



# Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE  
WESTDALE HOMEOWNERS ASSOCIATION  
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SPRING 2018 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION

## PRESIDENT'S MESSAGE

### WESTDALE - CONNECTING PEOPLE AND PLACES

•Jerry Hornof

The theme for this year is Westdale – Connecting People and Places. This at one level refers to information based connections: how to inform neighbors about activities, events, restaurants, services, and other resources. In the parlance of geography and urban planning, it also relates to how we can work to create a better community. How the reconfiguration of places and transport networks can create environmentally friendly, economically sound, and socially just communities. Exploring how we can meet the challenges of growing pollution, traffic congestion, and infrastructure costs. It introduces the paradigm of building better communities by focusing on the places and the people who live in them rather than on the movements of vehicles. It will require that we engage in city development policy. The Mar Vista Community Council is a great place to begin. Everyone must be involved to sustain the neighborhood features we love in Westdale.

The Westdale Homeowners Association Annual Meeting was held on January 30th. The Annual Meeting featured Mike Bonin (11th District Council Member). Mike talked about LAPD structure and placing more officers into the neighborhoods and away from administrative functions. He also addressed the model for sidewalk repairs and street resurfacing. Finally, we discussed the challenges of redesigning Venice Boulevard to provide bike lanes, pedestrian safety, and esthetic improvements. He recognizes the impacts on traffic flow and will continue to work to find solutions.

The Westdale Homeowners Association recognized Len Nguyen for his eleven years of service to Mar Vista. Len is stepping up to become Mike's Planning Deputy. Hannah Levien will be the new Field Deputy for Mar Vista & West L.A. We will miss Len who has been a wonderful friend to the Westdale community. Welcome to Hannah.



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PARK REPORT

★ WESTDALE HOMEOWNERS ASSOCIATION ★



*Ardent in one's hope  
Is the prospect of a spring  
Bringing forth new life*  
Edward Ebbes

★ SPRING 2018 WESTDALE HOMEOWNERS ASSOCIATION NEWSLETTER ★



Adrian Acosta, our Senior Lead Officer, reported on “How safe is our neighborhood?” he reported that violent crime is down 7.8% and property crime is up .2%. Most concerning is burglary from cars which is up 47%. People are not securing their cars and are leaving valuables in plain sight. We need to be more vigilant. At the request of the Westdale Homeowners Association, Mike Bonin presented a City of Los Angeles certificate recognizing Adrian’s service to our community. Adrian was both surprised and overjoyed with the recognition.

The meeting concluded with presentations by Mar Vista Community Council President Rob Kadota, Community Emergency Response Team Coordinator Carl Ginsberg, Dues and Membership Director Jami Olson, Treasurer Jay Swerdlow, Mar Vista Park Director Caroline Lammers, and Real Estate report by Debbie Kaplan. Thanks to Rob Kadota the meeting was recorded and is available on our webpage westdalehoa.org. Meeting minutes are also available there.

In closing, please look for ways to better connect people and places. Your involvement, and encouraging others to be involved, is essential in keeping Westdale wonderful.



CRIME AND SAFETY REPORT

•Leah Oye/Liaison to Pacific Police Division

WALK WITH A COP

On February 25th, there was a “Walk with a Cop” on Federal Ave. Neighbors walked along with Senior Lead Officer, Adrian Acosta, while he does a security assessment for their homes. Most home burglaries, car thefts, and thefts from vehicles are crimes of opportunity. What are criminals looking for? What makes one house less likely to be burglarized than another? What did we find?



- Unlocked side gates. This provides a perfect entry into your backyard. The burglar can take his time to break a window and enter your house without being detected.
- No motion sensing lights. These lights discourage hiding behind bushes or entering the house.
- Trash cans next to fences. Trash cans may be used as a “step” to vault a fence. Place cans behind the fence rather than in front.
- Unlocked car door/bags visible in car. About 75% of thefts from vehicles are due to unsecured doors or windows and visible belongings. The bag may be just old clothes, but the thief doesn’t know that. There were six recent thefts from 9-10AM near an elementary school. Are parents in a rush dropping off children and forget to secure items in the car? You may think, “I’ll just be a minute.” Thieves are very quick.
- Parking and handicap passes. Handicap passes have always been targeted, but recent SM College passes have been sold. Hide it at night.
- No security cameras. Cameras are helpful in capturing suspects. Residential cameras were instrumental in the arrest of the Anarchy tagger.



PACIFIC STATION NEWS

After complaints, officers will now be giving citations for unleashed dogs at Penmar and Mar Vista Parks. A dog must be on a leash unless in your fenced yard or in an enclosed dog park (LAMC 53.06). Pacific Division has added 25 new officers since the beginning of the year. The city’s past hiring freeze forced many officers to be assigned to desk duty. This freeze has now been lifted, the hiring of civilians to fill those desk jobs now allows more officers in the field. Claudia Martin is the city attorney for Pacific Division. She mainly deals with “quality of life” issues: nuisance (party houses near LMU), public intoxication, and neighbor disputes. She can also refer you the Dispute Resolution Program which helps mediate disputes between neighbors. For a better explanation, please go

to the Villager Archives on our website: [www.westdalehoa.org](http://www.westdalehoa.org) Fall 2015 issue. She wrote an article about the city attorney’s office. She can be reached at: [claudia.martin@lacityorg](mailto:claudia.martin@lacityorg)

Pacific officers have been wearing body cameras since last year October/November. Officer Acosta said that this has helped him when he has been falsely accused of using excess force.

Remember, report any suspicious person(s) to 877 ASK-LAPD. If that person starts looking into backyards or cars or trying car doors, that is a crime in progress. Call 911.

WESTDALE BRIDGE CLUB

•Margie Templeton



The Westdale Bridge Club is still going after 7 years. We meet every Thursday at 2:00 in a home. The group includes many from the neighborhood as well as friends of neighbors. Our current roster of Westdale residents includes Margie Templeton, Ina Lee, Judy and Alan Newman, Melissa Stoller, and Cathy Weinstein.

If you are an intermediate player looking for an informal game, please join us. We play for fun with questions about bidding allowed. We often do not have multiples of 8, so we may have a rotating dummy or rotation in and out of the game. If you are a tournament level player, the format we play might drive you crazy! Players range in ability, but everyone understands the basic bidding rules and play. If you enjoy meeting neighbors and friends of neighbors, we welcome you. Here is a picture of a recent game at Judy and Alan Newman’s house. As you can see, the group is mostly women, but men are definitely included.

To get more information about the group, contact Margie Templeton: [mpt@rwta.com](mailto:mpt@rwta.com) or 310-390-4507.



UNSOLICITED OPINIONS™

•Dick Henkel

We’re living in the age of the “Spec-tacular Blockbusters”. Humongous homes built on spec by developers hoping to change the neighborhood into an ATM. Is this what we want Westdale to become? Are we okay with living in the shadow of these monsters? With designs straight out of Architechural Digest some might even look okay, if they were on an acre of land! Not squished between two ranchstyle homes destroying their privacy and sunlight.



I know that we can’t stop “progress” but we should be able to control it more than we do. In my opinion, if someone buys a house in Westdale, it’s their right to do whatever they want as long as it’s legal. But when developers start throwing up these multi-million dollar white elephants regardless of how they fit the block or how it effects the neighbors we should speak up. A lot of longtime residents still believe the spirit of Paul Trousdale’s letter about Westdale to be true.

Every home gives vent to “Outdoor Living” with patio and garden vista, Paddock swimming pools, available if desired, all included in the original planning, to offer the buyer any or all of these luxuries when he buys his home.

Sincerely,  
*Paul W. Trousdale*



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

## ETHEL ODERBERG - SECOND GENERATION MAR VISTA NATIVE

•Jan Berlfein Burns

Do you ever walk along the sidewalks of our Westdale neighborhood and wonder about the people who live in the houses you pass by? Where are they from? What do they do? How long have they lived there? Why did they choose that color of paint for their house?

On a recent crisp Saturday morning, I walked from my house on Barry Avenue over to Butler Avenue to interview Ethel Oderberg for the Villager article. I hoped to come away from our meeting knowing her a little bit better. I discovered that Ethel and I are both Mar Vista natives. She went to Mar Vista Elementary school and I went to Grandview Boulevard Elementary school. So I was curious how to hear about some of her early memories from the neighborhood.

*"Remember Kay's Deli up on National [now a huge hole in the ground]. We used to go there all the time when we were kids. And the big nursery on the other corner," she said. "What was it called?" "You mean J. Paul Howard Nursery?" I said. "Yes, that's it." "I even remember when they built the 405 freeway. My mother used to take us over to play in the culverts and dirt when it was under construction," I said. "You must be older than me. I don't remember that," Ethel replied.*

In an unexpected turn of events, Ethel actually still lives in the house where she was born. Her mother died quite suddenly in 1995 and Ethel, her husband, and their three young children moved into her childhood home to help out her newly widowed father. When he moved out a few years later and remarried, the Oderberg's remained, making it their family home for the next generation. Ethel's children grew up in the

same bedrooms that she and her three brothers had occupied. And family home and kitchen in particular continue to be the center of holiday celebrations from one generation into the next.

Many Westdale residents may be familiar with Ethel for her years of dedicated involvement with the Westdale Homeowners Association. She is a long-standing board member. She headed up the New Neighbor Welcoming Committee before taking on the stint of co-organizing and producing all of our recent neighborhood block parties during her eight-year tenure. (She has retired from this position but her shoes have not yet been filled ...any volunteers?)



I must admit that I knew a little bit more about Ethel before approaching her to be interviewed for the Villager and was curious about her professional work. Our paths had crossed from time to time outside of neighborhood activities. When both of my parents were placed in hospice care, I discovered that Ethel was a social worker with Skirball Hospice, a department of the Jewish Home in Reseda, the agency caring for my mother and father. Ethel's 30+ years of experience as a social worker have given her the opportunity to work across a range of age groups and social situations helping people to navigate through difficult issues in their lives. These days she derives great satisfaction from being able to support terminally ill patients and their families as they deal with the precious time and conflicts presented during the end-of-life.

She explained to me, "hospice takes care of the whole family system... by being there for families." As a social worker she helps people to deal with grief, not through therapy but with a lot of listening, handholding, and educating families about what to expect at the end of life.

I came to understand this from my own experience when we placed my parents in hospice care. As a family we were supported by the team of hospice workers who were there for our whole family as my parents approached their end-of-life. Clearly Ethel counts herself as fortunate to find her work so gratifying. It came through in the way she explained to me about the service of hospice care. She is able to help people in times of great stress and recognizes the importance of this work. Our population is living longer and longer. Ethel's job is significant in charting new territory in this field. As a social worker she has experienced a full career arc and as a hospice care social worker Ethel truly feels that she has found her calling.

## 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 you 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](mailto:debbie.dkproperties@gmail.com)  
Cell: 310-433-5053

## WHA MEMBERSHIP REPORT

•Jami Olson

The dues slips were included in the December Villager. So far, 25% of the homes have paid dues. 236 homes have paid for 2018 with 104 of them adding a donation to the CERT fund. In addition, 92 homes have paid for 2019 and 28 for 2020. Unfortunately, it is the core of dedicated homeowners who support the organization. Every home receives the Villager and benefits from work to preserve our neighborhood. In an earthquake, all homes would be treated equally.

You may check the web site to see if your home has paid for 2018. If you find that you have not paid, you can print a membership form from the web site.





# MAR VISTA GREEN GARDEN SHOWCASE

- **Maggie Begley**

With a few years off to recharge everyone's creative batteries, one of Mar Vista's most popular community events is making a comeback. The 2018 Mar Vista Green Garden Showcase will highlight 20 of our area's most beautiful gardens on Saturday, April 28th from 10am to 4pm for another FUN, FREE celebration of sustainable gardening and landscaping. The information hub for this year's Showcase is The Learning Garden at Venice High School (SE corner of Venice Boulevard and Walgrove).

Even though the rainfall from the winter of 2017 did alleviate our immediate drought crisis to a certain degree, experts warn that we shouldn't be lulled into thinking that plentiful rainfall will continue. The need for sustainable practices in our gardens, and the desire for information on how to convert water-hungry lawns into beautiful and environment-friendly retreats, continues.

"Sustainable practices are more important than ever in our home gardens," notes Christy Wilhelmi, noted author and lecturer and the driving force behind Gardnered.com, the ultimate resource for garden nerds. "As we reduce our water usage, eliminate pesticides, herbicides and fungicides, we support important species such as bees and butterflies. We keep our waterways clean and shorten the distance between our food and our table."




From chickens to beekeeping, rain barrels to composting, native plant selection to garden design overview, the goal of the Showcase remains the same as it did from 2009 to 2015: to provide a relaxing day touring gorgeous gardens AND to give visitors plenty of know-how to feed their own sustainable garden dreams.



"My sustainable garden design and execution was in large part inspired by what I had learned on previous Mar Vista garden tours," says Maggie Begley, the Chair of the 2018 Showcase. "I'm not someone who grew up learning about gardening. My memory of gardening at our home in New Jersey was one lonely rose bush that my mother tended to passionately but that often frustrated her with poor results. After I bought my house in Mar Vista in 2013, I spent hours in my front and back yards feeling overwhelmed by the challenge of 1) determining what I wanted it to look like and 2) how to get started. I was immobilized by indecision. But slowly I recalled the tips I had gleaned



from previous Mar Vista Garden Showcases. By perusing Pinterest relentlessly, talking to experts and continuing to chat with gardeners, I eventually made a start. Taking full advantage of all the rebates and advice that the City of Los Angeles offers for free (including the installation of free trees in my parkway garden), today I have the garden that I dreamed about, complete with rain barrels, permeable hardscapes and the most beautiful California native and Mediterranean plants. And if a neophyte Jersey girl gardener like me can do it, anyone can."



For images and tips from our past garden tours and to find more details on this year's Mar Vista Green Garden Showcase, be sure to visit [marvistagreengardenshowcase.blogspot.com](http://marvistagreengardenshowcase.blogspot.com).

Or you can connect with Maggie at [Maggie@mbcprinc.com](mailto:Maggie@mbcprinc.com).

The Mar Vista Green Garden Showcase is sponsored by environmental non-profit Green Communications Initiative, a 501(c)(3) tax exempt public benefit corporation, in association with the Mar Vista Community Council.

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REAL ESTATE NEWS

•Ron Wynn

I am frequently asked by people what is the lowest priced home on the Westside, and is there a chance to still buy something for under \$1 million? It's really sad because people who are raising children today fear their children will not be able to buy a home. Even young people today are struggling and very few people are fortunate enough to be able to afford to own their own home. Owning on the Westside is not for everyone. It is a luxury and you will pay dearly to own property here. The answer to the question is, "it is very difficult to find a livable, move-in ready house, for under \$1 million today on the Westside."

Basically, in a good neighborhood, a home going for \$1 million is going to consist of approximately 1,200 square feet and might only have one bathroom. If it has two bathrooms, it is very likely to be a fixer-upper or a home with a poor floor plan and a very small lot. If you are the typical buyer looking for a home with a nice backyard and three bedrooms, two baths, a den, in a decent location, not right next to the freeway, you are probably going to spend about \$1.4 million. Homes in the \$1.3 to \$1.5 million range are generating multiple offers, often selling for \$100,000 or more above the asking price. Imagine 10 people all bidding for the same house; it's happening all the time.

You might find a house for less than that, but it's going to have something that isn't perfect. Perhaps it is a fixer-upper. The problem with fixer-uppers is that most of them are being torn down and are being purchased by developers who are bidding the prices up higher than one would ever expect. Developers don't seem to care what they pay for a property as long as their projections after remodeling, flipping, or building new, puts at least a 20% profit in their pocket before taxes. Developers have been a cause for the increasing prices.

Then, of course, there are other locations. People today want to live relatively close and in easy access to Downtown LA and to any of the major job arteries. Living near the metro has become very popular, and there are now new areas emerging where prices seem to be escalating even more quickly. People always knew of areas such as Leimert Park, Windsor Hills, Gramercy Park, Manchester Square, Baldwin Hills, View Park, and Ladera adjacent. These were always areas that attracted clients, but, until lately, they were not considered area alternatives for people who really desire to live on the Westside. Well, the Westside has expanded. People are now moving way south and also quite a bit east. Areas east of Fairfax have become very popular. Areas close to LAX have also become very much on the radar for people of all ages who are looking to live in close proximity to LAX, Downtown LA, or to the mid-city where jobs keep them committed.

If you shop a little bit and get lucky, you might be able to buy a very nice house for \$850,000 which, on the Westside, would cost at least \$500,000 more. People are fixing up their homes in these areas. The areas adjacent to LAX and the south bay area are becoming very popular and are generating multiple offers, the same as in areas such as Venice and Santa Monica.

Then of course there are townhouses and condos. You can buy condominiums in Culver City and the Fox Hills area starting at approximately \$400,000. You might even find a one bedroom unit for \$380,000. If you want to buy a condominium in West Los Angeles, perhaps in the Sawtelle area or somewhere close to Olympic and Sepulveda, you are going to need to spend at least \$600,000 for a condominium of 1,400 square feet that has 2 bedrooms and an additional area to use as an office or play area. The smallest condominiums on the Westside, which might only be 1,100 square feet, are currently selling for around \$500,000.

If you are really trying hard to live on the Westside, you might find a condominium for below \$500,000, but it's going to be an older building that doesn't have any amenities and may not have a lot of curb appeal from the street. There are some buildings that were converted apartment buildings that are the

exception to all these prices. It just depends on what your price range is and what your neighborhood preferences are. Some people say when we show them condominiums that are priced at around \$500,000 that they would rather rent, because they don't want to change their lifestyle to less than what they already have become accustomed to renting. Of course by renting, they lose their tax shelter and the possibility of future appreciation.

In conclusion, it is very difficult to buy a single family home for under \$1 million or a condominium for under \$500,000, but it is doable. Of course, many people go the San Fernando Valley where you can buy a decent house for \$600,000. It may not be the most luxurious part of the San Fernando Valley, but it would be in an area that is very acceptable and that offers a very nice lifestyle. People who are looking to own a single family home for \$800,000 or below cannot move to the Westside. They will either need to move to select parts of the San Fernando Valley or they will have to go South of the Los Angeles International Airport or East to find a home that meets their financial requirements. Call your local realtor to find out more information about different neighborhoods and neighborhood pricing.

14 Bidders above the Listing Price!



3300 Butler Ave

In Escrow...With 13 buyers left over!

ANOTHER RON WYNN MULTIPLE OFFER SUCCESS STORY

When three neighbors came by my open house saying "you're over priced", I suddenly realized how enticed they would probably be, to a private party offering to buy their home privately to save them a commission.

3300 Butler is now in escrow for approximately \$165,000 above the asking price to which I was told,

"that's a ridiculous price for a fixer upper"

Moral of the story; our market is really crazy. Don't be talked in to an offer without proper guidance.

Feel free to pick my brain anytime: 310-963-9944 or email me Ron@RonWynn.com

I also handle leases, provide estate liquidation guidance and can refer you to other professional advisors.

WESTDALE TROUSDALE  
RECENT SINGLE FAMILY HOME SALES

ADDRESS	BD	BA	SQFT	LISTED	SOLD	\$/SQFT
11306 Kingsland St	3	2	1,750	\$1,400,000	\$1,400,000	\$800
3307 Colbert Ave	4	3	1,988	\$1,850,000	\$1,980,000	\$930
3159 Corinth Ave	3	2	1,520	\$1,550,000	\$1,675,000	\$1,019
3387 Colbert Ave	5	5	3,331	\$2,695,000	\$2,660,000	\$809
3164 Federal Ave	3	2	1,988	\$1,650,000	\$1,580,000	\$829
11306 Rose Ave	3	2	1,366	\$1,450,000	\$1,430,000	\$1,061
11431 Clover Ave	4	4	2,008	\$1,948,000	\$1,925,000	\$970
3142 Barry Ave	3	3	2,162	\$1,585,000	\$1,703,000	\$733

IMPROVED PRICE

11347 CLOVER AVE

2,350  
Sq Ft

3 Bed 2.5 Bath

7,304  
Sq Ft Lot

\$1,835,000

SOLD

3318 COLBY AVE

3,771  
Sq Ft

5 Bed 5 Bath

7,080  
Sq Ft Lot

\$2,595,000

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MAR VISTA PARK REPORT

•Jerry Hornof

The Mar Vista Park Director, Caroline Lammers, continues to advance both programs and facility upgrades at the park. Basketball (both boys and girls) are one of the most popular programs at the park. Attracting hundreds of participants, the gymnasium and the auditorium are a buzz of activity every weekend. The volunteer coaches and the players represent one of the most successful and accomplished programs in the Los Angeles Recreation and Park system. This season they have competed and won a variety of citywide tournaments

The upcoming spring sports season will include soccer, girls’ basketball, baseball, girls’ softball, youth roller hockey, and girls’ volleyball. Add to that lineup the adult roller hockey program, and you have a very active park. Registration for these programs is now open with season openings throughout the month of March.

The park continues to work with the construction division to design and install a gate to enclose the patio space between the gymnasium and the auditorium. This gate will allow for storage of the chairs and tables and provide additional safety in the patio space.

The Park Advisory Board (PAB) is considering new park projects. Current ideas include the planting of new trees to complement our aging park forest, completion of a jogging trail around the entire perimeter of the park, and a new scoreboard for the hockey rink. It is also investigating the requirements needed to have a year round swimming pool. If you are interested in becoming more involved with the park, please consider participating on the PAB. Meetings are held the third Tuesday of the month at 7pm. Please contact Caroline if you are interested.

As always, enjoy your park.



Villager Bulletin Board



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HIGHLIGHTING 20 OF OUR AREA'S MOST BEAUTIFUL GARDENS  
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The information hub for this year's  
Showcase is The Learning Garden  
at the Venice High School  
(corner of Venice Boulevard & Walgrove)



Mar Vista GREEN  
Garden Showcase