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*Westdale*  
**VILLAGER**

QUARTERLY NEWSLETTER OF THE  
 WESTDALE HOMEOWNERS ASSOCIATION  
 P.O.Box 66504  
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## PRESIDENT'S MESSAGE

### BUILDING COMMUNITY

• *Jerry Hornof*



Professional football, basketball, and hockey, along with collegiate football and basketball, signal that winter has returned to Southern California and 2016 is nearing an end. This year sees the return of the Los Angeles Rams after 21 seasons in St. Louis and, hopefully, a resurgence of the Los Angeles Lakers.

The Westdale Homeowners Association's 2016 theme is Building Community. We live in a wonderful neighborhood in Los Angeles and, to sustain the features we love in Westdale, will require building a larger community of participants. On Sunday, October 9th, we benefitted from the many board members and their families who help make our Westdale Homeowners Association block party a great success. This year we decided to try a Mar Vista Park venue. In part, this venue provided a less demanding logistical challenge. We were visited by Councilperson Mike Bonin, Senior Lead Officer Adrian Acosta, and a special visit from the Los Angeles Fire Department. Although it was successful, I do appreciate that it lacked the intimacy of closing and celebrating on a street within Westdale. The block party coordination team is looking for assistance, so please let me know if you would like to help next year's effort. If you missed this year's event, please plan on joining us next fall.

October is always an active month in Mar Vista and Westdale. Besides our annual block party, the Mar Vista Community Council sponsored the Fall Festival at Mar Vista park, the park hosted the Halloween Party, and Mar Vista Elementary celebrated the Big Boo. October is always a fun month for all Westdale residents.

There were four measures (two Los Angeles County and two Los Angeles City) that passed and will potentially impact our Westdale community. County Measure M provides funding that will allow Los Angeles to build the mature, comprehensive public transit system it has been working toward. There is money for roadway improvements in the measure, but a remarkable \$860



+ INSIDE +

CRIME REPORT

+

MEMBERSHIP REPORT

+

A LITTLE SERENDIPITY

PATIENCE MAKES A  
GARDEN GROW

+

COLLEGE READINESS

NAVIGATING THE LAUNCH

+

PICNIC IN THE PARK

+

REAL ESTATE NEWS

+

PARK REPORT

+

WESTDALE ADS

★ WESTDALE HOMEOWNERS ASSOCIATION ★



WESTDALE HOMEOWNER'S ASSOCIATION  
**2017 ANNUAL MEETING**  
**TUESDAY, JANUARY 31 @ 7:00 P.M.**  
**IN THE MAR VISTA PARK AUDITORIUM**  
 CITY OF LOS ANGELES - RECREATION & PARKS DEPARTMENT

★ WESTDALE HOMEOWNERS ASSOCIATION ★



million in estimated revenue each year will be earmarked for mass-transit projects. Some are ambitious enough to continue expansion of the region's public transportation map. County Measure A invests in park space. It could accelerate plans to open much of the Los Angeles River to public access and create more open green space in our urban community. City Measure HHH will issue \$1.2 billion in bonds to fund housing for homeless people and people at risk of becoming homeless, and to fund facilities that provide mental health care, addiction treatment, and other services. Hopefully, this will help reduce the growing homeless presence in our neighborhood and the social and humanitarian challenges we face on a daily basis. Finally, City Measure JJJ passed which imposes minimum affordable housing requirements, training standards, and labor and wage regulations on development projects requiring zoning changes. It includes provisions to require a certain percentage of labor to come from local workers. We will need to watch and monitor closely how this measure impacts development in the R3 zoned areas (like the Barrington Corridor) as we strive to work with developers to recognize and help preserve the residential nature of our Westdale neighborhood.

In closing, I want to remind everyone to visit the Westdale Homeowners Association website (westdale-hoa.org). Our Westdale Homeowners Association Annual meeting will occur on Tuesday, January 31, at 7:00pm at Mar Vista Park. Be sure to mark your calendars. As we start the New Year, I hope that 2017 will be a wonderful year for all of our Westdale families.



CRIME AND SAFETY REPORT

•Leah Oye/Liaison to Pacific Police Division

There has been progress in combating crime these past few months. There was a series of 20 armed robberies in Pacific, WLA, and Wilshire Divisions and Culver City in which an 18 year old male and a 17 year old female were arrested. They did not have previous criminal records or gang ties. The second series of armed robberies (10 in 2 days) was in Westchester in the later part of October. There are 3 leads but no conclusion at this time. Please be watchful of your surroundings, especially while shopping.

The “Anarchy” tagger has again invaded our neighborhood. There have been 3 or 4 waves of vandalism. In the past, red spray paint was used to write “Anarchy” or the symbol on garages, fences, cars (usually white), and the stairs near Mar Vista Elementary School. The most recent tagging has used black spray paint with the messages now mocking. A vehicle fire the same night is thought to be associated with this person. The Major Crimes Division will now lead the investigation. Please report any incidents to the police with photos and videos if you have them. If you would rather remain anonymous, please still report the crime; it can be classified as a “John Doe” crime report.

The number of homeless people around the city is a constant problem for which there is no real solution. The City Council is currently considering a new regulation for the storing of personal property and the sleeping in vehicles. They are trying to locate safe parking locations for all the RVs. The measure must pass with a unanimous vote from the City Council. If you do see unattended items, please call the sanitation department or call 311 for clean-up.

The holidays are happy times, but it can also be a time when crime is up. The package and mail thieves have more chances, vacations mean unattended houses, and busy shoppers don’t keep track of their belongings. Please be aware of who and what is around you.

If you have any non-emergency questions, please contact our Senior Lead Officer:

Adrian D. Acosta, #37285  
Police Officer III+1  
Pacific Area Senior Lead Officer  
Los Angeles Police Department  
37285@lapd.lacity.org  
310.622.3973  
www.facebook.com/14SLO25



MEMBERSHIP REPORT

•Margie Templeton

It is that time of year again when we start the dues collection. I want to thank the 346 members who paid their dues in 2016. We received \$7,415 in dues which allowed us to convert the Villager to color, produce a picnic in the park, and to continue to support the neighborhood. We actually have 885 homes in our homeowner’s association, so we could do better. Even if you are a renter, we hope that you will support the neighborhood.

Currently, 90 homes have already paid dues for 2017. Forty have even paid for 2018. The web site will soon

show payments for 2017, so you may check to see whether or not you have paid. In many cases, we have received payments from people who have already paid for the current year. I credit the dues to a future year. If you want to get a report on your payments for dues and CERT for 2017-2019, you may send me an email at mpt@rwtia.com.

The dues form is enclosed in the Villager along with an envelope. You may mail the form to the post box, or you may save postage and drop it off at my house. If you would like to get Leah’s police report or other mailings from the WHOA, do record a valid email address. We absolutely do not share email addresses or send any commercial messages.

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3



A LITTLE SERENDIPITY PLUS  
SOME PATIENCE MAKES A  
GARDEN GROW

•Shari Dunn

Correction: let’s call it copious patience, augmented by a heap of determination, blended with a good dose of serendipity, and you have the three primary elements that have been at work for the last five years to transform a pair of dilapidated bungalows into a fresh air learning space.

It’s been a process. It started in 2011 when Mar Vista Elementary got a phone call from LAUSD asking if they wanted to trade four bungalows for \$100,000. The bungalows had been added to the campus perhaps a decade ago to deal with overcrowding throughout the district. Now, with enrollment back to normal levels, the district was incentivizing schools to ditch the bungalows by giving them cash to make some capital improvements on the patch of asphalt left behind.

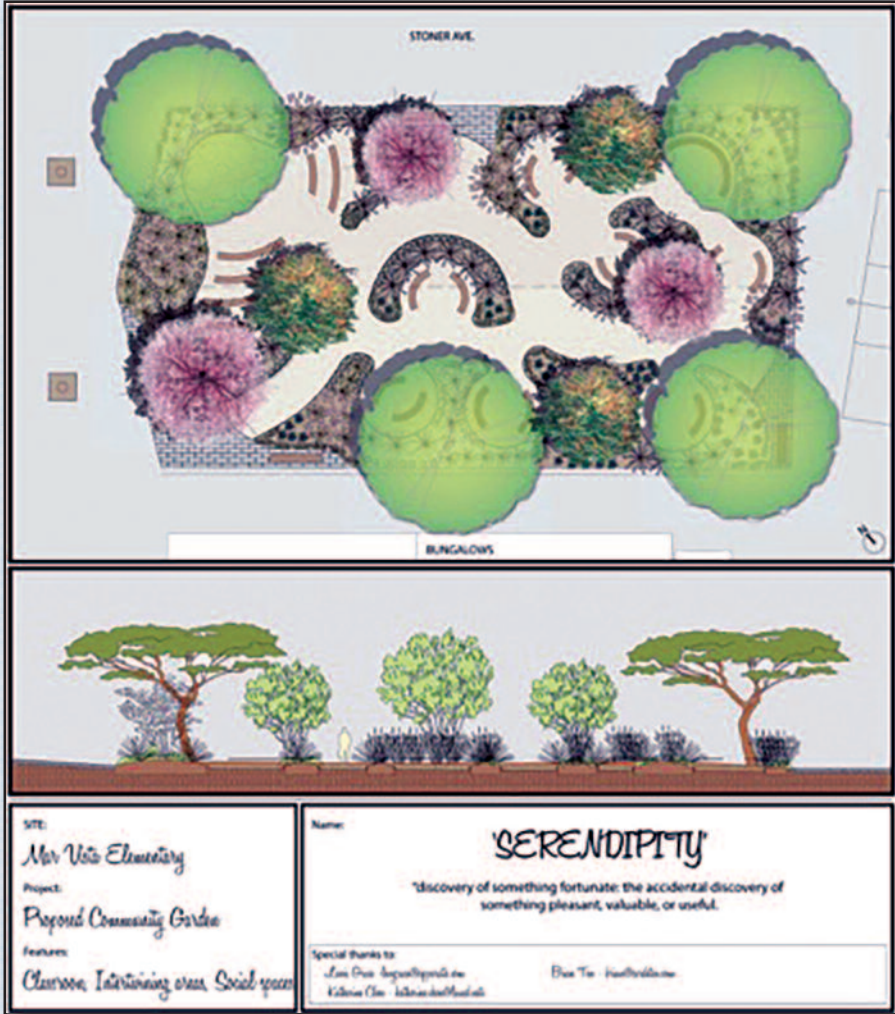
What luck. Not overcrowded schools but the chance to gussy up the campus.

Principal Katherine Choe took the opportunity to the School Site Council (SSC) and faculty to brainstorm a good use of the funds. A Yard Committee was formed of parent volunteers and Principal Choe who bandied around ideas to utilize the money and the space. They landed not on a specific plan, but instead on a notion to create an outdoor learning space where teachers

could get out of their classrooms and where kids could hang out and enjoy quiet activities during recess and lunch.

With this direction, 5 professionals took on the challenge. These professional architects and designers, by the way, were all parents of children at the school. Within a few months, they submitted their ideas for a garden in the form of beautiful, intricate scale models. The Yard Committee selected one grand plan and submitted it to the District for approval.

The first plan was way over budget. LAUSD manages these projects using city-sanctioned suppliers. The budgets don’t tend to go as far as they would if you were managing your own landscaping project. But the Yard Committee was committed. Lewis Grace of Apparatis Co., designer/architect and parent of a 3rd and 5th grader, developed a design that perfectly achieved budget limits as well as functional and aesthetic goals. And Mar Vista Elementary School’s Serendipity Garden was born. His design is shown here.



A Project Team was formed and was comprised of Lewis, the design lead, Brian Ten, an architect and parent of a 5th grader, Jasmine Jaffe, a committed parent actively volunteering during the gap year between two children, and John Napoli, Complex Manager for Mar Vista Elementary School. Mrs. Choe had a dream team to bring this paper plan to life.

And then things got difficult. Between 2012 and now, the process has been riddled with frustrations: Extended periods of silence, construction not adher-

ing to design, a mid-stream re-calculation of the budget with a \$30,000 increase that had to be funded by the school, and emergency requests for materials that were delivered promptly and then left to sit for months.

This confounding behavior drawn out over five years is enough to wring the enthusiasm out of the most dedicated do-gooder. But the Mar Vista all-volunteer team has been undaunted. Lewis Grace and Brian Ten no longer have children at the school, but they answer every email, they show up for meetings, and they’re holding the District true to the original design (or as close as humanly possible). Jasmine Jaffe is the glue that keeps this effort moving while also shepherding dozens of other school committees, events, projects and interests. MVSEG, the school’s booster club, also swooped in to the rescue and voted to fund the budget overage. They then quickly raised \$18,000 to pay itself back for the loan.

When this project is complete—estimated to be January 2017 (but don’t place any bets!)—it will fulfill the Yard Committee’s original credo for the project. It will be an "outdoor classroom designed to teach and show the power of nature and community." Indeed. The Serendipity Garden, once unbound from the five-year chain link fence that surrounds it, will stand as a hallmark of the school’s spirit. Only through such tenacious dedication, bonded by service to the cherished place where our little ones begin their academic journey, can a little serendipity be so elegantly transformed.



COLLEGE READINESS:  
NAVIGATING THE LAUNCH

•Lori Gilder

Will your teenager be ready for college? With our rapidly changing economy and wave of innovations, students need to be ready developmentally and academically for the current demands of college.

Being able to manage time, organize work, remember details, and regulate behavior are all important and predictive indicators of college readiness. Any suspected learning issues need to be well documented to obtain support in college. "Brain health" should also be addressed: does your teenager seem depressed and/or anxious? Addressing all of these issues before they leave home will help them succeed.

Academically, your teen should be challenging themselves with rigorous courses and enriching extra-curricular activities. However, avoid a schedule that overwhelms them; they need to be successful.

For High School Seniors:

- Finish applications and have two people edit them. Make sure short answers are as well written as your longer essays, and the longer ones should reveal something about your values. Print applications before electronically submitting.
- Check that all required documents are received by colleges, i.e. test scores, transcripts, letters of recommendation.
- Check your college portal and email for updates from colleges.
- Complete the FAFSA (Free application for Federal Student Aid) and if applicable, the CSS Profile.

For Juniors:

- Demonstrate the skills and expertise you have developed in your Freshman and Sophomore Years. The colleges use this year to evaluate your readiness for their academic program.
- Reflect on the teachers and classroom settings you have work in. What kinds of instruction brings out the best in you? Remember, selecting a college is about finding the right match.
- Visit colleges and get a sense of what you’re looking for in a college.
- Decide when to take the ACT or SAT, register online, and prep for the exam. There are free courses: [www.number2.com](http://www.number2.com), for example. If you have a learning disability and need more time on the standardized tests, leave plenty of time to request accommodations through the College Board and/or ACT.
- Look for leadership roles in your extra-curricular activities.
- Start developing a college list in the spring.
- Work on college essays in the summer.

For Sophomores:

- Take as rigorous a course-load as you can successfully manage.
- Save your best work. Test-optional colleges and the new "coalition application" will want to see your work.
- Become engaged in extra-curricular activities. Show commitment and leadership.
- Visit colleges.

For Freshman:

- Take a challenging academic curriculum.
- Become involved in extra-curricular activities. Start a log of all activities, awards and honors received.
- Visit colleges.



• WESTDALE HOMEOWNERS ASSOCIATION •  
WITH THE GRACIOUS SUPPORT OF THE MAR VISTA COMMUNITY COUNCIL

## PICNIC IN THE PARK

Thanks to all the folks who came to Mar Vista Park October 9th for our annual neighbor gathering! For those who missed it, it was a warm, relaxed afternoon with good food, activities for kids, and a chance to chat with Westdale neighbors. Thanks to our Senior Lead Officer Adrian Acosta and Councilman Mike Bonin for hanging out and talking to everyone. I would like to thank the many generous sponsors who helped to make it possible:

- The Mar Vista Community Council • Whole Foods •
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Mar Vista Park Picnic 2016  
The Westdale Homeowners Association thanks our friends & local partners for their contributions to this event.

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ZILLOW AND REDFIN  
VALUES ACCURACY

•Ron Wynn

Imagine appraising a property from a computer. In theory, this sounds great, but how accurate can the evaluation be? The computer does not factor in the intangibles.

Factors that add value include a view, a new kitchen, new landscaping, a superior location, character and charm, superb curb appeal, mint condition, loads of natural light, a cul-de-sac street, 50 year old trees, privacy, a special public school, location on the crest of a gentle incline, new finishes, new appliances and hardware, central air conditioning, a fabulous master suite, and custom designed closets.

In contrast, negative factors for a home include fixer upper condition, a yard with no play area for kids, a major traffic street, a “short cut” location used at peak hours, a home with dated fixtures and appliances, a home that is exceptionally dark, a poor floor plan with tiny rooms, no master bedroom suite, tandem walk through rooms, bad curb appeal, cottage cheese ceilings, asbestos, an old heating system, low ceilings, an unattractive side alley, freeway or traffic noise, airport noise and fumes, messy homes next door or across the street, trucks and boats next door, bad vibe neighbors, loud barking dogs next door, narrow lot frontage, and lack of privacy.

At the end of the day, all Zillow and Redfin have to work with is your lot size and square footage. That is truly not enough to establish value. For a property value analysis, call a savvy neighborhood realtor or a licensed appraiser to discuss your home’s true value.

ANNOUNCING MOM’S CLUB

•Sarah Azad

I live on Corinth Ave. where I am a block captain and mother of two. Would you like to meet other Westdale Moms of preschool and elementary school aged kids and to have access to fun neighborhood events and discussions? If yes, I invite you to join the **WESTDALE MOM’S CLUB** private Facebook group. It’s closed to the public to keep our neighborhood and privacy safe.

To give you a sense of something that came out of this group, this past summer several families (including ours) held a rotating toddler music class where every other Friday a new family would host the class in their home or yard. For \$10 per child, a professional children’s music teacher came with instruments for all the children and led them in a 45 minute active, fun and engaging class. No sign up or RSVP was required. The toddlers enjoyed the fun music while playing with other toddlers their own age. I’d love to do this this again and hope to engage many more families.

My goal is simply to bring together the wonderful families of this Westdale neighborhood. I have no doubt many of our kids will, or already do, attend Mar Vista Elementary and nearby pre-schools, so why not join the club, meet your neighbors, and make new friends. To join:

- 1: Click on this link and request membership at [www.facebook.com/groups/westdalemomsclub/](http://www.facebook.com/groups/westdalemomsclub/)
- 2: Please email me at [westdalemomsclub@gmail.com](mailto:westdalemomsclub@gmail.com) so that I know who you are and can accept your member request on Facebook. In this e-mail, please list your full name, the street you live on, and children’s ages. I don’t need their names.

Once accepted, I simply ask that you post an introduction. This way other Moms can know a little bit about you and reach out to plan a playdate directly, share babysitter and nanny recommendations, get advice regarding pre-school and elementary selections, start a book club or wine club, or sell your sofa or baby crib. Anything is possible as we live in such an amazing community!

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11442 KINGSLAND ST	3	2	1,539	7,081	\$1,450,000	\$1,435,000	\$942.17
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MAR VISTA PARK REPORT

•Jerry Hornof

New personnel joined the Mar Vista Park family. After a brief tenure, Mar Vista Recreation Center Director Tracie Fields has transferred to a position in the San Fernando Valley. Tracie was an active director who worked closely with the Park Advisory Board. She was able to accomplish the installation of new basketball rims in the gymnasium and provided excellent planning support to the Mar Vista Community Council (MVCC) Fall Festival. We wish Tracie the very best in her new position. The new Director is Caroline Lammers. Caroline joins us after serving as the Director at the Northridge Recreation Center. Caroline was very supportive and helpful in making this year’s MVCC Fall Festival a major success. Mar Vista Recreation Center also has a new Recreation Coordinator: Ernesto Diaz. Some of you might know Ernesto from his Recreation Coordinator activities at Barrington Recreation Center. Ernesto has jumped right in to support our very active Fall Program schedule. We look forward to working closely with Caroline and Ernesto to improve all aspects of park operation.

Mar Vista Park continues to be very active. Soccer, flag football, basketball and roller hockey are in full swing. The Halloween event, celebrated this year on Saturday, October 29th, was titled “Hotel Transylvania”. The event included a haunted house, costume parade, candy, games, and other activities.

The 2016 Mar Vista Community Fall Festival and Silent Auction was held on Saturday, October 22nd. This year’s



festival honoree was Sherland Chensan who’s been the volunteer head coach to both the boys and girls basketball teams in Mar Vista for the last twenty years. Chensan was “humbled and truly honored” to receive this recognition, but, for her, coaching has always been about more than just helping young people find success on the basketball court. New this year at the Festival was the Westside Repair Café (a community service dedicated to keeping broken-down items out of landfills) and a host of booths devoted to our Mar Vista pets including L.A. Animal Services, dog and cat adoption services, local pet stores, and, of course, the reptile booth. The Silent Auction this year was also very successful. The auction raised over \$5,600 in support of the park. Additional donations can be made through the L.A. Parks Foundation (www.laparks-foundation.org/EN/). I hope that everyone was able to enjoy the festival and be sure to be there next year.

Finally, the re-surfacing of the soccer field at the west end of the park has been completed. The new surface will be greatly appreciated by youth and adults alike. As always, enjoy our wonderful park.




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