year's party was hosted by the families on Corinth Avenue (between Kingsland Street and Stanwood Drive). This year the families on Rose Avenue between Butler Avenue and Colbert Avenue are preparing to welcome their neighbors. We look forward to another exciting Block Party event with food, fun and another chance to meet our Westdale families. We anticipate visits from Councilmember Mike Bonin's Office, LAFD, and LAPD. Please mark your calendar.

On Saturday, October 19 the Mar Vista Community Council (MVCC) will sponsor the Fall Festival and Silent Auction at Mar Vista Park. This year's theme is "Celebrating the Arts". For more information please see the Park Report in this issue. I am helping to organize the silent auction for this event so please contact me if you have any items you wish to donate.

On Saturday, October 26 Mar Vista Elementary School will host the Big Boo. This annual Halloween event includes costumes, games, food, and of course, a haunted house. On Thursday, October 31 Mar Vista Park hosts their annual Halloween Party this year entitled Halloween Spooktacular. Please see the Park Report for more details.

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• Jerry Hornof continued

Many Westdale residents are not familiar with Call "211". It's a great year round resource to add to your list of critical phone numbers. Information is provided about more than 28,000 Health and Human Service programs throughout Los Angeles County, 24 hours a day, seven days a week and is TTY accessible. 211 LA County, formerly known as INFO Line of Los Angeles, has been providing these services since 1981.

An excellent opportunity to serve your community is the Community-Police Advisory Boards (CPABs). Each of the 21 geographic Areas in the Los Angeles Police Department has a CPAB. The purpose of the CPAB is to provide advice to the Area Commanding Officer regarding decreasing the incidence and fear of crime in the community, as well as to provide community members with a voice in the policing of their communities. To learn more about how you can participate in the CPAB please contact our Board member Leah Oye (lkoye@yahoo.com) or Rob Kadota (ROB@orl.ucla.edu). Westdale continues to be a very special community. I look forward to seeing everyone at our Block Party on October 6th.

CRIME AND SAFETY REPORT

• Leah Oye/Liaison to Pacific Police Division

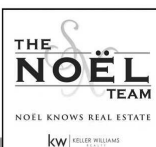
With the summer coming to an end, the Pacific Division statistics have shown an 8.5% decrease in overall crime until the Venice Boardwalk incident where a driver injured several persons and killed one pedestrian. The LA City Council and LAPD are looking into ways to make this area safer.

On Tuesday, August 13th, the One West Bank on Sawtelle and National was robbed by armed persons just after opening. No suspects have been apprehended. REMEMBER if you see a police helicopter circling overhead, please stay inside your house, the police are searching for someone.

The Pacific Division held this year's National Night Out at Mar Vista Park on Tuesday, August 6th. This event afforded the opportunity for the community to become familiar with the police officers who serve our area. In attendance were Captains, all the Senior Lead officers, detectives and patrol officers as well as our local councilmen. There was a friendly softball game, free BBQ, self-defense demonstration and school supplies given out to the children.

At the quarterly Block Captain meeting on Aug, 8th, representatives from the downtown call center gave a

TROUSDALE/WESTDALE
 NEIGHBORHOOD MARKET REPORT
 JAN - AUG 2013



Address	Bed	Bath	Sq Ft.	Lot Size	Price Sq. Ft.	Original Price	Sale Price
3307 Colbert Ave	4	3	1,799	7,563	\$525	\$938,800	\$945,000
3236 Colby Ave	4	3	2,011	7,079	\$512	\$1,088,000	\$1,030,000
11347 Clover Ave	3	2.5	2,350	7,313	\$540	\$1,189,000	\$1,268,000
3362 Colbert Ave	4	3	2,436	9,664	\$505	\$1,149,000	\$1,230,000
3146 Corinth Ave	4	3.5	2,149	7,625	\$560	\$1,150,000	\$1,202,500
11437 Clover Ave	3	2	2,258	7,081	\$576	\$1,350,000	\$1,300,000
3249 Butler Ave	4	4	2,311	7,078	\$545	\$1,149,000	\$1,260,000
3251 Barry Ave	3	2	1,381	8,665	\$775	\$899,000	\$1,070,000
3117 Granville Ave	4	2.5	2,087	5,280	\$575	\$1,200,000	\$1,200,000
3312 Coolidge Ave	4	3	2,026	7,081	\$647	\$1,195,000	\$1,310,000
3300 Colby Ave	4	2.75	2,281	7,079	\$625	\$1,395,000	\$1,425,500
11471 Woodbine St	4	2.75	2,430	5,950	\$553	\$1,249,000	\$1,345,000
3250 Corinth Ave	3	2	2,109	7,504	\$533	\$1,149,000	\$1,125,500
3300 Coolidge Ave	5	4	2,440	7,080	\$627	\$1,389,000	\$1,530,000
3236 Purdue Ave	3	2	1,759	7,312	\$711	\$1,250,000	\$1,250,000

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presentation. LA call centers receive about 4 million calls per year with 2.3 million being 911 calls, 70% of the 911 calls are non-emergency. The 911 call is for:

A life threatening emergency

Preservation of life

A crime in progress

Non-emergency calls: 1 877-ASK-LAPD

Our Senior Lead Officer, Drake Madison has just been reassigned. His replacement has yet to be selected. For emergencies, call 911. Whenever possible, use a "land line" to call 911 in emergency situations, as this brings up your address. Cell phones do not provide instant locations, but to the nearest cell tower. This may delay help. The 911 operators ask several questions, not only to get basic information, but to keep you on the line in case the situation changes. The operator is dispatching information to officers at the same time he/she is talking with you. So please be patient.

Although the "Knock-Knock" burglaries seem to have moved on to the Cheviot Area, there are still residential burglaries in Pacific Division. At least half of the homes are entered through OPEN/UNLOCKED doors and windows. If you have been a victim of a residential burglary, the LAPD Knock-Knock-Task force has recovered property available for viewing online. Check the website:

www.lapdonline.org/valley_bureau/news/_view/52394 or contact Operations-Valley Bureau Detective II Joe Esquivel (818) 644-8091.

Identity theft is becoming the fastest growing crime in our society. If you become a victim, file your police report at the Pacific Division station (our home division). The report will then be sent to the Forgery Unit located in the WLA police station.

Some useful information about the LAPD Pacific Division:

12312 Culver Blvd. Los Angeles, 90066 Corner of Culver Blvd and Centinela

Front desk: 310 482-6334

Community Relations: 310 202-2890

Detectives: 310 482-6313

If you would like to become a block captain or to receive timely updates about upcoming events or crime/safety issues in our neighborhood, please send me your contact information to: lkoye@yahoo.com

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Calling all Westdale neighbors! Don't miss the party! If you haven't attended before, we hope you will stop by and meet your neighbors. Our neighborhood association will provide grilled hot dogs, condiments and beverages. It is also a giant pot-luck, so bring a yummy dish to share. There will be lots of fun activities for kids – a bouncer, crafts, and face-painting. Even your dogs are welcome! The Westdale Homeowner's Association will have a booth at the block party where yearly association dues can be paid. We're looking forward to seeing you!

WITH THE SUPPORT OF THE MAR VISTA COMMUNITY COUNCIL

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DO YOU HAVE SPARE TIME TO MAKE A DIFFERENCE?

•*Margie Templeton*

A year ago, I discovered that the 826LA Tutoring Center moved to Mar Vista and was looking for volunteer tutors. I signed up and started working in the after school tutoring program and, this summer, in the English Language Learner (ELL) camp. If you have time and a desire to help children, come and join me!

826LA is a non-profit writing and tutoring center that provides free programs for students, teachers, and schools in our community. These programs rely on the help and altruism of volunteers. 826LA has two centers, one in Mar Vista and one in Echo Park. Last year, between the two centers, they served over 8,000 students. This is part of a national organization that supports eight centers around the country which are supported by donors including Google, the Goldhirsh Foundation, and many other foundations and individuals.

In addition to after school tutoring, the center offers a variety of other programs. Volunteers can go to schools around LA and do workshops on writing; high school students can sign-up for one-on-one sessions to receive help preparing their college applications and ELL students can participate in a four-week summer "camp" which I helped with this summer.

The after school program which runs from 3 to 6 PM, Monday through Thursday is housed in a large room behind the "Time Travel" store at 12515 Venice Blvd. During work sessions, students sit around big tables with 1 or 2 volunteers. The younger students, age 6 to 11, come in the afternoons and older students come to the evening sessions. The photo shows the



group hard at work. Students require concentrated help in the first hour or two and after they are done with their homework volunteers work with them on reading and writing. Every six weeks a book of the students' writing is published.

Students come from all over the West LA area. Most often, families hear about 826LA through word of mouth, through the free writing workshops, or because the student came to 826LA on a field trip. Most of the students come from schools where the majority qualify for free or reduced price lunch, and the focus is on serving underserved students in our community. Family members or friends drop off and pick up the students.

Volunteers for the after school program range from college students to retirees. There is a short training program that covers the program goals. Volunteers must to be able to help with elementary school math and language arts. However staff members and other volunteers are always available to help if another volunteer gets stuck in the process of working with the kids. I found myself trying to help a student with a worksheet written only in Spanish, but a Spanish speaking staff member came to my rescue and helped to translate for me. I have helped other volunteers with math worksheets. Volunteers with an interest in art can provide a special class at 4:30 for those who finish their homework.

The tutoring center staff are young and energetic. Several of them are AmeriCorps VISTA members. They also work on programs other than the after school tutoring, but they circulate during the afternoon to help students and volunteers. A staff member is on hand to check in students and volunteers and assign each to tables.

As a volunteer, one of the things that appealed to me is the flexibility of the job. Each week, volunteers get an email message with a link to the web site for each day. Volunteers can then sign up for none or many days each week. If we are traveling or very busy, I can skip a week. Normally, I sign up for one day each week. Often I can't leave until 6 PM, but other times my students get picked up by their parents early so then I am free to leave. If you must leave, you can leave early.

If I have grabbed your interest, please look at the web site <http://826la.org/> or send an email to:

IWANTTOHELP@826LA.org

or

laurenhumphrey@826la.org

to find out about the next training session.

SUMMER ON ALLASEBA DRIVE

• **Constance Sommer**

My favorite evenings on my street are the summer ones, when I hear the children calling.

They pour out of the houses as the sun moves low in the sky. Some ride scooters. Some have bikes, rollerblades. Mini-motorcycles. My kids catch the sound of a giggle or a screech and they dart out the door, mid-whatever.

"But... dinner..." I call after them.

"Give us 10 minutes!" they say, and I hear the front door slam behind them.

I probably should be firmer. I should make them adhere to my schedule. But I grew up on a hilly avenue in Encino, with no sidewalks and no children other than me and my brother. I dreamed of having just one friend in walking distance. My three kids have much more than that; they have choices. A crowd, even. So I tend to let them be.

When we went looking for a home 14 years ago, I was all about floor plan: central hallway, spacious kitchen, easy entry to the backyard. Typical child of a real estate agent. But my husband was about neighborhood: tree-lined street, light traffic, walkable location. So I picked the house but, after so many others that he nixed, Bill picked Allaseba Drive.

At the time, we were the first new family on the block in nearly two decades. Since then, there's been plenty of "turn-over," real estate's euphemism for what happens when elderly residents die or move away to retirement homes. We've lost the lady who appeared at our front door the day we moved in, proffering a chocolate cake from Vons. We still miss the World War II flying ace who handed our kids puppy calendars, and his wife who kept instant pudding cups in the pantry for hungry toddlers. The elderly pianist who practiced for hours no longer resides in the gray house on the corner, and the centenarian who lived on the opposite end of our short block is also no more.

If you have been involved with other volunteer activities that you would like to share with our community, please send us an article for the Villager. Articles can be sent to: Janbburns@gmail.com



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But some of the original neighbors remain, and the new ones have brought with them new life. Of the fourteen houses on our street, five now have children. In the summer, that grows to six, when our next door neighbor's daughter comes to visit from her home in Italy. It makes for 15 kids total, and when you add the ones that drift in from other blocks, drawn by the same sounds that yank my children out the door, we can end up with quite a crowd.

It's a little bit of a pain, some days. There I am, busily chopping vegetables or even, just about to put dinner on the table, when just like that, my diners are gone. Can't these people out there wait? I think. Doesn't anyone realize this isn't the optimum time?

But then I look out the window. The light is fading. From the street I hear adult voices, too. When I go to my front door, I see lots of neighbors, some with young kids, some whose kids are grown and moved away, all chatting.

It's the street I always wanted, right out there, if only I wasn't in the middle of something else.

But there's a solution to that. Put the spatula down. Turn the stove off. It will be dark soon. Dinner can wait.



REAL ESTATE REPORT

•Debbie Kaplan

Great News!

Our homes in Westdale Trousdale are still in high demand. Most homes are selling within 2 weeks of being placed on the market. We can be proud of our neighborhood, with its award-winning elementary school and the wonderful and convenient amenities. Our Homeowner's Association supports an annual block party, helps neighbors, and maintains a neighborhood website: www.westdalehoa.org. Check out the website for past issues of the Villager, and find minutes of our meetings, referral lists and much more. Our annual block party is coming up soon! It will be held on Sunday, October 6 from 1:00 pm to 5:00 pm on Rose Avenue, between Butler Avenue and Colbert Avenue.

Interest rates are going up, and yet buyers are still flocking to our neighborhood. Homeowners looking to expand may find a larger house right here and save going through the remodeling process. However, if you do want to stay in your same home, I will be happy to supply you with names of trade workers for general maintenance or full-scale additions and remodeling.

WESTDALE MARKET TODAY:

There is currently one house available as of this printing. 3201 Corinth Ave. went on the market in July. It has 3 br. and 2 ba. The house has 1,988 sq. ft, and the lot is 7,244 sq. ft. It is priced at \$1,425,000.

IN ESCROW (3):

3270 Granville Ave. 5 br., 3 ba. Asking price is \$1,299,500.

3200 Barry Ave. 3 br., 2 ba. Asking price is 1,149,000.

3236 Stoner Ave. 3 br., 3 ba. Asking price is \$1,595,000.

SOLD SINCE MAY 1, 2013 (8):

3300 Coolidge Ave. 5 br., 4 ba. Sold for \$1,530,000.

3249 Butler Ave. 4 br., 4 ba. Sold for \$1,260,000.

3251 Barry Ave. 3 br., 2 ba. Sold for 1,070,000.

(Will be on the market again when remodel is complete.)

3300 Colby Ave. 4 br., 3 ba. Sold for \$1,425,000.

3250 Corinth Ave. 3 br., 2 ba. Sold for \$1,125,000.

3312 Coolidge Ave. 4 br., 3 ba. Sold for \$1,310,000.

11471 Woodbine St. 4 br., 2 ba Sold for \$1,345,000.

11839 Allaseba Dr. 4 br., 2.5 ba. Sold for \$1,530,000.

Many of the above homes sold in multiple offers, often \$100,000 to almost \$300,000 over asking price. This is still an excellent time to get into a larger house, as loan rates are quite attractive. These are the rates as of August 26.

Purchase Money mortgage of up to \$417,000 (Conforming Loan) – Primary Residence – Loan to Value 80% max - Fully documented loan application - No Impounds – Fico scores 740 plus – No Pre-Payment Penalty - One Point Origination.

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Purchase Money mortgage of up to \$625,500 (High Balance Loan) – Primary Residence – Loan to Value 80% max - Fully documented loan application - No Impounds – Fico scores 740 plus – No Pre-Payment Penalty - One Point Origination.

·30 Year Fixed, Fully Amortized 4.875% 30 Day Rate Lock

·15 Year Fixed, Fully Amortized 4.0% 30 Day Rate Lock

Jumbo Loans, those over \$625,000, are at 4.875 for 30 years, and 4.375 for 15 years.

It is still a good time to refinance out of a higher rate mortgage. Fully documented means tax returns and documented income are required.

Enjoy the lovely early autumn weather and see you at the Block Party on October 6!



Remember - no one knows your neighborhood better than your neighbor.



Westdale's Own Debbie Kaplan

- I have lived in Westdale Trousdale for 35 consecutive years.
- I was treasurer of the WHOA for 15 years.
- My company, DK Properties, supports the Mar Vista School Enrichment Group and the Mar Vista Park.
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PARK REPORT

• **Jerry Hornof**

The Fall Session at Mar Vista Park will begin the week of September 16. Most families are aware of the wide variety of children and youth programs offered at the park but we should also be familiar with the adult activities that are available. Adult programs include yoga, art, Tai Chi, Zumba, table tennis, badminton, volleyball and hockey. There is also an active seniors club. For additional information please visit the park office or go to <http://www.laparks.org/dos/reccenter/reccenter.htm> for an online catalog and registration.

Please mark your calendar for the Mar Vista Community Council (MVCC) Fall Festival, which will be held at the park on October 19th from 10am to 4pm. This year's theme is Celebrating the Arts. The theme was chosen to honor and celebrate the many artists, performers, creators, and patrons in our community. The event will involve a large number of those participating in various artistic pursuits in the planning and execution of this exciting day. There will be exhibits, performances, booth presentations, kids participatory arts events, a Silent Auction, and of course all of the usual Festival activities that our community enjoys every year.

The Mar Vista Park Halloween Spooktacular will be held on Thursday, October 31st from 4-8pm. The cost is \$3 and will include a haunted house, games, food and candy.

The Park Advisory Board (PAB) has been working closely with the MVCC Recreation and Open Space Committee (ROSE) to complete projects that were funded in June. Already completed is the repair of the hockey rink scoreboard, purchase of a new portable basketball backboard for the youth program, and the presentation of two movie nights at the park. The washing and re-stripping the hockey rink is still being scheduled.

The PAB continues to raise funds for Mar Vista Park. The fundraising is being done through the L.A. Parks Foundation (www.laparksfoundation.org/EN/). Please visit the park for additional information.

Finally, Mar Vista Park and the PAB recognize that the appearance and cleanliness of the park has suffered in the past year. This is primarily due to

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cuts in funding at the Los Angeles City level. To address this issue Mar Vista Park is paying from its operating budget for a part-time maintenance person to work exclusively at Mar Vista Park. This should help to improve our park. As always, please enjoy and frequent your park.

AMAZING 2013 SALES IN WESTDALE!

Active Sales in Westdale	Bed	Ba	Sq. Ft.	List Price
3201 Corinth Avenue	3	2.00	1,988	\$ 1,425,000
Pending Sales in Westdale				
3200 Barry Avenue	3	2.00	1,821	\$ 1,149,000
3270 Granville Avenue	5	3.00	2,183	\$ 1,299,000
3236 Stoner Avenue	3	3.00	2,152	\$ 1,595,000
11556 Coolidge Place	5	4.50	3,918	\$ 2,555,000
Sold in Westdale				
3307 Colbert Avenue	4	3.00	1,799	\$ 945,000
3164 Corinth Avenue	3	2.00	1,800	\$ 1,005,000
3236 Colby Avenue	4	3.00	2,011	\$ 1,030,000
11446 Clover Avenue	3	2.00	1,539	\$ 1,105,400
3250 Corinth Avenue	3	2.00	2,109	\$ 1,125,000
3363 Colbert Avenue	4	3.00	2,436	\$ 1,230,000
3236 Purdue Avenue	3	2.00	1,759	\$ 1,250,000
3249 Butler Avenue	4	4.00	2,311	\$ 1,260,000
11437 Clover Avenue	3	2.00	2,258	\$ 1,300,000
3312 Coolidge Avenue	4	3.00	2,026	\$ 1,310,000
3300 Colby Avenue	4	2.75	2,281	\$ 1,425,000
11826 Stanwood Drive	4	2.50	1,900	\$ 1,520,000
3300 Coolidge Avenue	5	4.00	2,440	\$ 1,530,000
11839 Allaseba Drive	4	2.50	2,225	\$ 1,530,000
11801 Stanwood Drive	6	7.00	4,630	\$ 2,300,000

The market is more active than ever. Demand is at an all-time high. We have no inventory in Westdale. Please call Ron Wynn for a free current market value of your home at 310.963.9944. (Sales from all agents as posted in the MLS) CA BRE No. 00420587



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