



PRESIDENT
JERRY HORNOF
310 391-9442
JERRY.HORNOF@NOAA.GOV

EDITOR
MARJORIE TEMPLETON
310 390-4507
MPT@RWTIA.COM

ADVERTISING
INA LEE
310-397-5251
INA_LEE_M@YAHOO.COM.

EDITOR/GRAPHIC DESIGNER
DICK HENKEL
DICK@DKDICK.COM

Westdale VILLAGER

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

FIRST CLASS
PRESORT
PAID
SUPERFAST
LOS ANGELES,
CALIFORNIA



WINTER 2017 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION

PRESIDENT'S MESSAGE

WESTDALE CARES

•Jerry Hornof



The Westdale Homeowners Association's 2017 theme is Westdale Cares. We live in a wonderful neighborhood in Los Angeles. To sustain the features we love in Westdale, it will require building a larger community of participants. There is a myriad of ways to get involved in the community with various time commitments. Please consider participating. In this message I want to highlight two issues and two events. These provide an opportunity for your active involvement and/or enjoyment.

The first issue is the Great Streets initiative impacting Venice Boulevard between Inglewood Boulevard and Beethoven Street. The intent was to develop four new pedestrian crossings, a safer road design featuring protected and buffered bike lanes, and improvements at existing signalized intersections. Combined, these changes could serve to help make the street the "small town downtown" for Mar Vista. The challenge has been the loss of traffic lanes and the increased congestion in that corridor. The Mar Vista Community Council (MVCC) has debated this issue. Adding your voice to the discussion is important.

The second issue is a proposed development at 11671-11677 W. National Blvd. This development would be a four story, mixed use development on the north side of National Boulevard between Federal and Barrington Avenues. The proposed development would include 46 housing units. This clearly will impact our community and is an active topic for the MVCC.

The first event is Mar Vista Art Walk. This is a reoccurring unique opportunity in our community to experience all the arts – visual, music and movement – in Mar Vista. The Art Walk event takes place on Venice Boulevard between Inglewood Bl. and Beethoven St. For further info, contact Lenore French at Green Communications Initiative (323) 828-5880 or lenore@gcinitiative.org. Additional information can be found at the Mar Vista Art Walk Facebook page.



+ INSIDE +

MEMBERSHIP TIME

CALL FOR ARTICLES

WESTDALE PUBLISHER

SAFETY REPORT

GETTING TO KNOW
OUR NEIGHBORS

FRESH OFF THE BOAT

REAL ESTATE NEWS

PARK REPORT

WESTDALE ADS

★ WESTDALE HOMEOWNERS ASSOCIATION ★



The W.H.A. thank
Fresh Off The Boat for bringing
Christmas to Westdale all year long!

★ WESTDALE HOMEOWNERS ASSOCIATION ★

The final event is to volunteer to help with this year's block party. With volunteer support we are planning for a Westdale Homeowners Association (WHOA) block party in the spring of 2018. Please contact me if you are interested in helping to plan the block party. (jerryhornof@gmail.com)

In closing, I want to remind everyone to visit the Westdale Homeowners Association website (<http://westdalehoa.org/>). Our Westdale Homeowners Association Annual meeting will occur on Tuesday, January 30, from 7:30pm to 9:30PM at Mar Vista Park. Be sure to mark your calendars. As we start the New Year I hope that 2018 will be a wonderful year for all of our Westdale families.

MEMBERSHIP TIME

Please support the Westdale Homeowner's Association (WHOA) with your annual dues payment. Use the enclosed form and envelope to respond today. Mail your check in the enclosed envelope or to save postage, take a walk through the neighborhood and drop it off at Jami Olson's house at 3216 Barry Avenue.

WHOA dues at \$20/year are a real bargain. Dues are used to support publishing and distribution of the Villager with advertising sales offsetting some of these costs. They are also used to support the neighborhood through contributions to Mar Vista School, Mar Vista Park, and towards zoning advocacy to protect our neighborhood. Dues support website maintenance, communication software, the LAPD, the block captain program as well as the annual block party. Supplemental payments to Community Emergency Response Team (CERT) fund our homeowners' emergency supplies, which are stored at Mar Vista School and help to subsidize the disaster awareness course.

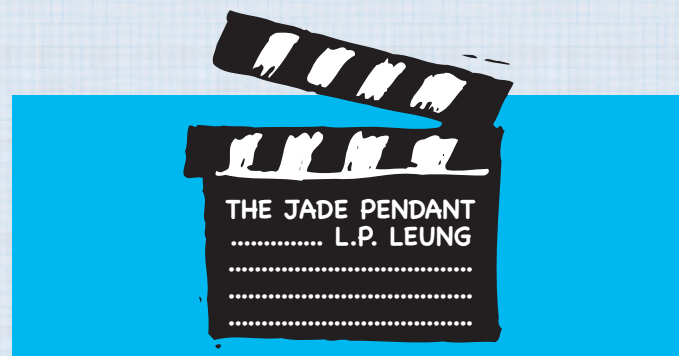
Those who have already paid are listed by address on our web site <http://www.westdalehoa.org/>. Many have already paid through 2018. You may pay for up to 3 years with one payment. In spite of the name "homeowners," we hope that renters will also pay dues to our neighborhood association as the owners of rental homes do not pay dues, and the benefit of our association comes to the renter.

While looking for the membership list on our website be sure to check out the rest of the web site for current news, crime and safety reports, links to city services, and past Villagers.



CALL FOR VILLAGER ARTICLES

We are always looking for interesting articles about the neighborhood and the people who live here. If you would like to be featured in an article, or you have a neighbor who might be featured, please send their contact information to Jan Burns (janbburns@gmail.com) along with some comments about their background. We also welcome articles about Westdale history, events at the local schools or Mar Vista Park, or anything else that might interest our readers. Articles should be sent to Margie Templeton (mpt@rwtia.com) by the 15th of the month before the issue (Feb 15, May 15, Aug 15, or Nov 15). Please do not submit time sensitive articles as it usually takes at least a month from submission to receipt of the Villager. Some articles may be modified or postponed due to space constraints.



WESTDALE PUBLISHER

L.P. Leung, a resident on Rose, published a book "The Jade Pendant" which is being made into a movie. The story is based on the Los Angeles Chinatown Massacre in 1871.

The movie made its debut on Nov 3, 2017 in Los Angeles, San Francisco and New York. The Los Angeles debut is at the AMC theater In Monterey Park. It was also the opening night film for BAAF (Boston Asian American Film Festival)!

The trailer can be seen on youtube: <https://m.youtube.com/watch?v=Xi5jrlyA1xQ>

SAFETY & SECURITY REPORT

•Leah Oye/Liaison to Pacific Police Division

The holiday season is here. There are so many things to do and remember. With people distracted by traveling, shopping and family concerns, criminals often take advantage of this time of year. Our neighborhood is relatively safe, but it is good to keep watch on what goes on in adjoining areas: Palms, Venice Blvd, Playa Vista. Criminals do not keep within a geographic area. They hit one area then move on to the next. Go to the Website: <http://maps.latimes.com/neighborhoods/neighborhood/mar-vista/crime/?q=Mar+Vista%2C+Los+Angeles%2C+CA%2C+USA&lat=34.0152567&lng=-118.4338345&g=Geocodify#six-months> to see recent crime activity.

Our community has been spared violent crime, but we are a target for property crime. These include theft, theft from vehicles, vehicle theft, burglary and a few robberies. The thieves are targeting bathroom windows, often open, usually not alarmed, and forgotten by the homeowner. If you want to keep the window open, consider a lock stick to prevent the window from opening more than a few inches. Open the window only when home and close it when leaving.

For those holiday packages...consider having a required signature or have the item sent to your work. If you order from Amazon, some orders may be eligible for delivery to an Amazon locker. Returns may also be made through the locker.

Home security cameras are helpful. The photos/videos were instrumental in the capture of the "Anarchy" tagger. If you need advice on placement of cameras, you may contact our Senior Lead Officer, Adrian Acosta. He can walk with you and your neighbors around the homes on your block to point out security problems and camera placement locations.

We are overdue for an earthquake. Are you prepared? What do you need? Are your family contacts up-to-date? Do you have food and water? The WHOA has sponsored several Disaster Awareness courses in the past few years. We are considering a First Aid class for next year. Let me know if you have an interest (westdalehoa@yahoo.com).

It is a joyful time of year, but not all are fortunate. Please drop a NEW, unwrapped toy into the donation bin at the LAPD Pacific Division Station (Cintinela/Culver) or the LAFD Station (Ingelwood/Venice).

Please visit our website: www.westdalehoa.org for additional information about events.

Here is contact information for Officer Acosta:

Adrian D. Acosta, #37285 • Police Officer III+1
Pacific Area Senior Lead Officer • L.A. P. D.
37285@lapd.lacity.org • 310.622.3973
www.facebook.com/14SLO25



Have a safe holiday.

Westdale's Own Debbie Kaplan



I have lived in Westdale Trousdale for over 40 years. I was treasurer of the Westdale Homeowners for 15 years, and am still an active member of the Board of Directors. The Board sponsors the Villager, the quarterly newsletter, it monitors and influences such matters as adherence to building and property restrictions, graffiti controls, earthquake preparedness and response, and traffic control, and also sponsors block parties. It also runs a website; Westdalehoa.org. I am proud to continue serving on the Board.

I have been a Realtor for for almost 40 years. I have first hand knowledge of neighborhood trends. No one knows your neighborhood better than your neighbor! If you were to list with a larger name company, your listing would be turned over to many different people throughout the process.


My company, DK Properties provides the individual attention and service your deserve when selling a home. You would get my total attention. I also represent buyers of properties in other counties; I know the Riverside market very well, and can help you with investments and purchases there.

Contact me for a FREE Market Analysis.
Email: debbie.dkproperties@gmail.com
Cell: 310-433-5053

Ron Wynn is Full Service

Relax and Leave it to *ME!*

- Market Analysis and Strategy
- Handyman and Fix up Assistance
- Packing and Moving Assistance
- Landscape Facelift and Coordination
- Staging Consultation and Assistance



- Furniture and Contents Liquidation
- Relocation Assistance
- Concierge Elite Discounts
- Bridge Loans and Equity Advance
- Hauling and Toxic Waste Removal

We can Help you with Everything
You make all the Decisions
We do all the Work

Case by Case Services are Provided at NO EXTRA COST

Call Ron Wynn at 310-953-9944



Helping you Sell for the Highest Price
881000420587



www.CampbellWellman.com



SOLD

1240 PRESTON WAY, VENICE. \$5,150,000.



SOLD

1324 MORNINGSIDE WAY, VENICE. \$4,250,000.



SOLD

1518 WALNUT AVE, VENICE. \$2,260,000.



Happy Holidays

FROM ALL OF US AT CAMPBELL WELLMAN PROPERTIES

COLIN WELLMAN 310.980.4918 / TODD STEIN 310.502.8081

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 WITH YOUR SUGGESTION TO JAN AT JANBBURNS@GMAIL.COM

GETTING TO KNOW GARY DOMNITZ, OUR WESTDALE NEIGHBOR

•Jan Burns

Westdale neighbor Gary Domnitz calls himself fortunate but not exceptional. Fortunate that after 38 years of dedicated service to LAUSD as a teacher, administrator, and principal, he now has the time, energy and enthusiasm to pursue many of his creative interests. The home he shares with his wife Leanne is a showcase for pieces of his exceptional works.

I was delighted to be taken on a tour viewing much of Gary's artwork, both decorative and functional, in every room of their house. Oil painting portraits of artist models hang above the dining room table Gary built. He loves to paint with strong bright colors and insists that this use of color is integral to his style. Displayed across the length of the dining room table, in a more natural design, is a collection of laminated wooden bowls that Gary built in his garage turned woodwork shop. Using a band saw and lathe, Gary designs and constructs bowls combining different woods to create these highly polished works of art.

He first became interested in wood shop in junior high school, once a required class for all young boys. Venice High School continued to offer an

Adult School version of 'shop' until budgetary constraints ended the program in recent years. Gary took advantage of the opportunity to hone his woodworking skills and was enrolled in the Adult School class for over twenty-five years before it was discontinued. Many of his home improvement projects, including kitchen and bathroom cabinets and several pieces of furniture, were constructed as projects of these ongoing classes.

I asked Gary about the source of his artistic talent, and he told me that his grandfather had been a jeweler and apprenticed as an engraver for four years before he was allowed to produce any viable piece of work. His grandfather engraved money plates for the US Mint, and his museum quality engravings can be seen in the silver work he did for horse saddles used in early Hollywood movies and the Rose Parade Processionals.

Gary does not limit his artistic expression to the visual arts. When Leanne got tired of hearing Gary tell her for years that he would one day like to learn to play the cello, she went out and rented one for him and arranged for lessons too. That was years ago and Gary continues to study and play the cello today. He now owns his own cello, and it has its special place in Leanne and Gary's shared home office gracing the corner just below Gary's favorite portrait, one he painted of Leanne over 30 years ago.





FRESH OFF THE BOAT FEATURES WESTDALE

• *Stevie Nelson*

The ABC hit family comedy, *Fresh Off the Boat*, has called the Westdale neighborhood their "Orlando, Florida" home for the past four seasons. It's the late '90s and 14 year old, hip-hop loving Eddie Huang moved to suburban Orlando from DC's Chinatown with his parents and his two younger brothers. It's culture shock for this immigrant family in this comedy about pursuing the American Dream.

The Huang's house and their neighbors Marvin & Honey, Deidre & the HOA Ladies, Barefoot Dave, Trent, Eddie's girlfriend Alison and a host of other character's homes can all be found throughout the Westdale neighborhood. Production for each season runs approximately 7—8 months a year and in that period the FOTB crew can be found in Westdale several days each month filming various episodes.

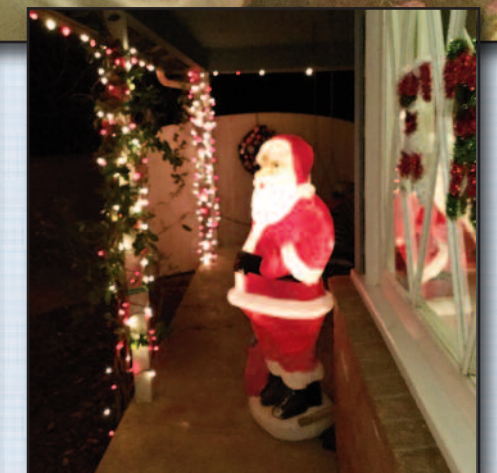
Christmas came early to Westdale this year as the FOTB crew filmed their Christmas episode Nov 9th & 10th on Purdue Avenue. There was tree trimming, holiday lights and door to door Christmas caroling galore as the Huang family & friends all get in the holiday spirit.

The *Fresh Off The Boat* cast & crew greatly appreciate being guests in your neighborhood and have committed to giving donations to your Westdale Homeowner's Association, the North Venice Little League, Ocean View Garden Farms and direct gifts to the Mar Vista Recreational Center, in addition to our usual park permit fees. *Fresh Off The Boat* employs over 150 people in the production of this show and each is thrilled to be working in their home state. It takes communities, like yours, to help keep Hollywood and our economic contribution in California.

The FOTB Location Department is always interested in scouting potential Westdale homes for the show. Every script brings a host of new location requirements. If you are interested in possibly having your home used as a filming location (yes, there is compensation) you can contact the FOTB Location Department at 310-969-4833.

Fresh Off The Boat airs Tuesday nights, 8:30pm on ABC.

CHRISTMAS IN NOVEMBER ON PURDUE AVENUE



2018 HOMEOWNER DUES

Please support the Westdale Homeowner’s Association (WHOA) by paying your annual dues. At \$20/year, it is a bargain. Dues are used to support publishing and distributing the Villager, our quarterly newsletter. Advertising helps to offset some of these costs. Dues also support the neighborhood through contributions to Mar Vista School, Mar Vista Park and zoning advocacy to protect our neighborhood. Additionally they help to fund website maintenance, communication software, the LAPD, the block captain program as well as the annual block party. Supplemental payments to Community Emergency Response Team (CERT) support our Homeowners’ disaster awareness course and help to purchase our emergency supplies stored at Mar Vista School.

The web site <http://www.westdalehoa.org/> has a link to a list of addresses of those who have already paid. Many of you have already paid for 2018. You may pay for up to 3 years with one payment. In spite of the name “home owners,” we welcome participation from renters.

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

MEMBERSHIP INFORMATION

Name: _____

Home Address: _____

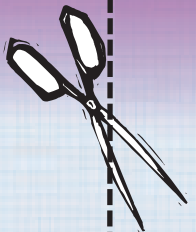
Primary Phone: _____ email: _____

Second member’s email: _____

Please make checks payable to “Westdale Homeowners’s Association”. If your check is a business check, give your house address as well in order to credit your house as paid.
Return to Jami Olson at 3216 Barry 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: _____



Remember...
I'm Your "Go To" Person



For whatever referrals you need.

Plumber, Handyman, Roofer,
Electrician, Tree Trimmer,
Attorney, CPA, Professional Services

And when you need real estate advice...
I'll always be straight up and honest with you.

Call me for any referrals you need.
Ron Wynn - Your Realtor Friend
310.963.9944



RON WYNN
COLDWELL BANKER
310.963.9944
ron@ronwynn.com
CA BRE # 00420587



JUST LISTED

WANT A BIGGER HOME?



3,771
SqFt
5 Bd 5 Ba
7,080
SqFt Lot

Completely Redone Estate Quality Traditional Pool Home
3318 Colby Ave, Los Angeles, CA 90066
\$2,685,000



SHERRI NOËL
310.994.8721
THE NOEL TEAM . NET



Looking to buy or sell real estate? Call us today!
Keller Williams Realty, an independent member broker does not guarantee the accuracy of information provided. Buyer is advised to independently verify the accuracy of all information. This is not intended as a solicitation if you currently have a broker. The properties listed are from the MLS and not necessarily of The Noel Team. CalBRE #01329053 & #01499010

IN ESCROW

OVER ASKING IN JUST 5 DAYS!



1,520
SqFt
3 Bd 2 Ba
7,503
SqFt Lot

Opportunity Knocks
3159 Corinth Ave, Los Angeles, CA 90066
\$1,550,000



NEW TAX LAWS COULD
DISRUPT THE WESTSIDE
HOUSING MARKET

•Sherri Noël

With Congress continuing to debate new tax laws, one proposed plan could spell doom for the home interest deduction. The proposal would cut in half the present \$1,000,000 ceiling to \$500,000. This may seem like a rich person’s problem, however, it will create affordability issues for Westside buyers and affect many current homeowners with high loans based on today’s prices. Additionally there may be less incentive to build and/or buy a home. The most recent draft of the law says that current loans may not be affected, but we will not know until the final bill is passed. New buyers may face a rise in the overall cost of buying a home and this could create a slowdown in purchasing.

Other changes to be aware of concern the stepped-up basis of property values when inheriting property and the capital gains exemptions.

Talk to your tax advisor, estate planner, or realtor to determine what’s best for your financial future.

The chart below represents the most current listings, as of November 1, in the area. We have supplied active, pending and sold listings. The days on the market (DOM) show how quickly well priced homes are selling. What we know for certain is that homes in the Westdale/Trousdale sell quickly and are fetching record prices.

RECENT AREA SALES							
LAST 180 DAYS							
STATUS	ADDRESS	BD	BA	SQ FT	LISTED	SOLD	DOM
Active	3387 Colbert Ave	5	5	3,331	\$2,695,000	-	29
Active	3318 Colby Ave	5	5	3,771	\$2,685,000	-	4
Under Contract	3159 Corinth Ave	3	2	1,520	\$1,550,000	-	10
Sold	3350 McLaughlin Ave	4	4	2,469	\$1,999,000	\$1,910,000	25
Sold	3388 McLaughlin Ave	4	2	1,682	\$1,695,000	\$1,660,000	89
Sold	3157 Colby Ave	4	3	2,500	\$1,645,000	\$1,753,000	11
Sold	3142 Barry Ave	3	3	2,162	\$1,585,000	\$1,703,000	7
Sold	3105 Colby Ave	3	2	1,539	\$1,500,000	\$1,500,000	17
Sold	11431 Clover Ave	4	4	2,008	\$1,948,000	\$1,925,000	20
Sold	3116 Coolidge Ave	4	3	2,435	\$1,749,000	\$2,100,000	30
Sold	3154 Barry Ave	5	5	4,073	\$3,000,000	\$3,000,000	0
Sold	11306 Rose Ave	3	2	1,366	\$1,450,000	\$1,430,000	11



PARK REPORT

•Jerry Hornof

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 28th, was entitled “Halloween Carnival”. The event included a showing of the movie “Casper”, candy, games, and other activities.

The Park Advisory Board (PAB) met with Judith Keifer and Emily Williams from the Parks Foundation. As you may recall, the Park Foundation (www.laparksfoundation.org) is a non-profit organization that accepts directed donations to be used for projects specific to Los Angeles city parks. Mar Vista Park currently has a foundation balance of approximately \$25,000. Windward School provides a generous annual donation to Mar Vista Park.

At the meeting we discussed potential new projects for Mar Vista Park. A project of particular interest is converting Mar Vista Park pool to year-round operation. We are currently investigating the costs associated with heating Mar Vista Park pool and staffing it for year-round operations. Our pool is one of the last plunge pools in the city. The Park Foundation will follow up with the superintendent of planning, construction and maintenance to determine the costs. Please let me know if this a project you are interested in and would be able to assist in the research and implementation. My contact is: jerry.hornof@noaa.gov.

As always, enjoy our wonderful park.

Villager Bulletin Board



FIRST CLASS
SENIOR CARE

Allison Beale, MEd.

310.953.2888
Allison.SeniorCare@gmail.com




Computer Consulting LA

Richard S. Resnick

I sell new computers, Laptop, Notebooks with Windows 7, 8 or 10 or upgrade your existing Computer. I can migrate your old software to your new computer. I do in-home service and my rate is \$60 per hour.

richard@computerconsultingla.com

or call my Cell: 310 344-3425



Marc Hara, MPT
Erik Nelson, MPT

11687 National Boulevard
Los Angeles, CA 90064

Ph (310)481-9965
Fax (310)481-9986
www.haranelsonpt.com

Gilder College Consulting

Personalized, Successful Admissions Counseling
We handle the drama

Lori Gilder, LCSW


gildercollegeconsulting@gmail.com
gildercollegeconsulting.com

310.384.0611



Little Red Truck

Plumbing



Dennis Smith
Lic. #798285

310 392 5062
Pager 310 239 4235



FLYING PIG STUDIOS

DICK WEINER

310 890-6024

SUBURBAN STYLING
LOS ANGELES CA

Westdale Villager Ads

Advertise your business in the Westdale Villager

Ad rates:

1/4 Page for \$90 • Business Card for \$40

Run ads in 4 issues and the 4th is free

Contact Ina Lee at: ina_lee_m@yahoo.com

Support Our Advertisers

Tell them you saw their ad in the Villager