



Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION
P.O. BOX 66504
LOS ANGELES, CALIFORNIA 90066
WWW.WESTDALEHOA.ORG

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WESTDALE NEIGHBORHOOD

BLOCK PARTY

**SUN.
OCT. 4,
2015**

- MEET YOUR NEIGHBORS!
- FUN ACTIVITIES FOR KIDS:
- FACE PAINTING, MOONBOUNCE & CRAFT TABLE!
- GRILLED HOT DOGS!
- PLEASE BRING A YUMMY POT-LUCK DISH TO SHARE!

**1:00 PM
UNTIL
5:00 PM**

ON COOLIDGE AVENUE BETWEEN STANWOOD & KINGSLAND

IF YOU HAVE ANY QUESTIONS PLEASE CALL ETHEL ODERBERG AT (310) 391-2015

Westdale VILLAGER

FALL 2015 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION



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PRESIDENT'S MESSAGE

HEROES AMONG US

• *Jerry Hornof*



October will be an exciting month for the residents of Westdale. On Sunday October 4, the Westdale Homeowners Association will celebrate its annual Block Party. Last year's party was hosted by the families on Purdue Avenue between Clover Avenue and Stanwood Drive. This year the families on Coolidge Ave between Kingsland Street and Stanwood Drive 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, 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 17 the Mar Vista Community Council (MVCC) will sponsor the Fall Festival and Silent Auction at Mar Vista Park. This year's theme is "Heroes Among Us" to inspire everyone to find ways to be an everyday hero to their community, neighbors, and family. You are encouraged to nominate a neighborhood hero. 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.

The theme of this year's annual meeting was Hands On. The challenge is for "active participation". As mentioned in the last quarter's Villager, our webmaster Richard Resnick would like to retire after 15 years of service. We are looking for someone who can develop a Wordpress web site and provide ongoing support as needed. This will be a paid position. If you are interested, please contact Jerry Hornof at jerry.hornof@noaa.gov. Your assistance will be greatly appreciated.

There are many issues that impact our community that members of the Westdale Homeowners Association Board monitor and report. These include traffic, development, planning and land use. From time to time we reach out to the Westdale community for comment and support. Of recent interest has been public discussion on school programs and single family housing developments.

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MARNY MASLON

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We are fortunate to have a very active Mar Vista Community Council. I encourage all Westdale residents to visit the Mar Vista Community Council website (www.marvista.org) and review the monthly agendas for both the Executive Board and the Planning and Land Use Management Committee. Many important issues for Westdale are discussed in these forums.

I recently read an Article in the Argonaut (<http://.argonautnews.com/fixing-l-a-s-broken-side-walks>) about a topic we all encounter as we walk our neighborhood – Our Broken Sidewalks. The article talks about the April agreement to settle an Americans with Disabilities Act lawsuit, and that Los Angeles city officials are planning to spend \$1.3 billion over the next 30 years to fix our sidewalks. I refer you to the article and the real concern voiced by our neighbor, Sherri Akers, that the repairs will be done in a way that protects and preserves the mature trees which are environmentally important to our neighborhood.

Finally, as summer gives way to fall, enjoy and participate in our Westdale community. Be sure to mark your calendar for October 4th when we gather for the 2015 Annual Block party.

CRIME AND SAFETY REPORT

•Leah Oye/Liaison to Pacific Police Division

Well, the new statistics are in...the Pacific Division had a 12.6% increase in property crime (year to date 2015 vs 2014 through 8/8) with our section of Pacific having a 39.6% increase. The Pacific Division is divided into 8 sections; we are in A25 which is from Lincoln Blvd on the west to Sawtelle and the 10 Freeway to Venice Blvd. Property crimes include burglary, grand theft auto, theft from vehicles and theft. Most of the crimes are outside our neighborhood, closer to Lincoln, but keep in mind that criminals may not have boundaries. We live near the 405 freeway on ramp, an easy get-away. A majority of incidents are related to unlocked doors or windows and valuables left in plain sight in your vehicle. PLEASE be careful.

Knock-Knock burglaries continue. Answer through a closed door if you do not know the person, but answer. Burglars are looking for unoccupied houses. At a recent Pacific Division meeting, Captain Alberca mentioned that burglars are pretending to be part of the neighborhood by throwing a football or Frisbee back and forth across the street. Then one person

runs to the backyard as though chasing the ball or Frisbee, but really is getting into the yard. If you see something, say something!

If you see graffiti, please take a picture and email it to: pacificareagangs@lapd.lacity.org. The gang unit can then tell if it's mischief or a gang signature. If you happen to see someone in the process of tagging, do not approach them. Send a photo of the tag/graffiti and a description of the tagger. All information is confidential.

The Homeless Task Force will be training additional clergy to help with counseling and placement of homeless persons. Pastor Weller of Venice Four Square Church, along with the senior lead officers, visits homeless encampments to help these persons get off the streets. The three main placements are: medical detox, family willing to support the person, or a collaborative living (sober) house. So far 100 persons have been placed in housing.

Who is responsible for the sidewalk in front of your house? State Law places the responsibility for sidewalk repairs on the adjacent property owners. However, the Los Angeles City has an exception if the damage is caused by tree root growth. City sidewalk repairs have already begun near City buildings. A total of \$1.4 billion will be spent over the next 30 years for these repairs, but how this money will be spent has not been finalized. Would there be a 50/50 split of the cost between the City and homeowner? The City Council has a tentative deadline of January 1, 2016, to take action. Use the MYLA311 city site to report your sidewalk, but remember that priority goes to the "worst of the worst". For more information: <http://eng.lacity.org/sidewalks/> or <http://cao.lacity.org/sidewalks/>

Officer, Adrian Acosta is our Senior Lead Officer. Contact him for any non-emergency questions at 310-622-3973 or 37285@lapd.lacity.org. Call 877 ASK-LAPD for non-emergency situations or 911 for crime in progress.

Block Captains are still needed for Colbert, Stanwood, Palms, Rose and Stoner (across from Mar Vista School).

There will be a Disaster Preparedness Expo at the Mar Vista Farmers Market on Sunday, September 27th from 9am -2pm.



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CURRENT EVENTS



FILMING FOR "FRESH OFF THE BOAT" IS BACK IN MAR VISTA FOR THE SECOND SEASON. ABC IS PRODUCING THE SERIES FOR 20TH CENTURY FOX TELEVISION. THEY STARTED FILMING IN LATE AUGUST AND WILL FILM BETWEEN 13 AND 22 EPISODES THROUGH DECEMBER. FILMING WILL TAKE PLACE ON KINGSLAND AND THE CUL DE SACS.

THE COMPANY HAS OFFERED COMPENSATION TO THE HOMES WHERE FILMING HAS TAKEN PLACE. IN ADDITION, THEY HAVE DONATED \$1500 TO THE WESTDALE HOMEOWNER'S ASSOCIATION FOR GENERAL USE OF THE AREA. THEY ARE ALSO SUPPORTING THE MAR VISTA RECREATION CENTER, THE NORTH VENICE LITTLE LEAGUE, AND THE OCEAN VIEW FARMS.



SECRET OF VENICE HIGH

•Oryla Wiedoef

As the new principal, it is with great enthusiasm that I write about Venice High, a school that celebrates over 100 years of traditions and excellence. When I first began as principal, I was told that Venice is "The best kept secret on the Westside." This is in fact the case. Every day since being selected in May as the principal, I have learned something new and amazing about this great school.



To begin with, we have outstanding students. The number of students enrolling in Advanced Placement courses, along with the 2013 API, helped Venice High School be ranked among the top high schools in the United States according to the 2015 US News and World Report. In addition to high academic achievement, our students are involved with over 54 clubs and numerous sports. Our athletics programs are so exceptional, one of our recent graduates who competed on the Swim Team has been selected to represent the United States at the 2016 Summer Olympics in swimming. Our well rounded students from the Class of 2015 have gone on to attend universities such as Stanford, Berkeley, and MIT.

Supporting our students is an outstanding faculty and staff. Numerous teachers hold masters degrees, doctoral degrees, and are National Board Certified. We are supported by a wonderful District Administration and School Board who have recently provided us with a Mandarin teacher and an Instrumental Music teacher. Our parents, alumni, and surrounding community are tremendously supportive and make countless things possible for the school.

I hope that you will take the time to visit our school. We will be hosting a number of events this year such as the annual Grease Sing-A-Long at 4pm on Saturday, September 26th at 4pm.

WE HAVE SOME AMAZING NEIGHBORS NESTLED IN OUR QUIET WESTDALE NEIGHBORHOOD. THE VILLAGER PERIODICALLY FEATURE STORIES TO ACQUAINT US WITH SOME OF THEM. IF YOU WOULD LIKE TO SUGGEST NEIGHBORS TO BE FEATURED IN FUTURE VILLAGER ARTICLES, PLEASE SEND AN EMAIL TO MPT@RWTIA.COM

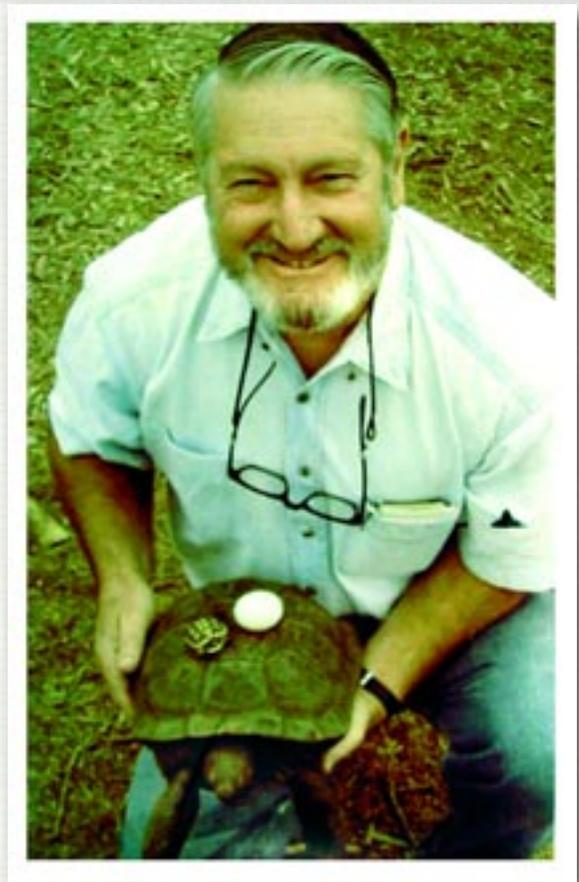
GETTING TO KNOW OUR NEIGHBORS

• *Marjorie Templeton*

Ken and Pat Nagy have been Westdale residents since 1972 where they raised two sons. Ken is a Los Angeles native who went to Mark Twain Jr. High and Venice High schools before spending 2 years in the US Navy. He returned to LA and school at Santa Monica City College and then at UC Riverside where he earned a bachelor's in Zoology and a Ph.D in Biology. He joined the faculty at UCLA immediately after graduation from UCR in 1971. Ken and his wife Pat, who is a retired Red Cross Instructor and Trainer, are active in the Westdale CERT program.

Ken began a research program on desert animal survival mechanisms, focusing mainly on reptiles living in the deserts in California and Nevada. He used new methods for studying free-living animals in the field which led to opportunities to do desert animal projects on many other continents, especially Africa and Australia.

Ken retired from teaching at UCLA, but he is continuing a long term project, funded by the Marine Corps, to help the recovery of the desert tortoise in the Mojave Desert. He has a 2 acre facility at the Twentynine Palms Marine Base where he raises baby tortoises. The area has fences and netting to keep out predators. The facility is shown in this picture:



Here is Ken with an adult desert tortoise with a tortoise egg and a tortoise hatchling on its back.

Ken is "head-starting" tortoises by keeping predators away from eggs, hatchlings and juveniles long enough for them to grow up to a size and shell hardness that is resistant to predators. That takes 9-10 years, even with added irrigation water to keep their wildflower foods available and green through spring. With only this protection and care, the juveniles are growing much faster, and surviving much better, than do baby tortoises in the wild. In the open desert, 1% of the hatchlings survive for 8 years. In Ken's facility, 50-60 are still alive 8 years later. There are about three dozen juveniles that will be fitted with miniature transmitters and released starting this autumn. It may be 10 years before these tortoises reproduce. If that happens, it will show that head-starting will work as a way to help avoid extinction of this species.

Dear Neighbors,

We know the value of our neighborhood, which is why we could show our buyers that 3300 Colby was too low of an asking price and the true value was \$1,766,000. Let's welcome a great new family to our neighborhood. We have a list of other buyers that want to be your neighbors too. Contact us if you are thinking of selling. - *Sherri*

RECENT SALES	BD	BA	SQ. FT.	LOT	LIST PRICE	SOLD PRICE	\$/SQ.FT
*3300 COLBY AVE	4	3	2,281	7,079	\$1,495,000	\$1,766,000 ↑	\$774.00
*3174 BARRY AVE	3	2	1,596	7,077	\$1,489,000	\$1,489,000 ↑	\$933.00
11955 WOODBINE ST	3	2	1,464	6,546	\$1,350,000	\$1,385,000 ↑	\$946.00
3338 M ^c LAUGHLIN AVE	3	2	1,772	7,320	\$799,000	\$955,000 ↑	\$539.00
3277 BARRINGTON AVE	3	2	1,349	7,646	\$1,039,000	\$1,140,000 ↑	\$845.00

JUST SOLD



3300 Colby Ave. 90066
 List Price: \$1,495,000
 Sold Price: \$1,766,000

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 FOR
 MAKING US
 IN MAR VISTA
 2012, 2013 & 2014**



MY  IS HERE IN WESTDALE



Solutions by Collaboration

My recent sale at 3300 Colby Ave sold for \$271,000 above the listing price and brought up the values for everyone in the neighborhood! This single story 2281 square foot home sold at \$774.22 per foot, selling for \$1,766,000. WOW!!!



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Watch for my new listings coming soon:

1. 11454 Rose Avenue
2. 11531 Clover Avenue
3. 3128 Federal Avenue
4. Several new construction homes coming soon

Please call me for a complimentary market analysis for what your home might sell for in today's market.



Ron Wynn 310.963.9944

...There's no place like Westdale

WESTDALE BLOCK PARTY

•Ethel Oderberg

To all neighbors,
You are cordially invited to our annual Westdale Homeowner's Association Block Party. This year it will be held on Sunday, October 4, 2015 between 1:00pm – 5:00PM on Coolidge Avenue between Stanwood and Kingsland. Bring a delicious potluck dish to share. We will provide grilled hot dogs, beverages, and all paper goods.

Kids will enjoy a bounce house, face painting, cookie-decorating, and a craft project. Meet our wonderful Councilman Mike Bonin, police lead officer Adrian Acosta and our local fire department. Learn about the work of the Westdale Homeowner's Association and CERT. Any local musicians who would like to perform are welcome to add to the festive street party. Please contact Ethel to schedule your performance.

Come out and meet your neighbors!
We look forward to seeing you all there!
Ethel Oderberg
(310) 391-2015/ethel@oderberg.com



**IT'S A PARTY!
AND YOU'RE ALL INVITED!
WESTDALE NEIGHBORHOOD
BLOCK PARTY
SUNDAY, OCT. 4, 2015
1:00^{PM} UNTIL 5:00^{PM}
ON COOLIDGE AVENUE
(BETWEEN STANWOOD & KINGSLAND)**

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 AT ETHEL@ODERBERG.COM OR CALL (310) 391-2015

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REAL ESTATE INVESTING... EVERYTHING YOU NEED TO KNOW!

• **Marny Maslon**

Whether you are buying your first investment property or interested in expanding your real estate portfolio, real estate investing in 2015 can be very rewarding. I personally own and manage multi family investment properties, and I am happy to say that the combination of cash flow, increased equity and the potential tax benefits have provided wonderful results.

When considering real estate investments ask yourself these 3 simple questions:

- How much capital do you have to invest? Just like any property, if you are financing with a loan you need a down payment. This required down payment might be higher than buying your own personal home, unless you choose to live in one of the units.
 - What kind of immediate cash flow will you need from your investment?
 - How do you feel about being a landlord? Keep in mind that you can have others manage the property for you.
- Now it's time to begin your search. How does one evaluate an investment property?



Let's begin by gathering the following information for the property under consideration:

1. The current income the property generates.
2. The potential income the property could generate.
3. The property's monthly expenses.
4. Learn about the area where the property is located.
5. Does the property fall under rent control or other local ordinances.

Using the above information, along with understanding and applying some standard formulas, will help you evaluate whether this property is the right fit for you. The two most important formulas are:

1. Gross Rental Multiplier (GRM)-Purchase price divided by the rental income Capitalization Rate (CAP Rate)
2. Rental income after expenses (Net Income) divided by the purchase price.

Lastly, if you own investment property, did you know that you could sell your current investment property and reinvest in a larger building or buy two properties? You can maximize the amount of money available to you by doing a 1031 tax deferred exchange. It's a fantastic way that the current tax laws help grow your existing real property portfolio! It's always good to run any potential investment by your CPA or financial advisors.

On another note, local residential real estate numbers in Mar Vista area are staggering. Compared to last year at this time our...

* Sales volume year to date is up 21.5%

* Median Sales Price to date is pushing a 14% increase
Mar Vista is in the press and considered one of the hottest areas to buy in Los Angeles.

NEIGHBORHOOD PROSECUTORS AS A RESOURCE IN YOUR COMMUNITY

• *Claudia Martin*

As problem solvers in your community, we work directly with and out of your local police station to address the quality of life crimes that affect your neighborhood. As all communities are different and diverse-so are the quality of life crimes and issues that we receive complaints about. As a prosecutor we receive reports for potential criminal filing review from investigatory agencies such as LAPD, Department of Building and Safety, and Street Services etc... We are not investigators, therefore, when we receive complaints of alleged illegal activity we refer the information and complaint to the appropriate agency for investigation. We operate under the "Broken Windows" Theory and aim to identify, prioritize and address criminal problems before they grow into more serious offenses that can lead to urban decay. As Neighborhood Prosecutors we understand that the ability to respond to neighborhood complaints and address criminal problems proactively is critical to improving the quality of life in our neighborhoods.

Community complaints vary from area to area, but common complaints we receive include nuisance properties, problem people committing criminal acts, prostitution, public intoxication, noise complaints, illegal dumping, nuisance business activities and homeless encampments. When we receive community complaints we assess the issue and refer them to the proper agencies, such as LAPD, Council Offices and various other investigatory agencies. Once these complaints are investigated they may be presented to us for potential criminal filing by these agencies. We review these reports and determine the proper course of action.

Another common complaint we receive involve issues between neighbors. If the complaint does not allege violence, many times we refer the caller to our office's Dispute Resolution Program (DRP). Following are links to that program in both Spanish and English:

- [DRP Info Sheet \(English\)](#)
- [DRP Brochure \(Spanish and English\)](#)

The following is our "Good Neighbor Laws" pamphlet in both English and Spanish. This brochure lists the common complaints we receive, such as barking dogs and gas leaf blower complains, and the agency responsible for investigating:

- [City Attorney Good Neighbor Laws – West Bureau \(Spanish\)](#)
- [City Attorney Good Neighbor Laws – West Bureau \(English\)](#)

This is the link to 311 where community members can request various service requests such as bulky item removal, graffiti removal, tree trimming, illegal dumping removal:

- www.lacity.org/myla-311/myla-311-service-request

This is the link to the Department of Building and Safety where community members can report violations directly on their website:

- www.ladbsservices2.lacity.org/OnlineServices/

The following are additional links that maybe useful to you or someone you may know.

- [Immigration Scam Warning \(Spanish and English\)](#)
- [Immigration Resources \(Spanish and English\)](#)
- [Exposure to Violence Brochure](#)
- [Hiring a Contractor Warning Spanish and English](#)

Feel free to contact me if you have any questions or concerns. Since I am in the field or in court quite often, the fastest way to get in touch with me is via email. My email address is Claudia.martin@lacity.org and my office phone number is (310) 202-3824.

W.H.A. IS LOOKING FOR WORDPRESS WEB PAGE MASTER

We have been looking for a replacement for Richard Resnick who has been our volunteer web master for many years. We have decided that we need to have a new approach for our web site. Rather than having all maintenance go through a single person, we should host the site on Wordpress and allow designated people to update sections such as the Villagers and membership lists.

We are looking for someone who can develop a Wordpress web site and provide ongoing support as needed. This will be a paid position. If you are interested, please contact Jerry Hornof at jerry.hornof@noaa.gov.

PARK REPORT

• *Jerry Hornof*

As the students return to school, the summer camp program at Mar Vista Park comes to an end. The Fall sports programs begin on September 12, and the Fall classes begin September 21. It is never too late to browse the brochure and select activities for you and your family. The www.laparks.org/dos/recenter/pdf/marVista/brochure.pdf. The park also hosts a wonderful Halloween festival. This year the title is Tricks before Treats. It will be held at the park on October 31st from 1-5pm (note that Halloween falls on a Saturday this year so be prepared for a full day of trick or treaters). The cost is \$5 and will include a haunted house, games, food and candy. There is also a Winter Camp opportunity for the 2-week period 12/28/2015-1/4/2016. This is a wonderful opportunity for children during their Winter holiday.

Please mark your calendar for the Mar Vista Community Council (MVCC) Fall Festival which will be held at the park on October 17th from 10am to 4pm. This year's theme is "Heroes Among Us". With this theme the organizers hope to inspire everyone to find ways to be an everyday hero to their community, neighbors, and family. In conjunction with the Theme, they are reaching out to the community and inviting everyone to take a few minutes to help us celebrate the many Heroes Among Us in the Mar Vista community. They would like to find out who you think are the true heroes in our neighborhood. These are the people who are finding their own ways to make our community better, both big and small, by helping a neighbor, by helping the young and old in our midst who find themselves in need of assistance, by helping at schools, at churches, on our streets, and in our homes, to make someone's life better. You are encouraged to send an email at marvistafestival@marvista.org and let them



know the name of your neighborhood hero and, in 75 words or less, the reason why you are suggesting their name (if possible, please submit a photo with the email). They will publish these names in the Festival Program, and on the Festival Blogpage. They also hope to feature a display of 'Heroes Among Us' on the auditorium wall at the Silent Auction on the day of the Festival. The festival raises funds to support the park. This year they plan to support the installation of sound reducing panels in the park gymnasium. The sound during events in the gym (like basketball) can be deafening.

Finally, the Park Advisory Board (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. As always, please enjoy your neighborhood park.



Villager Bulletin Board



Homes on the Westside

Debbie Kaplan, MBA
Broker

310/397-3595
310/433-5053 cell
Debbie.dkproperties@gmail.com
lic. 00787672

marc hara, mpt
licensed physical therapist



erik nelson, mpt
licensed physical therapist

hara | nelson
physical therapy and wellness

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