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Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION
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WINTER 2013 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION



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PRESIDENT'S MESSAGE

2013 • A COMMITMENT TO SERVICE

• Jerry Hornof



With autumn colors in our neighborhood I am reminded that winter has returned to Southern California and 2013 is nearing an end. The Westdale Homeowners Association's 2013 theme was Commitment to Service. We recognize and applaud our Westdale neighbors who have or are serving in the military, the police and firefighters who protect our community, and our political representatives who advance our concerns and interests. We also recognize our neighbors who give of their time and service. On Sunday, October 6 we experienced that community service at our Westdale Homeowners Association block party. It was hosted by our neighbors on Rose Avenue. On a lovely October afternoon an estimated 400 Westdale residents strolled down Rose Avenue, eating good food (including 400 hotdogs), and enjoying their neighbors and neighborhood. We were visited by Councilperson Mike Bonin, Senior Lead Officer Juan Ceja, and had a special visit from the Los Angeles Fire Department. Thank you to Councilperson Bonin's office for providing payment for the street closure. He also honored Natalie Fisher for her many years of service to the Westdale Homeowners Association as former Board President and membership coordinator. I thank board members Ethel Oderberg and Lisa Rosenbloom for all their hard work coordinating the Block Party. Their excellent organization was essential to making this a great day. Finally, I want to thank the Rose Avenue neighbors. Their hospitality is greatly appreciated. If you missed this year's event please plan on joining us next fall.

On Tuesday, October 15th there was a joint meeting of the MVCC Board of Directors and the MVCC Planning and Land Use Management Committee. The meeting was held to discuss community concerns related to a planned Highland Park Patient Collective Medical Marijuana Facility (including increased traffic; potential for a significant increase in crime; impacts to neighbors and compatibility with the character of this neighborhood) at 3472 Centinela Blvd. (Palms & Centinela). Over 300 hundred people turned out, many from

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the Westdale community. Speakers voiced their understanding of the value of appropriate use of medical marijuana but had serious concerns with this location and its close proximity to residences. Councilmember Mike Bonin spoke in strong opposition to this location. On November 14th, Los Angeles City Attorney Mike Feuer's Office filed a civil enforcement action against this proposed medical marijuana dispensary before it begins operations. This is a very significant action because many dispensaries have been allowed to open before enforcement action has been taken. I want to thank Mike Bonin, Sharon Commins, Bill Duckett, and Michael Millman for their strong leadership. I also want to thank the members of the Westdale community who came out and voiced their concerns. It made a difference!

In closing I would like to remind everyone to visit the Westdale Homeowners Association website (www.westdalehoa.org). Our Westdale Homeowners Association Annual meeting will be held on Tuesday, January 28, at 7:00pm at Mar Vista Park. Be sure to mark your calendars. As we start the New Year I hope that 2014 will be a wonderful year for all of our Westdale families.



CRIME AND SAFETY REPORT

•Leah Oye/Liaison to Pacific Police Division

Our new senior lead Officer is Adrian Acosta. He has worked in the Pacific Division for at least 7 years, so is very familiar with our part of town. His contact information is: 310 622-3973 or 37285@LAPD.LACITY.ORG. Remember, Officer Acosta is not the first person to call in emergency situations. Call 911 first and notify him later. Then he can follow up on the case.

The crime for Pacific Division is down 4.3% since last year, but there has been a recent increase in residential burglaries in the Westchester area (west of Sepulveda). About 70% are "knock-knock" type, during the daytime by gangs.

Our area, A25, has a 7.1% decrease compared to the same time last year. According to the new Patrol Captain, Vic Davalos, watchful neighbors are the most help in preventing and solving crimes. Please report any suspicious persons, 1877-ASK-LAPD or 911 if crime is in progress. Having a dog and/or security camera are also good deterrents.



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There has been mailbox tampering again at the Butler/Stanwood mailbox. A neighbor mailed bills, found a check had been "washed", payee and amount erased and replaced with another name and amount. To avoid this, mail bills at the post office. If you must use the mailbox, please do not mail letters on the weekend. Contact the USPS at 877 876-2455 or <http://postalinspectors.usps.gov> for suspected mailbox tampering.

Cellphones are being snatched, please be aware of your surroundings.

Additional contacts at Pacific Division:

- Det. Robyn Salazar, usually works 4pm-2am, can help if you want to know status of a case
310 482-6357, 33687 @LAPD>LACITY.ORG
- Det. Damon Hogan, juvenile division, child abuse
310 482-6413, 26133@LAPD.LACITY.ORG

Keep watch, Leah

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

lkoye@yahoo.com

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REAL ESTATE REPORT

•*Sherri Noel*

TOP THREE QUESTIONS REALTORS GET ASKED NOW.

1. The question I'm most asked these days is... How's the market?

The answer is if you are a seller it's great! If you are a buyer unfortunately it's a bit challenging. Some of the homes listed for sale in 2013 had over a dozen offers and one sold in a bidding war for over \$140,000 above the list price. That home was right here in Westdale/Trousdale.

2. The next question I get asked is... How did that home appraise?

Since the top buyers often offer all cash or can put down a hefty down payment, the appraisal can be less of an issue allowing escrow to close without trouble. Multiple offers allow the seller to choose not only the best price, but also the best terms. This often leaves a standard 20% down buyer losing out on getting their dream home because they can't compete with the terms of other buyers.

3. Should I sell now or wait until the spring?

Traditionally real estate has been a seasonal business with a slow down over the winter months and an uptick in the spring. However our area now has low inventory and a surplus of buyers. So the first of the year is actually an ideal time to sell before kids get out of school and the busy spring/summer market creates more homes for each seller to compete against. This is a basic principle of supply and demand.

It's time to take stock in what this past year has brought to our area in terms of appreciation of home values. Homes shot up to record level highs. Check out the information below.

2013 YEAR END SALE NUMBERS

The AVERAGE price per square foot year to date in Westdale/Trousdale is \$608.00

The LOWEST price per square foot was \$505.00

The HIGHEST price per square foot was \$775.00

There is only one current Active listing in our area.

3321 McLAUGHLIN AVE. 4+3 2,053 SQ. FT. LP: \$1,095,000.

The following are Pending Sales.

3201 CORINTH AVE. 3+2 1,988 SQ. FT. LP: \$1,349,000.

11401 ROSE AVE. 2+2 1,655 SQ. FT. LP: \$996,000.

3237 BARRY AVE. 3+2 2,035 SQ. FT. LP: \$1,349,000.

3251 BARRY AVE. 4+3 2,025 SQ. FT. LP: \$1,595,000.

3318 COLBY AVE. 5+5 3,771 SQ. FT. LP: \$1,895,000.

What a difference a year makes! With the new influx of tech companies to Venice and Playa Del Rey, Mar Vista has gained popularity for all the reasons we all love living here, a fantastic location, great schools and a terrific microclimate. Wishing you all the best in the New Year.



PARK REPORT

•*Jerry Hornof*

I want to thank Park Director Jason Kitahara for his leadership and the excellent job he is doing to manage Mar Vista Park. His efforts to improve the park and involve the community are greatly appreciated.

If you have driven by the hockey rink or the tennis courts lately you will see a new set of light poles and lights have been erected. This project has been in development for over a year but we are getting close to removing the old lighting and powering up the new directional lighting. This will result in improved lighting on the playing surfaces, more energy efficiency, and no light overcast (impact) on the neighboring homes. We all look forward to this needed improvement.

The Park Advisory Board (PAB) is looking for members. Please consider serving on this important board. The board's mission is to work with park officials to insure that the park is providing the programs and services that best fit the needs of the community.

Finally, the PAB is continuing its effort to identify funding sources to resurface the synthetic sports field. The field is approaching 9 years of age and will require resurfacing. If you have connections to large organizations (Nike, Adidas, etc.) that might wish to partner in the replacement cost, please let me know. As always, please enjoy your neighborhood park.

HISTORIC MAR VISTA LIMA BEAN FIELD

•from the Mar Vista Historical society web site

If you are standing anywhere on the Westside, it is likely you are standing where a lima bean field used to be.

Mar Vista is a particularly rich area for agriculture, always has been. Mar Vista was known as being in the Lima Bean Belt of the Nation.



Back in 1868, a sailor from South America was in Santa Barbara. When asked about the longish green vegetable he was eating, he replied that it grew near his home in LIMA PERU.

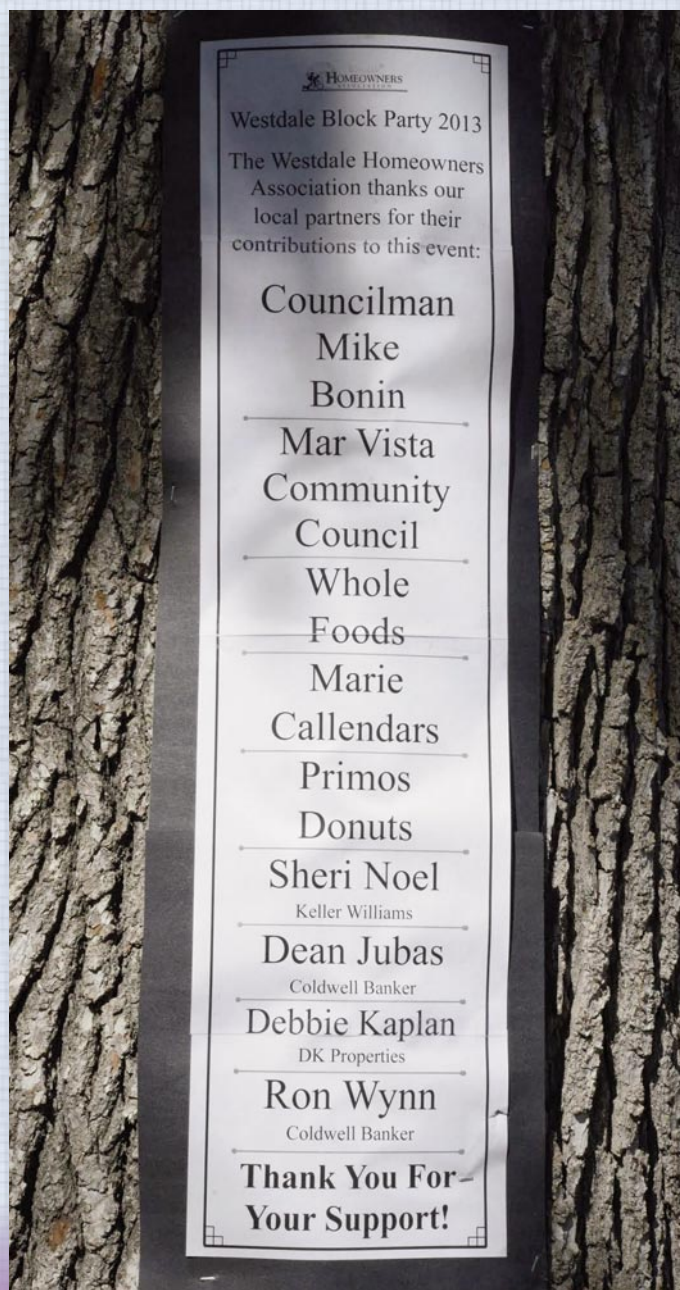
Lima Beans from Lima!

Glen Howell, Mar Vista Historical Society historian, says according to Gidney, Brook and Sheridan in The History of Santa Barbara, San Louis Obispo and Ventura Counties California, (published in 1917), in 1868, Henry Lewis planted the first lima beans ever put in the soil of the United States. They could be found all along the coast.



Santa Monica had a lima bean warehouse in 1917, a picture of which is in "Santa Monica, The Early Years". Anawalt Lumber at Sepulveda and Pico was formerly a bean field. Hughes aircraft was a massive bean field. In Westchester, some residents could just lean over the fence and pluck a few. Asked one long time resident how she cooked them. "Boiled them". Visit our website: <http://marvistahistoricalsociety.net/>

If you have a story that you would like to share with our community, please send it to: Janbburns@gmail.com





BLOCK PARTY 2013

•Ethel Oderberg

October 6th welcomed a warm autumn day for this year's annual block party, which took place on Rose Avenue between Butler and Colbert. Many thanks to our Rose neighbors, in particular Pat Samarge, for providing a warm welcome for the Westdale homeowner's. It was a well-attended event, with children enjoying a bounce house, face painters, cookie-decorating and crafts.

As usual, neighbors looked forward to the chance to meet up in a relaxed setting. The pot-luck was a popular place to be, and the hot dogs were grilled by our own president, Jerry Hornof. Councilman Mike Bonin stopped by to say hello and presented a commendation from the City of Los Angeles to Natalie Fisher (a Rose neighbor) for her many years of service to the Westdale Homeowner's Association. Special thanks to our local Whole Foods Market for providing delicious platters (Katina, you're the best!) and Primo's donuts and Marie Callendars. Much appreciation to the Mar Vista Community Council (thank you Sharon!) which provided all the hot dogs / buns / condiments, drinks and paper goods.

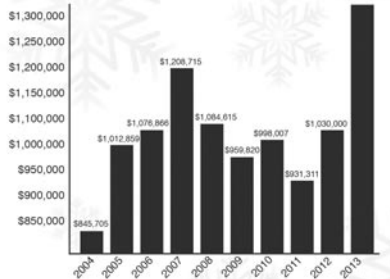
I would also like to thank our local real estate agents that helped to sponsor this event – Debbie Kaplan @ DK Properties, Ron Wynn @ Coldwell Banker, Dean Jubas @ Coldwell Banker, Sheri Noel @ Keller Realty, and Judy Sheller @ Bizzy Blondes. Your support from year to year is really appreciated!



If you missed the party,
we look forward to
seeing you next year!

*Special thanks to
David Oderberg
for these photos!*

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Season's Greetings

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Westdale's Own Debbie Kaplan

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11839 Allaseba Dr	4	3	2,225	8,998	\$1,530,000
3270 Granville Ave	5	3	2,183	7,380	\$1,475,000
3300 Colby Ave	4	3	2,281	7,079	\$1,425,000
3312 Coolidge Ave	4	3	2,026	7,081	\$1,310,000
3230 Butler Ave	4	2	2,097	7,563	\$1,310,000
11437 Clover Ave	3	2	2,258	7,081	\$1,300,000
11347 Clover Ave	3	3	2,350	7,139	\$1,268,000
3249 Butler Ave	4	4	2,311	7,078	\$1,260,000
3236 Purdue Ave	3	2	1,759	7,312	\$1,250,000
3200 Barry Ave	3	2	1,821	7,080	\$1,237,000
3363 Colbert Ave	4	3	2,436	9,664	\$1,230,000
3146 Corinth Ave	4	4	2,149	7,625	\$1,202,500



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2014 HOMEOWNER DUES

Please support the WHOA. At \$20 per year, it is a bargain. The advertising helps to support the Villager, but dues covers the rest. Dues helps to support the block party and events such as the Police toy drive and "night out". It also supports the web site and zoning advocacy to protect our neighborhood. Supplemental payments to CERT (Community Emergency Response Team) support our emergency supplies which are stored at Mar Vista school for use after an earthquake. In spite of the name "home owners", we would appreciate it if renters would join. The actual owners of the houses do not join, and you reap the benefits and are part of the community.

* The web site <http://www.westdalehoa.org/> has a link to a list of those who have already paid for 2014. Many of you have paid for multiple years.

* Dues can be paid through the web site to paypal, although we prefer checks which save the processing fee.

* You may pay for up to 3 years with one payment

	# Years (1-3)	TOTAL
Dues \$20 per year		
CERT optional support - suggested \$10		
General fund optional donation		
	TOTAL	

MEMBERSHIP INFORMATION

Name: _____

Home Address: _____

Primary Phone: _____

email: _____

Please make checks payable to "Westdale Homeowners's Association". If your check is a business check, please be sure that we have your house address as well in order to credit your house as paid.

Return to Margie Templeton at 3233 Federal or mail to:
Westdale HOA, PO Box 66504, LA, CA, 90066.

MEMBERSHIP INTERESTS:

Let us know if you would like to serve on the board, participate in CERT, or serve in any other capacity: _____

Season's Greetings!

Saludos de la temporada!

(名) 時宜

Julhälsningar!

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