

Westdale VILLAGER

FALL 2014 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION



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WESTDALE LIVING

• Jerry Hornof

The theme for this year has been Commitment to Service. We take this opportunity to recognize and thank those who are committed to community service: the military, police, fire personnel, and people who have community oriented jobs. We also recognize and thank those who volunteer their time and energy to make our community a great place to live.

On Saturday, August 16th, we saw a group of dedicated volunteers led by the passion and commitment of Mark Antonio Grant, successfully stage the 1st Annual Mar Vista Relay-for-Life. Relay for Life is the signature fundraising activity benefiting the American Cancer Society's patient programs and research. The 12-hour event began at 10:00am with opening remarks by Mayor Eric Garcetti and Councilmember Mike Bonin. Mayor Garcetti and Councilmember Bonin gave very personal statements about how cancer has affected their family and friends and the need to continue the fight to find a cure. Former Councilmember Bill Rosendahl was the honorary speaker. Bill spoke of his own personal battle with cancer and the fighting spirit he brings to each day. The relay was staged near the baseball fields and the first lap was led by Bill and many other cancer survivors. The participating teams had members walking the course for the next 12 hours. I want to thank all the Westdale families who walked and contributed to the relay. Westdale contributed over \$800 to the cause. During the day there were events including live music, yoga classes, contests, and games. The evening concluded with a luminaria circle. Participants and donors remembered loved ones lost to cancer and honored those still battling the disease by dedicating luminaria bags. Luminaria bags were transformed and illuminated after dark. Each luminaria was personalized with a name, photo, message or drawing in memory of or in honor of a friend or loved one who has been affected by cancer. It was a very rewarding experience. This will be an annual event so please mark your calendars and plan to participate next August.



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A Neighbor You Can Count on Since 1978

October will be an exciting month for the residents of Westdale. On Sunday October 12th, the Westdale Homeowners Association will celebrate its annual Block Party. Last year's party was hosted by the families on Rose Avenue between Butler Avenue and Colbert Avenue. This year the families on Purdue Avenue between Clover Avenue and Stanwood Drive are preparing to welcome their neighbors. We look forward to another exciting Block Party event with food, fun and a chance to meet and socialize with our Westdale families. We anticipate visits from Councilmember Mike Bonin's Office, Mayor Garcetti's Office, LAFD, and LAPD. Please mark your calendar. For additional information please see the Block Party article in this issue.

On Saturday, October 18th the Mar Vista Community Council (MVCC) will sponsor the Fall Festival and Silent Auction, which will be held at Mar Vista Park. This year's theme is "Neighborhood Living" and will recognize the many incredible people and opportunities in our community. For more information please see the Park Report in this issue. Again, I am helping to organize the silent auction for this event so please contact me if you have any items you wish to donate.

Our Neighborhood Watch Program provides an excellent opportunity to serve our community. Consider volunteering to be a Block Captain. To learn more about how you can participate in this program, please contact our Board member Leah Oye (lkoye@yahoo.com).

Westdale continues to be a very special community. I look forward to seeing everyone at our Block Party on October 12th.



CRIME AND SAFETY REPORT

•Leah Oye/Liaison to Pacific Police Division

Are you prepared for the "Big One"? It isn't IF but WHEN there will be an earthquake in our city. More people in our neighborhood are prepared, after attending the HOA and LAPD sponsored Disaster Awareness Course on June 14th at Mar Vista Park. Captain Stacy Gerlich presented an informative and entertaining class. Her main point was, "When there is a disaster and you call 911, don't expect a rapid response, too many places in need. You must have provisions for at least 72 hours." Due to the continuing interest in this topic, we are planning another



Oktoberfest and Nostalgia Night

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Many years ago I hosted a Westdale neighbors party and we had a blast—It is time to do it again!!

Mark your calendar and come hungry!

- Bratwurst and Sausages
- Beer and Soft Drinks
- Salads for the Calorie Conscious
- Bring your old photos and memory book
- Prizes for the best nostalgia memorabilia

Date: Wednesday, October 29, 2014

Time: 6:00 pm—9:00 pm

Place: St. Andrew's Church, 11555 National Blvd



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course in early November. The date has not yet been set and at least 20 people will be needed to fill the course. Please contact Carl Ginsberg, c.ginsberg@verizon.net, if interested. The course is FREE. We recently received "older" flyers and door hangers from the LA City Emergency Management Department. The door hangers are to be used after a catastrophic emergency. The Red side says "Need Help", the Green side says OK. The block captains will distribute these throughout the neighborhood. I hope you were able to attend National Night Out, the LAPD Pacific Division community event. Nearly 1000 people did attend. Attendees were treated to free food, a bike safety course, free fingerprinting for children, CERT info, arts and crafts projects as well as the Ninja Turtles and LA Galaxy. The annual event is hosted on a rotating schedule by parks in the Pacific Division.

Crime Stats have been low in our community compared to other parts of the city, but property crime is a continuing problem. About 50% of these thefts are due to unlocked doors or windows to houses and cars, or visible items left in cars. Please Lock it, Hide it, then you will keep your valuables. You can check: www.latimes.com/local/crime, for current information.

Please check our website: www.westdalehoa.org click on community bulletin, local crime for links for further information about burglary prevention or scams. Remember, our Senior Lead Officer is: Adrian Acosta, 310 622-3973 or 37285@LAPD.LACITY.ORG for advice or non-emergency questions. For non-emergency suspicious activity call 877-ASK-LAPD, for emergencies call 911.



Remember, if you see anyone looking into a neighbor's backyard, walking by trying to open car doors, that's considered a crime in progress.

Call 911.

Call 877-ASK-LAPD for non-emergency situations. Officer Adrian Acosta, 37285@LAPD.LACITY.ORG, 310 622-3973, is our senior lead officer, contact him about non-emergency concerns.

Please check our website: westdalehoa.org for further links to community news.

MEMBERSHIP REPORT – PAYPAL IS DROPPED

•*Margie Templeton*

You may have noticed that PayPal is no longer an option for dues payment offered through the WHOA web site. We have decided to drop PayPal for several reasons. Only a few people have used the system successfully. We have received 14 payments through PayPal in the last 2 years. Two people let me know that they could not get the system to accept their payment and after some struggle and frustration sent me a check. And finally PayPal has made it difficult to transfer our money out of the account and into our bank account. Our treasurer, Jay Swerdlow, has now transferred all funds out of the PayPal account. From now on, we will be happily accepting checks and cash for dues payment. A payment form will be included the December Villager for 2015 dues.



NEIGHBORHOOD FILMING

•*Margie Templeton*

On September 15, 20th Century Fox will begin filming scenes for a new TV show. "Fresh Off the Boat" is a half hour comedy about a 12 year old boy, whose family just moved from Chinatown in DC to Orlando, Florida, all in the pursuit of the American Dream. The story is loosely based on the best selling memoir by Chef Eddie Haung.

The street that will be primarily used is Craigview Ave. Some scenes may be filmed on Corinth and on Rose near Sawtelle. There may be some equipment vehicles on Sawtelle & Palms around the park. Filming will not take place every day; it will be off and on until December 19.

The homes that are used in the filming or in support of filming are being compensated. In addition, the studio has contributed \$1200 to the Westdale Homeowner's Association in appreciation for using our neighborhood.

REAL ESTATE REPORT

•Debbie Kaplan

The real estate market is hotter than ever. The 1,700 sq. ft. house put on the market for \$1,300,000 gets multiple offers and is sold for \$1,500,000. A house on Coolidge recently sold for \$1,100,000, is reappearing with a second story, and will command a record setting price approaching or topping 2 million. If you are thinking of selling, this is the market. You are getting postcards and door hangers, and you hear the same song, "your home may be worth more than you think".

Pity the buyer who has to put in bids on many houses. Recently, in our neighborhood, one buyer offered substantially more than asking price prior to the open house, in order to make sure he succeeded! Hang on to your hats! Markets are cyclical, and no one knows how long this upswing will continue.

There is only one listing currently on the market:

3021 Barry Ave. 4/3 2,477 Sq Ft. LP \$1,779,000.

These are pending sales:

3200 Corinth Ave. 3/2 2,118 Sq. Ft. LP \$1,419,000

3254 Coolidge Ave. 5/3 2,209 Sq. Ft. LP \$1,599,000

These homes have sold in the past 3 months:

3100 Barry Ave. 3/4 2,011 Sq. Ft. SP \$1,750,000 Sold in 2 weeks, close to asking price of \$1,790,000

3254 Purdue Ave. 3/2 2,120 Sq. Ft. SP \$1,480,000 Sold in 2 weeks, over asking price of \$1,395,000.

3126 Coolidge Ave. 3/3 2,377 Sq. Ft. SP \$1,646,500 Sold in 6 weeks, below asking price of \$1,799,000.

3306 Colbert Ave. 3/4 2,081 Sq. Ft. SP \$1,585,000 Sold in 3 weeks, above asking price of \$1,485,000.

3206 Purdue Ave. 3/2 1,790 Sq. Ft. SP \$1,449,000 Sold in 6 weeks, above asking price of \$1,339,000.

3227 Federal Ave. 3/2 1,900 Sq. Ft. SP \$1,540,000 Sold in 6 weeks, over asking price of \$1,489,000.

11341 Rose Ave. 4/4 2,440 Sq. Ft. SP \$1,575,000 Sold in 2 months, over asking price of \$1,495,000.

The average sales price was \$1,575,000. The average size of the house was 2,154 Sq. Ft. The Average price per Sq. Ft is \$731. This represents a 12% increase since the end of 2013.

Here are the latest rates from our resident lender, Graham Wong. His new company is Riviera Financial. Contact information is below.

PROGRAMS 1.00% Point 0.00% Point
Conforming 30 Year Fixed 3.875% 4.000%
Jumbo-Conforming 30 Year Fixed 4.000% 4.125%
Jumbo 30 Year Fixed 3.875% 4.000%
5/1 ARM - Jumbo Interest Only 2.500% 2.750%
7/1 ARM - Jumbo Interest Only 2.875% 3.125%
10/1 ARM - Jumbo Interest Only 3.125% 3.375%

FULL DOCUMENTS

95% < \$417,000 95% to \$625,500 SFR Only

85% to \$1,500,000 80% to \$2,000,000

75% to \$3,000,000 70% to \$5,000,000

65% to \$10,000,000

*FHA Guidelines 96.5% \$625,500 (1-2 units)

*LTV Guidelines subject to change

Rates quoted based on the following: LTV, Fico Score, Property Type, Purchase or Refi, lock period. Rates subject to change without notice. Riviera Financial dba Mortgage Capital Partners NMLS#239902.

Private Banking & Alternative Equity Lending available, contact me for more information: Graham Wong 310.266.8832 gwong@rivierafinancial.com NMLS# 336643

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PARK REPORT

•Jerry Hornof

The Fall Session at Mar Vista Park will begin the week of September 15. 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 www.laparks.org/dos/reccenter/facility/marVistaRC.htm for an online catalog and registration. There is also a Winter Camp opportunity for the 3-week period 12/26/2014-1/9/2015. This is a wonderful opportunity for children to have organized activities during their Winter Holiday.

Please mark your calendar. The Mar Vista Community Council (MVCC) Fall Festival will be held at the park on October 18th from 10am to 4pm. This year's theme is "Neighborhood Living". The festival planners hope to inspire everyone to make the most of living in our fabulous Mar Vista community by getting to know their neighbors, supporting local businesses, using local resources and enjoying all that Mar Vista has to offer. There will be exhibits, performances, booth presentations, kids partici-

patory 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 event, the Great Pumpkin 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 funded projects. The summer presentation of two movie nights at the park was completed. The August 16th showing of E.T. followed the American Cancer Society Relay-for-Life (see the President's message) and was enjoyed by all. The washing and re-stripping of the hockey rink has also been completed.

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

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.) who might wish to partner in the replacement cost please let me know. As always, please enjoy your neighborhood park.



WESTDALE/TROUSDALE

RECENTLY SOLD HOMES IN THE LAST 60 DAYS

	Bed	Bath	Sq.Ft.	Listed Price	Sold Price	\$/Sq. Ft.	Sold Date
3206 PURDUE AVE*	3	2	1,790	\$1,339,000.00	\$1,449,000	\$809.50	6/17/14
3540 S BARRINGTON AVE	3	4	3,419	\$2,103,000.00	\$1,940,000	\$567.42	6/24/14
3126 COOLIDGE AVE	3	3	2,377	\$1,799,000.00	\$1,646,500	\$692.68	6/24/14
3306 COLBERT AVE	3	4	2,081	\$1,485,000.00	\$1,585,000	\$761.65	6/24/14
3100 BARRY AVE	3	4	2,011	\$1,790,000.00	\$1,750,000	\$870.21	7/3/14
3227 FEDERAL AVE*	3	2	1,900	\$1,489,000.00	\$1,540,000	\$810.53	7/23/14
11341 ROSE AVE	4	4	2,440	\$1,495,000.00	\$1,575,000	\$645.49	7/29/14

**Sales are from a variety of agents

* The Noel Team Listing

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THE ART OF REAL ESTATE



Look At These Sales in Westdale And Look at These Prices!



3126 Coolidge Ave
\$1,646,500

SOLD



11814 Navy St
\$2,100,000

SOLD



11744 Westminster Ave
\$2,100,000

SOLD



3336 Inglewood Blvd
\$2,279,000

SOLD



12105 Dewey St
\$2,260,000

SOLD



11840 Westminster Ave
\$2,320,000

SOLD



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(Sales from all agents as posted in the MLS)

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**IT'S A PARTY!
AND YOU'RE ALL INVITED!**

WESTDALE NEIGHBORHOOD

BLOCK PARTY

SUNDAY, OCT. 12, 2014

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

**ON PURDUE AVENUE
(BETWEEN STANWOOD & CLOVER)**

WE – THE HOMEOWNER'S BOARD – WILL BE THERE, GRILLING HOT DOGS, AND ASK YOU ALL TO BRING A POT- LUCK DISH TO SHARE WITH YOUR WESTDALE NEIGHBORS. FUN ACTIVITIES FOR KIDS INCLUDE FACE PAINTERS, A BOUNCE HOUSE, ARTS AND CRAFTS AND COOKIE DECORATING. WE EXPECT VISITS FROM OUR COUNCILMAN MIKE BONIN, LOCAL POLICE AND FIRE DEPARTMENTS. SO PLAN TO STOP BY FOR A BITE TO EAT AND A CHANCE TO SOCIALIZE WITH OTHER WESTDALE NEIGHBORS. LEARN MORE ABOUT HOW TO GET INVOLVED IN THIS GREAT NEIGHBORHOOD.

**IF YOU HAVE ANY QUESTIONS PLEASE CONTACT ETHEL ODERBERG
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