



# Westdale VILLAGER

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

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

**EDITOR**  
**MARJORIE TEMPLETON**  
310 390-4507  
MPT@RWTA.COM

**ADVERTISING**  
**INA LEE**  
310-397-5251  
INA\_LEE\_M@YAHOO.COM.

**EDITOR/GRAPHIC DESIGNER**  
**DICK HENKEL**  
DICK@DKDICK.COM

FIRST CLASS  
PRESORT  
**PAID**  
SUPERFAST  
LOS ANGELES,  
CALIFORNIA



SPRING 2019 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION

## PRESIDENT'S MESSAGE

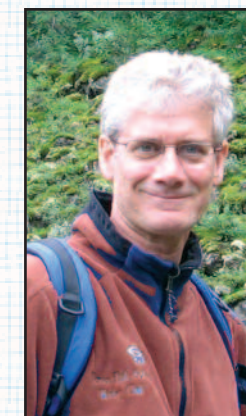
### WESTDALE - PLANNING IS ESSENTIAL

•Jerry Hornof

The theme for 2018 was "Westdale – Connecting People and Places". Throughout the year there was an effort to inform our Westdale community about activities, events, services, safety, and other resources. There was a focus on the places and the people who live in our neighborhood. There was the challenge to engage in the planning and development process. The theme for 2019 is "Westdale – Planning is Essential". This applies at the family, community and city level. It is how we will be prepared to discourage crime, survive natural disasters, and manage development. To sustain the neighborhood and the features we love in Westdale, it will require that you are involved in planning. As Warren Buffet points out, "Someone's sitting in the shade today because someone planted a tree a long time ago."

The Westdale Homeowners Association Annual Meeting was held on January 29th. Unfortunately, Councilmember Mike Bonin was unable to join us (his son celebrated his 5th birthday that evening which we all appreciated as a priority). Very appropriately, Council District 11th Senior Planning Deputy Len Nguyen attended for Mike. Len was able to address topics ranging from homeless challenges to emerging Transit Oriented Community (TOC) development. The question-answer session included concerns about our trees ranging from trimming, damage caused by roots, and the aging tree canopy.

Len and our Mar Vista Community Council Zone 3 Director Mary Hruska discussed the Westside Community Plan which includes Mar Vista and Westdale. This Plan is being developed over the next 9 to 12 months. "Community Plans shape the environment around us by defining how land is used in a neighborhood, whether it's for parks, housing, jobs, or manufacturing. The Los Angeles City Planning Department updates these Community Plans periodically to



+ INSIDE +

CRIME REPORT

+

MAR VISTA'S  
BOMB SHELTERS

+

WESTDALE MOM'S  
CLUB ON FACEBOOK

+

W.H.A.  
MEMBERSHIP REPORT

+

SOFTWARE'S INFULENCE  
ON WESTDALE

REAL ESTATE NEWS

+

PARK REPORT

+

MAR VISTA GARDEN

+ WESTDALE HOMEOWNERS ASSOCIATION +



+ SPRING 2019 WESTDALE HOMEOWNERS ASSOCIATION NEWSLETTER +



ensure that the land in each community is able to accommodate future generations of people and jobs in a way that is aligned with environmental, land use and development goals for the region". The following important links provide information and ways you can be involved. I encourage everyone to take the survey and provide comments ([www.planningthewestside.org](http://www.planningthewestside.org), [www.marvista.org/community-plan.php](http://www.marvista.org/community-plan.php)).

Adrian Acosta, our Senior Lead Officer reported on "How safe is our neighborhood?". He reported that in 2018 violent crime in the city and in our neighborhood is down. However, we have seen a 35% increase in property crime. This includes home and car theft. People are not securing their homes and their cars while leaving valuables in plain sight. We need to be more vigilant. Leah Oye continues to do an outstanding job on coordinating our Block Watch Program. She also distributes crime related information and coordinates training opportunities.

The meeting concluded with presentations by Mar Vista Community Council President Elliot Hanna, Community Emergency Response Team Coordinator Carl Ginsberg, Dues and Membership Director Jami Olson, Treasurer Jay Swerdlow, and Real Estate report by Debbie Kaplan. I want to thank all the Board of Directors for their work and support during the year. Be sure to visit our website [westdalehoa.org](http://westdalehoa.org).

In closing, please look for ways to improve the planning process in your home and in our community. 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

Mar Vista is a safe neighborhood, but we continue to have property crime. The crime statistics for Mar Vista (Centinela to Sawtelle and Palms to National which includes Westdale and Hilltop HOAs) show an increase in property crime in 2018 compared to 2017. In 2017 there were 100 burglaries. There was an increase to 135 burglaries in 2018. So far, 2019 has been quiet; maybe the weather has something to do with that.

About 50% of property crimes are due to unlocked

doors, gates or windows. The burglars gain entry into the backyard through an unlocked side gate. Once in the backyard, they gain access to the house by breaking windows or patio doors. Bedrooms are ransacked for cash and jewelry, not computers or televisions. Vehicle thefts have increased. Keep car doors locked and items hidden. Car windows have been broken just for a visible gym or shopping bag. Cell phones, handicapped placards, parking passes to local colleges and FasTrak transponders have also been targeted.

We have had a number of "Walk with a Cop" events, most recently on Purdue and McLaughlin. Neighbors meet with our Senior Lead Officer, Adrian Acosta, to walk their block. He points out potential security gaps and improvements at the participants' homes. The weekend walks usually last about 45 minutes. If you are interested in setting up a walk, please contact Officer Acosta at: [37285@lapd.online](mailto:37285@lapd.online).



LAPD has restrictions on homeless enforcement. According to LA Municipal code 41.18, there must be a 3 foot clearance for passage on the sidewalk and encampments must be 10 feet from any doorway, loading dock or parking entrance. The sidewalk on Venice Blvd under the 405 is a wide sidewalk, so as long as there is 3 feet for passage, it is difficult for the LAPD to write a citation. The LA Municipal Code 85.02, vehicle dwelling, has restricted areas from 9 PM – 6 AM. These vehicles must be 500 feet from a school, park, or pre-school. For more information, go to the website: [www.lacity.org/for-residents/popular-information/comprehensive-homeless-strategy-implementation/los-angeles-municipal-code-lamc-8502-vehicle-dwelling](http://www.lacity.org/for-residents/popular-information/comprehensive-homeless-strategy-implementation/los-angeles-municipal-code-lamc-8502-vehicle-dwelling). Look under Pacific for the map allowing overnight vehicle dwelling.

If you see abandoned trash, contact The Bureau of Sanitation through the Los Angeles City 311 site for clean-up.

The LAPD Pacific is now on Facebook and Twitter.

## MAR VISTA BOMB SHELTERS

•Margie Templeton

We recently had a work crew trying to save our yard tree due to a very unusual problem: It is built on top of a bomb shelter. This is restricting the roots and causing the tree to die.



When we bought the house, there was nothing in the listing about "3br, 2 ba, + bomb shelter". We only learned about it when we made an offer. The previous owner worked for TRW and got scared by the Cuban Missile crisis. It was definitely not a good addition to the house.

The bomb shelter is accessed from a trap door in the kitchen. One has to climb down a long ladder to a passage that goes to the tank under the front yard.



When we moved in, the shelter was outfitted with multi-purpose food, water, water recycling equipment, and a bicycle that had to be ridden non-stop to circulate air. You can still see the air pipes hidden by bushes in our front yard. There was even electricity and a ceiling light.



Currently, everything is hopelessly damp and rusty. We had the electricity cut off, because it was causing shorts in the kitchen. One could not survive even a short stay down there now.

We have heard that there were other bomb shelters built about that time in Mar Vista. If you have one, I'd like to hear about it. You can contact me at [mpt@rwta.com](mailto:mpt@rwta.com)





## WESTDALE MOM'S CLUB ON FACEBOOK

•Heather Butterfield

A group of over 50 moms are part of a "Westdale Mom's Club" on Facebook. Members post about upcoming events in the neighborhood, items that they are selling or giving away, inquiries for nannies or cleaning ladies, and whatever else would be of general interest to neighborhood moms.

If you want to join the club, please find the group on Facebook (search "Westdale Mom's Club") and click on "request to join". The group is moderated by Sarah Garcia Azad, who can be reached at westdale-momsclub@gmail.com.

## MEMBERSHIP REPORT

•Jami Olson, Membership Chair

Thanks to all who have paid their 2019 dues! I would like to encourage those who have not yet paid to please consider doing so. Our fees are really low for a homeowner organization, and we would appreciate the support of all! We also appreciate those who provide payment for future years and for CERT and General Fund support. You can check your status on our website:westdalehoa.org Membership.

We are currently at 232 paid members for 2019. Historically, this is pretty good, as we were at 280 paid at the end of 2018. We expect to exceed that number this year. However, we were at 342 paid at the end of 2017, so we have a ways to go to match that!

## More Demand For Homes

Google just leased 584,000 square feet at Pico, between Westwood and Overland (the Westside Pavilion).

*Let's Do The Math! 2+2=4*

Google campuses across the country average 65 engineers and staff per 10,000 sq. ft. of space. Although, the numbers aren't out, my simple elementary school math tells me to expect approximately 3,796 new faces here on the westside, most of them coming from outside locations. What do you think that means to rentals and property values?

*Call Me to Discuss the Best Approach to Capitalize on this Significant Game Changer!*



**Ron WYNN**

*Totally Hands-On, Every Step Of The Way.*

• RANKED #17 BY THE WALL STREET JOURNAL AMONG ALL AGENTS IN THE USA.  
• THE #4 AGENT FOR COLDWELL BANKER IN NORTH AMERICA.

email: Ron@RonWynn.com  
online: RonWynn.com  
DRE#00420587

**310.963.9944**



## MOVE INTO YOUR OWN PRIVATE COMPOUND



3564 MOUNTAIN VIEW AVE | 4 BD | 5 BA | 5,281 SQ FT | 10,505 LOT | \$4,250,000

NINETEEN YEARS SELLING RIGHT HERE  
CONTACT US FOR A FREE HOME EVALUATION



SHERRI NOËL  
310.994.8721  
THENOËLTEAM.NET



Keller Williams Realty Santa Monica, 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. DRE 01499010 & DRE 01329053.

Feb 2018



SOFTWARE’S INFLUENCE ON  
WESTDALE

•Margie Templeton

In the Spring 2018 issue, Kent Ugoretz talked about the Douglas Aircraft plant at the Santa Monica Airport. The plant had a major impact on the growth of West LA and Westdale. The Cold War following WWII also led to the growth of computer systems, and West LA and Santa Monica were “ground zero”.

The Rand Corporation was founded in Santa Monica in 1948 as a think tank for the U.S. Air Force. Rand’s experience with system training, computers, and air defense led to the \$20 million contract for the SAGE (Semi-Automated Ground Environment) development. At the time of the award, in 1955, Rand had 10% of the programmers in the U.S. which amounted to 25 people. The project called for development of the most complex computer system in existence. In 1956, Rand decided to spin off the System Development Division to form a new nonprofit company, “System Development Corporation” known as “SDC”. 1800 employees transferred to the new company. They obtained a parcel of land for SDC between Colorado and Olympic and 23rd and 26th Streets in Santa Monica. This area now contains the Watergarden Place. The photo below shows the original buildings built for SDC with Colorado Blvd in the foreground. (This photo and many of the details in this article come from “The System Builders, The Story of SDC”, by Claude Baum). Later a building was added on Olympic and Stewart.



SDC could not hire experienced programmers, so promising people had to be trained in an 8 week course. By 1959 the company had 800 programmers. These newly minted programmers had to develop the first real-time computer system, develop the largest programs ever written, and link multiple computers together. The computer, the IBM AN/FSQ-7, was used. It had 58,000 vacuum tubes and occupied 20,000 square feet of floor space.



The photo above shows the inside of the Q-7 computer.

I arrived in Los Angeles in 1968 as an “experienced” programmer with all of 4 years of experience at the Federal Reserve Bank of Minneapolis and IBM in San Jose. I found a job at another West LA defense contractor, Planning Research Corporation, which was located in Westwood. I don’t know exactly when the company started, but Rand and SDC people had a role. We bought our house in Westdale in 1969, shortly before our first son was born, to be close to PRC and not too far from downtown where my husband, Bob, worked. In 1973, PRC decided to move to Virginia to be closer to the customers. Several of us from PRC found jobs at SDC. I soon found that I was surrounded by Westdale residents. The government decided that everyone should form car pools. We all had to register for car pools. However, it was found that 50% of the employees at SDC lived within 5 miles! Many walked or bicycled to work.

During my years at SDC, SDC did some of the original work on the internet, developed the first firewall, ran “search services” which was an early “Google” with digitized research materials on enough disks to fill huge room, tracked satellites, developed high precision radar, developed processing of weather data, monitored missile launches from Vandenberg AFB, developed automated traffic controls, developed an automated newspaper publishing system, and many other “firsts”. SDC was originally a non-profit and could only do government work, because start-up funding came from the Air Force. A “sunset” clause required SDC to go public or be sold. In 1980, the company was acquired by Burroughs. We demonstrated networked computers with Sun Microsystem computers in Santa Monica running programs on a computer in Camarillo. We were told by visiting Burroughs managers that “it will never work”. By 1989, the Santa Monica offices were closed. A few people transferred to other SDC offices, but most of us joined the diaspora that fed several new software start-ups in Santa Monica, West LA, and Northern California. The company is gone, but the expertise fueled a strong industry that still exists today.

CAMPBELL  
WELLMAN

LIVE. RIGHT. HERE.

CAMPBELLWELLMAN.COM

CAMPBELL WELLMAN 310.437.5334  
12931 VENICE BLVD  
LOS ANGELES, CA 90066

TODD STEIN 310.437.5323  
TODD@CAMPBELLWELLMAN.COM  
CA BRE# 01879814



A DIFFERENT MENTALITY  
ABOUT THE AMERICAN DREAM

•Ron Wynn

Last week I went out to lunch with my grown son and his friend. We talked about home prices and what it would cost to buy a move-in ready starter home in Mar Vista, north of Venice. I told them that home prices would start at \$1,400,000 for a home with 2 baths, which would be a minimum expectation for either of them. The exception might be a “fixer”.

I asked my son RJ’s friend where he was living now and what he was spending. He told me he was renting a fairly new 1-bedroom apartment on Sepulveda Blvd, next to IHop, and he is paying \$2,700 per month for 700 square feet. That might seem crazy, but that’s the only way to live on the Westside and live a lifestyle commensurate with their earnings. Of course, many of us might rather rent a 1 bedroom in an older building for around \$1,700 and put that \$1,000 in the bank toward a down payment for a future purchase. From his prospective, like most young people these days, to visualize saving 20% of the \$1,400,000 (\$280,000) by siphoning off \$1,000 per month sounds impossible to imagine and certainly puts off gratification far longer than acceptable. The bottom line is...in order to buy a home, you need an inheritance, a gifting parent, or a winning lottery ticket.

Everyone has heard the old expression “The American dream is to own a home”. That expression has been well known for many years and resonates strong with the baby boomer generation and before. Priorities seem to have changed. The Millennials and the Generation Z certainly have ideas of their own. Today it is still a dream to own a home, but it is not necessarily at the very top of priorities. Most important to people is lifestyle; their business life and their social life. People seem to either be working these days or, if they’re not working, they are doing something for themselves or with their kids. When they are entertaining, they’re not entertaining at home like grandma used to do. Grandma used to have large dinner parties; thus, the formal dining room. People don’t entertain much these days. They don’t have big dinner parties in their home. Who wants to clean up that mess? Who wants to go shopping and deal with all the preparation?

That all said, it’s still great to own a home. There is nothing like owning a home, because when you own your own home you can make your own decisions. You don’t have a landlord telling you when you can

move in and when you can move out, what color you can paint, and how you can landscape your backyard. You really have a lot of freedom, a lot of control and a feeling of long-term security. There is nothing better than owning your own place. You can add on, lease it out, have large parties and make custom improvements to your own taste.

Alternatively, think of the freedom that people have as a renter. You don’t need to worry about maintenance and expensive repairs. If you find out that you’re in a pinch, you can just decide to move and rent something smaller. If you decide you want to leave the area, you just give notice to your landlord and move to another location. If you decide to take a job somewhere else, you don’t have to worry about putting your home on the market, about paying a broker’s fee, and wondering if your home is worth more, less, or the same that it was when you purchased it.

In conclusion, owning real estate has never been a smarter move. To own your personal home is a dream! But does it have to be your own home, the home you live in? Maybe you decide to go into a joint venture, maybe you decide to buy an apartment building, maybe you decide to just go and invest with a number of other people in a commercial complex or a triple net, corporate guaranteed investment. There are many different ways to invest your money with real estate. I am not suggesting for one minute that you don’t buy a home; in fact, selling homes is what I do for a living. I think buying a home is the greatest thing in the world, but I’m from that era where people believed that owning a home was the American dream.

Young people enjoy being “liquid” and able to move with little planning or risk. The average person who buys a home puts all their money into the down payment and into remodeling the home. Many of those people have really struggled and have given up many things including vacations and dinners out. Many people who have children have really had to sacrifice and just do nothing but keep up that mortgage payment, pay their property taxes, and deal with expenses that come up. There is always a time later in life when you can own a home, but as for these days people often say, “I’m not ready to strap myself down and give up my play money and my freedom”. Young people these days really want to “play”, and they enjoy living in the moment. I do my best to tell people to think of their future and plan ahead. As it stands, I still believe that owning a home is the “American dream”. I am very proud to tell people, “I sell the American dream”.

FULL SERVICE REAL ESTATE  
*Relax and Leave it to Ron!*

- ✓ Market Analysis and Strategy
- ✓ Collaboration with Trusted Family Advisors
- ✓ Research for Possible Tax Savings and Ways to Cut Costs
- ✓ 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

*I Can Help You with Everything. You Make  
All The Decisions, I Do ALL the Work!*

CASE BY CASE SERVICES ARE PROVIDED AT NO EXTRA COST



**RON WYNN 310.963.9944**

email: Ron@RonWynn.com online: www.RonWynn.com

DRE#00420587



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





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) is one of the most popular programs at the park. Currently there are 50 teams with more than 500 youths playing in the gymnasium and the auditorium 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. The spring sports season will include soccer, baseball, and girls’ volleyball. Add to that lineup the adult roller hockey program with 17 teams and more than 170 players, and you have a very active park.

Mar Vista Park also helped families in our community during the most recent Los Angeles Unified School District teachers’ strike. Many families were concerned about sending their children to the school campuses during the strike, but they also had challenges providing home care during

the day. Mar Vista Park was able to quickly start a camp program. At its peak, over 176 children participated in the camp.

The park has completed the construction of a gate to enclose the patio space between the gymnasium and the auditorium. This newly secured enclosed area allows for storage of the chairs and tables, and it provides additional safety in the patio space area. The park has also received funding for a new scoreboard for the hockey rink. The current scoreboard was installed when the rink opened 20 years ago and is more than due for replacement.

The Park Advisory Board (PAB) is always 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, finally, investigating the requirements needed to have a year round swimming pool. If you are interested in becoming more involved with the park, consider participating on the PAB. Please contact Caroline if you are interested.

As always, enjoy your park.



Villager Bulletin Board

*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

*Sylvan's & Phillip's*  
Drapes & Blinds

Family Owned and Operated Since 1965  
ROMAN SHADES • MINI & WOOD BLINDS  
VERTICAL BLINDS • CORNICE BOXES  
BAMBOOS • DUETTES  
STEVE SENIT  
Owner

(310) 391-0414  
Fax (310) 391-9617    www.sylvansdrapesandblinds.com  
12623 W. Washington Blvd. Los Angeles, CA 90066

**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](mailto:ina_lee_m@yahoo.com)

**Support Our Advertisers**  
Tell them you saw their ad in the Villager

MAR VISTA GARDEN

•Shari Dunn

Serendipity Garden:  
Open At Last!

In the Villager issue for December of 2016, we wrote about the Mar Vista Elementary School Serendipity Garden, a project that was initiated in 2011. Finally, marvelously, heroically, and with great anticipation, the ribbon cutting took place on November 17, 2018.

