



Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION
P.O.Box 66504
LOS ANGELES, CALIFORNIA 90066
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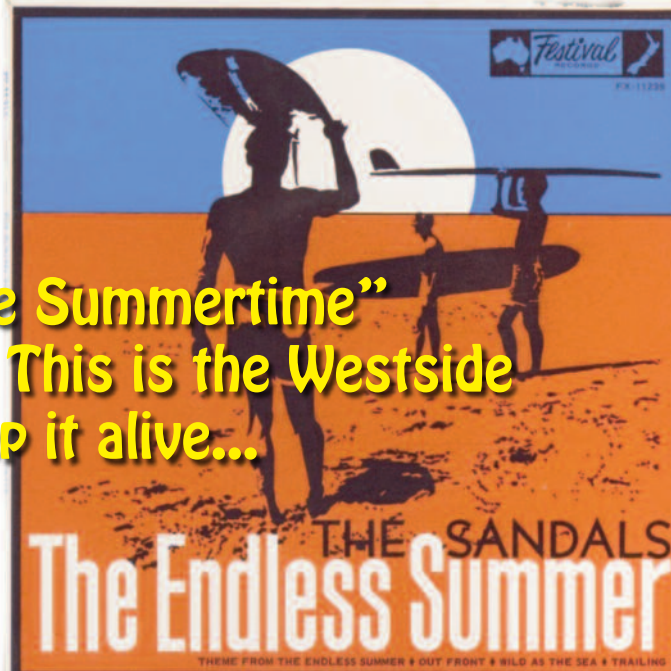
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**SAVE
THE
DATE!**

The residents of Colby who put on the terrific block party last year are willing to do it again!
It will be held on September 22 on Colby between Stanwood and Kingsland Ave.

★ WESTDALE HOMEOWNERS ASSOCIATION ★



**“Hot fun in the Summertime”
This is our Legacy. This is the Westside
Let’s keep it alive...**

★ SUMMER 2019 WESTDALE HOMEOWNERS ASSOCIATION NEWSLETTER ★



SUMMER 2019 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION

PRESIDENT’S MESSAGE

WESTDALE - PLANNING AND MORE

• Jerry Hornof



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, protect our environment, and manage development. You need to be involved to sustain the neighborhood and the features we love in Westdale.

Since the Spring issue of the Villager, I have sent two emails regarding Senate Bill 50 (H.O.M.E.S.) sponsored by Senator Scott Weiner. There are over 200 housing bills in development in the California legislature. SB 50 focuses on upzoning as a means to increase housing. Its general assumption is that housing development is restricted by local zoning restrictions. In summary, SB 50, if passed, would supersede local zoning restrictions in areas serviced by rail, frequent buses, employment corridors, and quality schools. Proponents believe that this will result in more available housing. More housing will reduce housing costs. Opponents believe that this will result in unmanaged development, destroy single family neighborhoods, and not address affordable housing concerns. I attended a panel discussion hosted by Santa Monica College. The panelists included California state legislators Senator Ben Allen (SD26 – Santa Monica), Senator Scott Weiner (SD11 – San Francisco), and Santa Monica Mayor Glean Davis. Senator Weiner acknowledged the concerns many have with SB 50, but he is passionate that this approach is the best way to achieve the necessary growth in housing for California. Both Senator Allen and Mayor Davis were opposed to SB 50. Senator Allen’s concern is that in spite of an increase housing in areas like West Los Angeles, it would not result in needed affordable housing. There are no real safeguards in SB 50 to ensure affordable housing. Mayor Davis was concerned with the “one-size-fits-all” aspect of SB 50 which fails to recognize, and could undermine, the quality approaches that communities

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PARK REPORT

like Santa Monica have taken to achieve more affordable housing. I encourage everyone to follow the housing discussions and to let your Assembly Member and Senator know your position.

You have probably seen the LAnow shuttles in the neighborhood. LAnow is a new on demand shared-ride service, designed for our neighborhood. LAnow is an offering from the Los Angeles Department of Transportation that services Mar Vista, Palms, Venice and Del Rey. You can hail a ride through the LAnow smartphone app, online or by phone. Once reserved, meet the shuttle at the scheduled LAnow pick-up/drop-off spot. There is a convenient stop at Colbert and Woodbine. The shuttle provides service to the Palms EXPO station. The cost is \$1.50 for ages 5 to 65 and \$.75 for seniors or disabled. For more information see www.ladottransit.com/lanow.

I encourage you to read the recycling article in this edition of the Villager. Part of the inspiration for the article was the Los Angeles Sanitation Department's one-year pilot program Curb Your Food Waste L.A. Parts of Westdale are participating in this pilot program targeting our Green Bins. The pilot has three goals: Shop Smart, Waste Less and Recycle the Rest. As the recycling article notes, 18% of our landfill products are food waste. This pilot program strives to reduce that total and expands the food waste that can be deposited in the Green Bins. Hopefully the pilot program will be successful and expand to a citywide program in 2020.

In closing, please remember that your involvement is essential in keeping Westdale wonderful.

CRIME AND SAFETY REPORT

•Adrian Acosta/Pacific Area Senior Lead Officer

Recently we've been alerted to a potential scam to drivers in your immediate area. Drivers are being "flagged down" and urged to pull over by a driver of another car who claims that they were just involved in a minor accident. Once pulled over, the operator claims that the victim hit their car while backing out of the space or while making a turn. The operator's car has slight but visible damage to their car. They persuade the victim to settle for the damages right then to avoid costly insurance premiums. Anywhere between \$250 and \$1,000 has reportedly been paid, all without exchanging any information.

If you are involved in an accident where no injuries have been sustained, there is no need for a police report. However you **must** exchange information including: **license info, registration info, insurance info and phone number.** You should also take photos of any damage on both vehicles.

Should the other party refuse to provide this information, then call the police immediately. Drivers **SHALL** provide information to the other party in the event of a traffic collision.

I hope this information is helpful!

Adrian D. Acosta, # 37285
PACIFIC AREA SENIOR LEAD OFFICER/L.A.P.D.
310.622.3973

SLOW MARKET...? NOT HERE!

CNN News Reports are Not Always Valid or Invalid... They Just Might Not be Area Specific.

Population? Growing Significantly... Traffic? Yes... It's Awful!
But Population is Causing the Traffic. Demand? Tremendous, Because of Population...
Prices? Holding Strong... Due to **DEMAND & LACK OF INVENTORY.**

Here is the Evidence that Makes Our Location "TheException."

Snapchat

Expansion and relocation to Santa Monica Airport with 79,000 sq. ft. additional at Ocean Park Blvd and 47,000 sq. ft. at Venice Blvd and Abbott Kinney still remaining. Announced May 13, 2016.

Google

New headquarters moves to Playa Vista with 319,000 sq. ft. on 12 acres announced January 29, 2018. 584,000 additional sq. ft. leased at Westside Pavilion at Westwood/Pico. Announced January 8th, 2019.

facebook

35,000 sq. ft. gobbled up in Playa Vista for Facebook expansion. Announced February 2016.

amazon

358,000 sq. ft. leased in Culver City. Announced on December 10, 2018.

Apple

Apple bringing over 1,000 employees to Culver City. Announced December 14, 2018.

Are You Ready to Cash-In On Our Still Very Strong Market?

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- ARCHITECTURAL STYLE
- PANORAMIC VIEWS
- MARQUEZ KNOLLS NEIGHBORHOOD
- CHEF'S KITCHEN
- FLOOR-TO-CEILING WINDOWS

2

3

- *Jerry Hornof*

We can now fast forward 50 years. Plastics have become the “future” as Mr. McGuire advised. Unfortunately, as plastics have enhanced our quality of life (medical devices and electronic devices), there has also been a significant waste and pollution impact. In 1950 the worldwide production of plastic was 1.5 million metric tons. The current worldwide production is estimated at 350 million metric tons. It is estimated that plastics account for approximately 16% of our landfills. According to the Environmental Literacy Council, “In 2006 approximately 26 percent of materials entering landfills were paper products, 18 percent food scraps, 16 percent plastic, 9 percent rubber, leather, and other textiles, 7 percent each of yard waste, metals, and wood, and 6 percent glass. This does not, however, reflect actual landfill content at any point in time since some materials decompose faster, or compact better, than others.”

Given the challenges, how can we help the recycling process? **Buy smart.** Look for and reward manufacturers who eliminate or reduce packaging and/or use recyclable packaging by purchasing their products. **Sort your trash carefully for each bin color.** The Los Angeles City Sanitation Department (www.lacitysan.org) provides clear guidelines for each of the bin colors. For example the Blue Bins include: all **CLEAN** paper (newspaper, envelopes, magazines, cartons, phone books, flyers, etc.); cardboard & corrugated boxes; glass bottles & jars; aluminum cans; tin & metal food cans; aerosol & paint cans (must be empty & dry); all plastics marked 1 through 7 (jugs, bottles, tubs, containers); all clean plastic bags & film plastic (grocery, dry cleaning, packaging, etc.); metal & plastic hangers; aluminum foil & trays; and all clean polystyrene products (plates, cups, containers, egg cartons and packing materials). Clean is essential. Common mistakes are dirty food containers, disposable coffee cups, and greasy pizza boxes. Putting these objects in with the rest of the recycling can do more harm than good. **Share recycling information and encourage your businesses, neighbors and friends to participate in recycling.**



SOLD

12053 MARINE ST | \$1,965,000
5 BD | 3 BA | 2,297 SQ FT | 5,643 LOT



SOLD

3778 MAY ST | \$1,300,000
2 BD | 1 BA | 1,032 SQ FT | 5,399 LOT



SOLD

16814 CALLE DE SARAH | \$3,035,000
5 BD | 5 BA | 5,725 SQ FT | 11,626 LOT



SOLD

11645 MONTANA AVE #107 | \$625,000
1 BD | 1 BA | 855 SQ FT | CONDO



SOLD

3116 COLBY AVE | \$1,660,000
3 BD | 2 BA | 1,591 SQ FT | 7,316 LOT



SOLD

10768 WESTMINSTER AVE | \$1,630,000
4 BD | 3 BA | 2,041 SQ FT | 5,200 LOT



SOLD

2014 WALGROVE AVE | \$1,360,000
3 BD | 2 BA | 1,380 SQ FT | 4,985 LOT



SOLD

12416 MITCHELL AVE | \$988,000
3 BD | 1 BA | 1,297 SQ FT | 5,592 LOT



SOLD

3301 PURDUE AVE | \$1,600,000
3 BD | 2 BA | 1,801 SQ FT | 7,570 LOT



SOLD

830 BAY ST #3 | \$1,096,000
2 BD | 2.5 BA | 1,496 SQ FT | CONDO



SOLD

3007 DAHLGREN AVE | \$1,558,500
4 BD | 3 BA | 2,160 SQ FT | 5,397 LOT



SOLD

3219 BUTLER AVE | \$1,600,000
3 BD | 3 BA | 1,593 SQ FT | 7,054 LOT



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



CREATIVITY WITH THE ALTMANS

•Margie Templeton

Rex and Mandy Altman still work at their law firm in Encino, but once their children left home they began looking for other creative outlets. Rex discovered that he enjoyed creating 3D items after taking a class at the UCLA Family Camp. He started to experiment with items made of paper mache. Soon his garage was taken over as a studio, and his free time was spent on his projects. Mandy decided that, if she was to see Rex, she needed a project in the garage too. So she bought a glass kiln and now makes glass jewelry and art which she sells at art shows.

Rex built a model of the high-elven home based on The Lord of the Rings. This involved challenges with the structure, electric wiring for lighting, as well as some mosaic work. So far, this piece has not found a permanent home!

Rex has donated one of his pieces, "Legacy", to the Museum of Tolerance. It was accepted by, and displayed at the museum and is now at the Simon Wiesenthal Center Library across the street from the main museum. This is an honor as few amateurs ever see their items in museums.



"Legacy" is a pictorial history of the Holocaust and compliments displays at the Westside Museum of Tolerance. To construct the piece, Rex molded paper mache over a vase and then covered it with pictures representing the progression of the Holocaust through liberation. It is encircled in barbed wire.



"Eternal Hope" is slated for donation to a local temple. It is Rex's final art piece inspired by the Holocaust. Men, women and children lost to the Holocaust are made of paper mache clay and are seen ascending. The base is circled with the color of the stars the Nazis required the Jews to wear.

Mandy makes jewelry of dichroic glass. Glass is applied in thin layers of different colors to make glass that reflects multiple colors. She also makes plates and art objects using pieces of fused glass. The Altmans have many of her pieces displayed at their home in Westdale.



W.H.A.'s WEB SITE.
IT EXISTS. CHECK IT OUT...

•Margie Templeton

I often run into my neighbors who barely know that we DO have a web site that it filled with useful information. I hope that I can encourage you to investigate it. Go to westdalehoa.org.

Our original web site was developed by Michael Adams sometime before 2000. He turned it over to our long time web master Richard Resnick. Richard moved it to a web hosting site where it could be accessed by the public. David Oderberg, husband of our VP Ethel, helped Richard to give the web site a professional update. Richard added features such as neighbor to neighbor referrals, information about CERT and local crimes, Westdale history, a list of the directors, minutes of the annual meeting, and records of dues payments.

Richard wanted to retire as web master in 2016. It was also time to build a new web site using newer software. Jerry Hornof was familiar with Wordpress, a web development program, which we selected for our new site. The development was done by Louis Algaze whose mother, Barbara, is the WHOA secretary. He then turned it over to our new web master, Ina Lee. Ina is a retired computer programmer who was able to quickly pick up the project. Many of the pages in the original site live on. The referrals page has been dropped in favor of a link to Nextdoor, because Nextdoor has a broader, more active coverage.

The Home Page has a list of menus across the top as well as links to recent articles. It also has a slide show with pictures of our neighborhood. The "About Us" menu lists the officers, has minutes from the annual meeting, a map of the area, and a brief history of Westdale. Note that if your window is not wide enough, the menus may not show. If you see just horizontal bars in the right corner, click on them to get the menus.

The "Crime and Safety" menu has a list that includes recent crimes, tips on preventing crimes, police department contacts, and information about CERT (Community Emergence Response Team). Carl Ginsberg maintains extensive emergency supplies in a container at Mar Vista School. The web site has several pictures of the container.

The "Connect" menu has links to other web sites such as Nextdoor, LA City, and the Mar Vista Community Council. Activities in the park and neighborhood are listed. There is also a list of contacts for groups including bridge, Tai Chi, Mar Vista seniors, and mommies. If you would like to organize a social group, let Ina know and she will add your contact information.

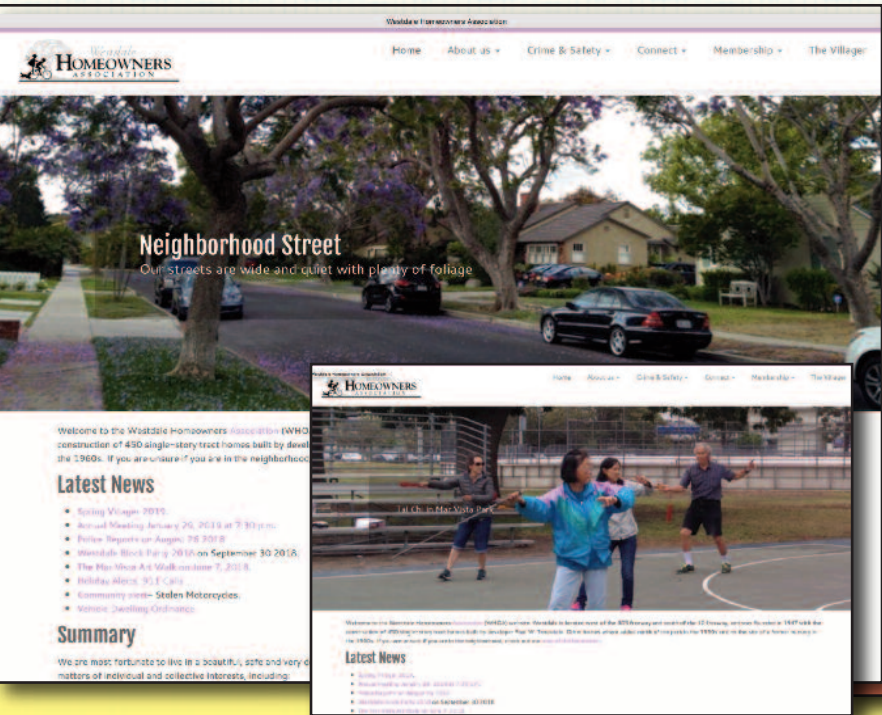
The WHOA collect annual dues which can be paid for 1, 2, or 3 years. To find out your payment status for the current year, select "Dues Paid" under the "Membership" menu. If you find that you have not paid, Membership Support has a link to the membership form for the current year. The form is also printed in the December Villager.

Past Villagers may be accessed through the web site. You can see all of the Villagers back to 2013 when

we printed the last black and white issue. "The Villager" menu will bring up the front page for each issue. Click on the issue that you want to view. For example, to see the Winter 2018 Villager, click on "Inside the Winter Villager 2018.pdf".

This is not a static web site. You are welcome to submit notices and news to Ina at ina_lee_m@yahoo.com. While you are about it, think about submitting articles for the Villager. We always welcome input that is of general interest but is not as time sensitive as news for the web site.

Articles should be submitted
to Margie Templeton at
MPT@RWTLA.COM



THE REAL ESTATE REPORT
•Debbie Kaplan

Once again, new price highs are happening in our neighborhood. Recent sales show a high price of \$2,950,000 on Coolidge. This house has 3,549 sq.ft. It was brand new construction. Reports of the market moving sideways are unfounded. The reality is, should you decide to sell in the current market, you will achieve a significant price per square foot. The Coolidge house sold for \$831 per sq. ft. Most "regular sized " homes run around \$1,000 per sq. ft. A house on the market on Purdue is priced at \$932 per sq. ft.

Currently, there are 5 houses on the market in Westdale-Trousdale. Since the beginning of the year, 3 houses have closed escrow. Interestingly, the western boundary of our neighborhood includes the east side of Inglewood Blvd only. The west side of the street currently has a listing for \$3,295,000! Our boundary extends on the east side to Sawtelle, on the north to National, and on the south to Palms.

On a personal note, you may remember we had a fire a year ago that burned down the garage at my property. I have a long driveway, and the garage was far enough from the house, so the house was not affected. Alert neighbors on Coolidge Pl, which backs up to my property, were the first to call 911. It was a total loss. The Fire Depart came quickly and put out the fire in good speed. I want to thank the good people of the Fire Department for their prompt response. For the past year I have been building an ADU, known as an accessory dwelling unit, or "Granny Flat". It has been a learning experience for me, and I'm happy to



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

say it is almost finished. I am happy to share my experience with anyone considering adding an ADU. Interestingly, the requirement for covered 2 car parking is not in effect if you build an ADU. So you can convert the garage and not have to build a carport. The thinking behind this is that, by providing additional housing in a City that needs more housing, you are freed from the garage requirement.

We anticipate continued strong demand for houses.

The Westside Pavilion was recently sold to Google. This has created an increased demand for housing even way ahead of Google's move. As time goes by, I expect more of their personnel will explore our neighborhood. If you are selling in the next year, now is a good time to think what you can do to your house to make it move-in condition. I will be happy to refer builders, handymen, and landscapers to you, to get you started!

Have a lovely summer!

MAR VISTA PARK REPORT

•Jerry Hornof

Unfortunately, our Mar Vista Park Director, Caroline Lammers, has changed positions within Los Angeles City Recreation and Parks (RAP). Although we are disappointed to lose Caroline, she has received a promotion and is now heading the RAP Universal Play Program. The Universal Play Program provides low cost fitness and sports programs to youth ages 5-15 in high-need areas throughout Los Angeles. This is a very important and rewarding program, and Caroline will do an excellent job as the administrator. Our Mar Vista Park Acting-Director is Jose Aviles. Over the last 18 months Jose has been the Sports Program Director at Mar Vista Park. He has a 17 year career with RAP and, with his experience, he will do an excellent job as the Acting-Director. His biggest challenge will be balancing his Park and Sports director roles. RAP will begin the recruitment process for a new Park Director shortly.

The spring sports programs are very active. There are 12 baseball teams, 48 soccer teams, and 12 girls' volleyball teams. It is exciting to see the park so popular and active. The summer session programs and camp information is

available online at www.laparks.org/reccenter/mar-vista. The summer session activities will begin the week of June 10th. The park offers two summer camp programs. Tiny Tots is for ages 3-5 years old and runs from June 17th through August 15th. The Children's Camp is for ages 5-12 years old and runs from June 10th through August 9th. These are excellent camp opportunities which my sons loved while growing up.

The park has completed the purchase of a new scoreboard for the hockey rink. The scoreboard has been received and is being scheduled for installation. The scoreboard came in below cost, and the additional funds have been used to purchase additional goalie gear for both the adult and youth programs.

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 and completion of a jogging trail around the entire perimeter of the park. The PAB is 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 Jose Aviles if you are interested. And, as always, enjoy your park.



Villager Bulletin Board

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