



Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION
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• WESTDALE HOMEOWNERS ASSOCIATION •

Mar Vista Green Garden Showcase
Saturday, April 26, 2014

This Is Why We Live Here...

Preview the gardens at
marvistagreengardenshowcase.blogspot.com.

Westdale VILLAGER

SPRING 2014 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION



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PRESIDENT'S MESSAGE

TO VOLUNTEER

• *Jerry Hornof*

The theme of this year's annual meeting was To Volunteer. Its etymology comes from the Latin word voluntarius, "voluntary, of one's free will". To volunteer means working from the heart and doing deeds without compensation. I appreciate all the members of the Westdale community who volunteer their time and talents to make a difference in our neighborhood. We acknowledge the commitment of all the volunteers who work for the Mar Vista Community Council, the Neighborhood Watch Program, and the many school and non-profit programs within our community. I encourage all Westdale residents to volunteer. You will reward yourself and our community with your service.

The Westdale Homeowners Association Annual Meeting held in January featured Councilmember Mike Bonin. Mike opened his remarks with enthusiasm for the future of Los Angeles. He along with the city controller, the city attorney and the mayor are all newly elected officials and he joked that, "we are all so new that we still like each other!" There is energy and hope that the current city government will result in positive changes in government programs and services. Mike spoke about the wonderful synergy between the neighborhood council, the residents, and his office. This synergy was apparent as our community recently stopped a medical marijuana facility from being opened at the corner of Palms Avenue and Centinela Boulevard. Mike feels that one of the biggest challenges to our community is managing the future development of our city. Smart development is essential to creating and sustaining a livable community. He also wants to strengthen and modernize the fire and police departments. The fire department desperately needs upgraded technology. To this end, our local fire district has been selected for a demonstration project, which will introduce and evaluate new technologies including iPad and GPS based tools. Mike's top priority is to work with the Mar Vista Business Association to strengthen the growth of small businesses in Mar Vista. Finally, he has a special interest in transportation systems. Los Angeles is currently



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studying the benefits of creating a downtown hub to connect all the existing train lines and a terminus facility to provide an improved transportation model for LAX. We also heard from our new LAPD Senior Lead Officer Adrian Acosta at the WHOA meeting. He was assigned to this new position in November 2013. Our Pacific Division has had eleven consecutive years of crime reduction and a 30% reduction in home burglaries. Officer Acosta noted that the most commonly stolen items are cell phones, GPS and garage door openers. His message is "Lock it, Hide it, Keep it." Officer Acosta encouraged residents to contact him (cell phone at (310) 622-3973 or e-mail at 37285@LAPD.LAcity.org). He also attends the Farmer's Market twice a month to be available to meet and talk with residents.

On April 26th the Los Angeles City Mayor's Office held a City Budget Town Hall meeting at the Mar Vista Recreation Center. In attendance were Mayor Eric Garcetti, Councilmember Mike Bonin, and Councilmember Paul Koretz. In 2014 Los Angeles is dealing with a \$242M budget deficit. Although this is very sobering news the mayor is confident that a solution will emerge from collaboration between city government, businesses and communities. Using a performance budgeting model the mayor is conducting town hall meetings to explore and prioritize the spending and investments that will be needed to make Los Angeles a world class city. For more information please visit www.lamayor.org.

Finally, as winter gives way to spring the MVCC/ 6th Annual Mar Vista Green Garden Showcase will be held Saturday, April 26th from 10:00 AM to 4:00 PM. This is a great opportunity to tour local gardens and get fresh ideas. The featured gardens will be throughout Mar Vista including many in our Westdale community. For more information please see www.marvista.org.

Please consider volunteering your time and talents to our Westdale and Mar Vista Community.



CRIME AND SAFETY REPORT

• Leah Oye/Liaison to Pacific Police Division

This new year finds many things to bring cheer, but so much more work to be done. The LAPD reports this is the 11th year in a row that Part 1 crimes (homicide, rape, aggravated assault, burglary, theft, theft from motor vehicles, arson) have decreased.

This is the lowest since the 1949. This is good news except if you are a victim, then it's just numbers. Property crime continues to be a problem in Pacific Division; about 85% of crimes in Pacific are property crimes. Of the property crimes 50% are related to unlocked doors/windows, possessions being left visible in cars or trucks. Lock it, Hide it, Keep it.

Since February 1st, 30 additional officers have been assigned to the West Traffic Department to be on duty during the morning and afternoon rush hours. This is in response to the increase in traffic related injuries and fatalities. Citations will include aggressive driving, unsafe lane changes and left turn violations.

Mail theft from the blue free-standing mailboxes continues. Just a few days after the Colbert/Federal mailbox was "cleaned" by the postal service, a resident found a check "washed" the payee and amount on the check were changed. The postal inspector advised NOT to mail letters at night, but in full daylight the day of pick up. Theft is done by using a rope with glue on the end to fish out letters. Please report any mailbox tampering to the Postal Inspector at (877) 876-2455. Taking mail directly to the post office is safer.

Door-to-door salespersons have been around for years, but this could also be someone "checking out" a house for future burglary. If you are home, you don't have to open the door but respond to the knocking or doorbell, just so the solicitor knows someone is at home. There have been incidents where burglars thinking that the residence was unoccupied, entered from the rear of the house. Another neighbor was approached by someone claiming to be an IRS agent, asking personal questions. When he refused to answer unless presented with documentation, the "agent" became verbally aggressive. Government employees MUST have an ID card, do not answer questions if you feel uncomfortable. Call the LAPD, let them handle the situation.

Captain, Brian Johnson, is the new Commanding Officer of Pacific Area. He has been with the LAPD for 25 years, and was past Commanding Officer of Patrol in Pacific. He has two main priorities this year: Neighborhood Watch and Teen CPAB (community police advisory board). Although there are 9900 sworn officers in LAPD, that is 1/3 the number of NYC officers. The LAPD officers cannot cover the entire area without help from the public. These programs provide additional safety to our neighborhoods. Through Neighborhood Watch neighbors get to know each other and become more aware of what

is "usual" in their area and what is not. Teen CPAB is for young people who may not want to become cadets, but would like to volunteer with the LAPD. Volunteers are needed for both programs, contact lkoye@yahoo.com. We are working with our senior lead officer, Adrian Acosta, to organize our block captain program.

The Pacific Division houses a children's library in its lobby. It is open to all and books may be borrowed on the honor system. The library is sponsored by the LAPD Pacific Boosters. Donations of books and/or money are welcome.

Remember, call (877) ASK-LAPD, if you notice any suspicious activity, 911 for emergencies.
Contact Officer Acosta, 37285@LAPD.LACITY.ORG, AFTER calling the police, to describe the incident.
Additional LAPD contact information on our website, www.WestdaleHOA.org where you can check links.



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THE ART OF REAL ESTATE



2014 MAR VISTA GREEN GARDEN SHOWCASE

•Melissa Stoller

The 6th annual Mar Vista Green Garden Showcase is coming to a garden near you. This year several Westdale gardens will be on the tour!

The Showcase will be held Saturday, April 26 from 10:00 a.m. to 4:00 p.m. A FREE celebration of Earth Day, the Showcase attracts visitors from all over Southern California and offers an opportunity to see a wonderful variety of sustainable gardens, get tips from do-it-yourself gardeners, and talk to many professional landscapers and other invited experts.

Over the years, the tour has grown to include nearly 100 gardens. The 2014 tour features about one third as many gardens as in past years, including many new ones. Future tours will feature other gardens—maybe yours! This rotation allows garden owners to admire their neighbors' gardens in some years and show off their own gardens in other years. This year showcase gardens will be clustered to attract many more visitors and will create a wonderful festive atmosphere as visitors walk from garden to garden making it possible—maybe!—for visitors to see all the gardens on the tour. So come park your car and bike or walk around gardens clustered together in various areas of Mar Vista including Westdale.

The next Mar Vista Community Council newsletter will have tour maps and lots of other information; look for it on your doorstep in early April. Preview the gardens at marvistagreengardenshowcase.blogspot.com.



I'm thrilled to see more Westdale homeowners getting rid of that thing we call lawn and replacing it with low-water, low-fertilizer grass substitutes, other sustainable plantings, or permeable hardscape. Gardens that are sustainable enhance rather than harm the environment, limit rainwater run-off and direct irrigation water where it is needed rather than up in the air, onto the pavement, or down the sewer. Composting and growing edibles as well as providing habitat for native birds and pollinators are big pluses too.

Sustainable gardens aren't just good for the environment. They're good for the pocketbook. Less need for watering translates to lower water bills. Planting California natives that are adapted to our climate and soil eliminates the need for expensive fertilizers and pesticides. Also, many garden owners on the tour have found that they don't need the regular services of a hired gardener.

Are you picturing cactus and lots of sand a la the Mojave Desert? Cacti and succulents look great in Westdale gardens! But our Mediterranean climate supports many sustainable options and some look downright lush. Perhaps one of the gardens in the 2014 Mar Vista Green Garden Showcase will be just the inspiration you've been looking for.

See you in the 'hood on April 26!

Preview the gardens at
marvistagreengardenshowcase.blogspot.com

IN OUR NEIGHBORHOOD: WINDWARD SCHOOL

•James Lubin

**Director of Communications and Public Relations
Windward School**

Windward School was founded in 1971 in order to provide a unique educational opportunity for Westside young people. The School takes its name from Shirley Windward, one of Windward's founders, who sought to create a school that would provide a dynamic college-preparatory educational program to students in a caring and nurturing environment.

The school, which first opened its doors in September of 1971, was originally located in a renovated studio space in Santa Monica. After a decade of growth and programmatic expansion, Windward found a permanent home in Mar Vista and settled into its present location at 11350 Palms Boulevard in 1982. Proud to partner with so many long-term residents to make it a welcome place for both students and fellow neighbors, Windward seeks to help maintain the special qualities of Mar Vista that make it feel like a small town in a large city.

Under the leadership of educator (and Mar Vista resident) Tom Gilder, who became Head of School in 1987, the school today enrolls 550 students in grades 7-12. Active in the community in many ways, Windward emphasizes the importance of civic responsibility both to students and in its own partnerships with neighbors. This commitment is deeply rooted in school culture, as the importance of creating global citizens and responsible, caring adults is seen as equally essential as preparing students for academic success. Through Windward's Service Learning curriculum, Windward students at every grade level collaborate with dozens of organizations in Mar Vista and across the city to complete thousands of volunteer service hours.

The school also is an active partner with local institutions like Mar Vista Park, which teams with Windward on facilities improvements as part of the LA Parks Foundation's Adopt-a-Park program. For years, Windward has also been a yearly sponsor of and participant in neighborhood activities such as the Mar Vista Community Fall Festival. The school also teams closely with community leaders and neighbors to help resolve issues of shared import, like those related to area traffic mitigation, security, and parking.

While Windward has upgraded its facilities considerably since moving to Mar Vista more than 30 years ago, it strives to maintain the right balance in school size with the needs of the surrounding community. The school prides itself on being a green campus and neighbor, using solar panels, installing water-efficient landscaping, and promoting alternative transportation with upgraded bike racks. Windward's recently-built Center for Teaching & Learning, and the Science, Dance, & Music Center, which

provide over 40,000 square feet of program space, earned the LEED for Schools 2.0 Gold Certification. Windward was the first school in the Los Angeles area and one of the first schools in California to receive this recognition.

Facilities like these are often made available to local organizations for their events, and neighbors are likewise encouraged to enjoy some of

the wonderful speaker programming at the school that is available to the public. Among many guests, the school has recently hosted Mayor Eric Garcetti for a community-wide "town hall" meeting. Other recent speakers include Former Presidential Candidate Michael Dukakis; Dr. Laurie Leshin from NASA's Mars Rover project; Former Intel CEO and entrepreneur Dr. Craig Barrett, and Big Sunday founder David Levinson. Numerous other artistic and community-oriented events offered throughout the year also provide Mar Vista neighbors with opportunities to visit the Windward campus.



*To learn more about Windward School,
its history, and its role within the community,
visit www.windwardschool.org.
Windward can also be found on Facebook at
www.facebook.com/windwardschool and on both
Twitter and Instagram at @windwardschool.*

REAL ESTATE REPORT

•*Debbie Kaplan, Broker*

Over the past three months we have seen a lot of activity in our local real estate market. Buyers are realizing this is a good time to buy yet there are few sellers. This scarcity of listings has created a near-frenzy for buyers. Prices have gone up quickly due to multiple offers on properties. A recent listing on Federal Ave. received 27 offers though this was partly the result of the initial lower asking price. Sellers are getting excellent prices on their houses with the average being about \$1,400,000. Most homes sold had been remodeled or had built additions and some were on larger lots.

Currently, there are two homes on the market in our neighborhood. The home on Stoner Ave. has an asking price of \$1,219,000. Multiple offers have already been received. The other listing is a 2-story house on Barry Ave with an asking price of \$1,200,000. This home has 4 bedrooms, 3 baths and needs updating. In the past three months four houses have closed escrow, one on Corinth Ave., one on Rose Ave. and two on Barry Ave. A house on Federal Ave. is currently in escrow.

Today's buyers will pay a premium for a home that has been updated. As I mentioned in my real estate report at the Annual Meeting, there are some relatively inexpensive fixes that can be done to help increase the value of your house before selling it and can give you enjoyment while still living there. An energy-efficient heating and cooling system saves money and an updated kitchen and bath add maximum value.

The following information is from the DWP website: California Friendly® Landscape Incentive Program – The rebate from LADWP for this program was increased on April 1, 2013 from \$1.50 to \$2.00 per square foot of residential turf replaced with water efficient landscaping up to a limit of \$4,000. Other rebates and incentive programs can be found on the www.ladwp.com site. There is a rebate for installation of an EV (electric vehicle) charger site and for energy-efficient appliances. This may be the time to replace your old dishwasher, washing machine, dryer, etc.

Interest rates are still attractive and buyers who have verifiable income and assets can get loans.

We are seeing a lot of homes that sell for all cash. Jumbo loans -those over \$417,000 and less than \$729,000- are at 4.25% for 30 years, and 4.125% for 15

years. For loans over \$729,000, the rate is 4.375 % for 30 years, and 4.5% for 15 year fixed loans. All of these loans cost one point, and are the 30-day rate. These days, it takes a strong income statement to qualify for a loan however if you have a mortgage at a high interest rate this would be a good time to consider refinancing.

Having lived in Westdale Mar Vista for over 35 years, I appreciate my friendly neighbors. I know I am fortunate to live in a neighborhood with a strong positive identity, good energy, and an award winning elementary school, an active homeowner's association and the best block parties in town!



MEMBERSHIP REPORT

•*Margie Templeton*

As of January 2014, Westdale Homeowners Association switched from dues collection in June to dues collection by calendar year. In 2013, after several attempts at collection, we finished the year with only 277 homes paid out of 882. As of the end of February, we have collected dues from 202 including 34 who had paid for 2014 in 2013. We give special thanks to the 24 people who contributed over the \$20 dues; several contributions were \$50 or more. We also thank the 104 people who contributed to CERT.

There are still 680 homes from which we have not received payment. To check your payment status, go to our web site at www.westdalehoa.org/. Click on the green "2014" on the right side.

If you haven't paid for this year, please send your dues to:

WESTDALE HOMEOWNERS ASSOCIATION
PO BOX 66504, LA, CA, 90066
OR
MARGIE TEMPLETON
3233 FEDERAL AVE. LOS ANGELES, CA. 90066

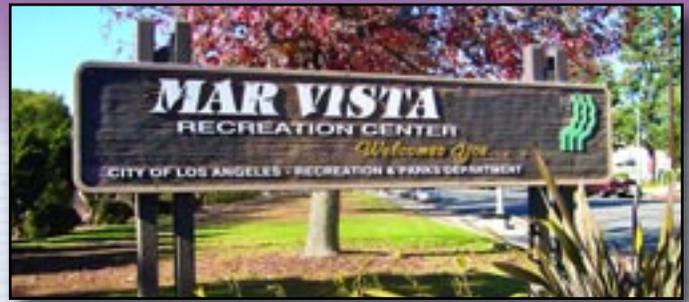
Payment may also be made through PayPal, although we prefer payment by check rather than to PayPal to avoid fees. Dues are \$20 per year plus an optional CERT donation of \$10. Dues may be paid for 1 to 3 years in advance. To access PayPal or print a membership form, visit our web site and click on "apply for membership" on the home page.

PARK REPORT

• Jerry Hornof

The Mar Vista Park Director, Jason Kitahara attended the Westdale Homeowners Association 2014 Annual Meeting in January. Jason has been our park director for almost three years and at our meeting he reported on the many recent capital park improvements that have been recently made to the park. These improvements included:

1. The gymnasium has new high efficient LED light fixtures. The manufacturer donated the installed lights to the city. Mar Vista Park is the first park with this lighting system.
2. The floors in the gym have been refinished. Under discussion is the possibility of installing acoustical baffles in the ceiling to reduce noise.
3. The baseball diamonds are currently being upgraded with field grading and planting of new natural turf, new backstops and ADA (Americans with Disabilities) accessible bleachers.
4. The tennis courts have been refinished.
5. New high efficiency lights have been installed for the tennis courts, the hockey facility, and the basketball courts. These lights are directional and result in less impact on the park neighbors.



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 best suited to the needs of the community.

The PAB is currently raising funds to support park improvements. The fundraising is being done through the L.A. Parks Foundation (www.laparksfoundation.org/EN). Please visit this site or the park for additional information.

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

THE LAST DECADE IN SALES TROUSDALE/WESTDALE

Year	Sales
2004	\$845,705
2005	\$1,012,859
2006	\$1,076,864
2007	\$1,208,715
2008	\$1,064,815
2009	\$959,820
2010	\$998,007
2011	\$931,211
2012	\$1,030,000
2013	\$1,300,543

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WESTDALE BRIDGE THRIVES

•Margie Templeton

Three years ago, I wrote an article inviting bridge players in Westdale to discuss the idea of forming a bridge group in our neighborhood. We did just that and our group is still active and has expanded to include several players from surrounding areas. Our current roster of Westdale residents includes Margie Templeton, John Keckhut, Andie Swerdlow, Cathy Weinstein, Ina Lee, Judy and Alan Newman, Melissa Stoller, and Nancy Arnheim. We have another eight players from West LA and Santa Monica.

The bridge group meets weekly at different homes on Thursday afternoons from 2:30 to 4:30 or 5:00. If you are a tournament level player, the format we play might drive you crazy! We include in play whoever shows up which means that we often have an odd number of players. We rotate dummies, rotate players with eaters, or even have a game of Rummy Cubes or gin rummy on the side. Any given Thursday we may host as few as four to as many as twelve players with ability ranging from expert (John) to infrequent players, although everyone understands the basic bidding rules and play. If you would like to join our group, contact me at mpt@rwtia.com or 310-390-4507.



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The picture below, taken at John Keckhut's house, shows Ina Lee, Jeanne Ross, John Keckhut, and Nancy Arnheim enjoying a game of bridge.



FOUND ON THE INTERNET...

Westdale, Los Angeles – Wikipedia, the free encyclopedia

W http://en.wikipedia.org/wiki/Westdale,_Los_Angeles

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Westdale, Los Angeles

From Wikipedia, the free encyclopedia

Westdale is a **West Los Angeles** neighborhood, which is represented on and by the **Mar Vista** Community Council. Its boundaries are National Blvd. on the north, Palms Blvd. on the south, Inglewood Blvd. on the west, and **Sawtelle Blvd.** on the east. There is also a neighborhood called North Westdale.

History [edit]

Originally known as Steven's Ranch as a citrus tree orchard and bean field, it was developed in 1947 by real estate developer **Paul Trousdale** (1915-1990), who built 450 single-story **tract homes**.^{[1][2][3][4]} Trousdale hired architect **Allen Siple** (1900-1973), who had also worked with him on two other neighborhoods he developed, **Tahquitz River Estates** in **Palm Springs, California** and later **Trousdale Estates** in **Beverly Hills, California**.^[5] Over time, two additional tracts were added to Westdale.^[1] As a result, there are now 900 homes in the area.^[1] Most homes were built in the 1940s, and most yards have old citrus trees dating back to the original orchard.^[1] Architectural styles vary from **ranch**, **Colonial**, **Monterey** and **Regency**.^[1] Early residents were soldiers back from the **Second World War**, who had decided to move to **California** after serving in the **Pacific Theater**.^{[1][2]}

The Westdale Homeowners' Association publishes a quarterly newsletter, *The Westdale Villager*.^{[1][6]}

References [edit]

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V T E	 City of Los Angeles [show]
V T E	 Westside region, Los Angeles [show]

Categories: Neighborhoods in Los Angeles, California | West Los Angeles



**Why Westdale?
26 Reasons – In case you forgot!**

By
ron@ronwynn.com

1. Charming, Pride of Ownership neighborhood.
2. Great, local public elementary school.
3. Caring, alert, and vocal Homeowners Association
4. Neighborhood Watch, Block Captains
5. Neighbors Proactive against Crime
6. Great mix of old timers and newcomers—all ages.
7. Diverse people from all corners of the world.
8. Nice air quality and sea breezes—never too warm.
9. Mature variety of trees and landscapes.
10. Sidewalks and flat streets for strollers and kids.
11. Many cul-de-sacs and no through streets.
12. Low density traffic—totally residential.
13. Convenient to everything:
Whole Foods, Starbucks, Champagne, and more!
14. Close to banks, restaurants and bus lines.
15. Mar Vista Park totally redone—very attractive.
16. Pool, tennis court and exercise matrix at the Park.
17. Homes of varying design and architecture.
18. Dog park close by and easy freeway access.
19. Short commute to new Metro Rail Station.
20. Low crime compared to other Los Angeles areas.
21. Dog and family friendly.
22. Diversified politically and ethnically.
23. Easy commute to bike path.
24. Minutes by car to the beach.
25. Great interactive, neighborhood website.
26. Earthquake Preparedness Committee.

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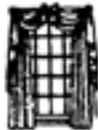
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FAX (310) 391-9617 www.sylvanadrapesandblinds.com
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Little Red Truck

Plumbing



Dennis Smith
Lic. #798285

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