



+ INSIDE +

CRIME & SAFETY

+

ACTIVITIES FOR FAMILIES
DURING COVID-19

+

ACADEMIC HUB
FOR WINDWARD

+

COVID COMIX

+

REAL ESTATE REPORT

+

UNSOLICITED OPINIONS™

+

PARK REPORT

+

WESTDALE ADS

PRESIDENT'S REPORT

SHARING A COMMON ENVIRONMENT

• Jerry Hornof



Our 2020 theme is *Sharing a Common Environment*, emphasizing that we are all in this community together. I hope you and your family continue to be healthy, safe, and successfully managing the challenges that the COVID-19 pandemic has created. As many of you know, I am an avid player and fan of hockey. There is nothing normal about the Stanley Cup Series being played in August. This is just one small example of how much our lives have been changed. My hope is that we all can find some pleasure and enjoyment in the changes.

As I shared in an email in mid August, the Los Angeles City Planning Department is in the process of updating Community Plans. The Community Plans are updated to ensure the plans remain effective tools for guiding growth and development. Westdale is part of the Palms/Mar Vista/Del Rey Community Plan. The Planning Department has completed a draft of our Plan. Our draft Plan can be found at www.planning.lacity.org/plans-policies/community-plan-updates. The Palms - Mar Vista - Del Rey Plan covers a large and diverse area. For a broader discussion of the Plan I would refer you to the Mar Vista Community Council Planning and Land Use Management (PLUM) Committee at www.marvista.org/land-use-committee.php and the Community Plan Subcommittee at www.marvista.org/community-plan.php

I have reviewed the draft from a Westdale perspective and appreciate the recognition of Westdale as a "thriving residential neighborhood" and the stated objective to "preserve" the historic and ecological characteristics. My stated concern is the proposed up zoning along Sawtelle Boulevard between Palms Boulevard and National Boulevard. The up zoning is labelled "High Medium Residential" and



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

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

★ WESTDALE HOMEOWNERS ASSOCIATION ★

SOMEONE STRUGGLED FOR YOUR RIGHT TO VOTE. USE IT! SUSAN B. ANTHONY

**YOUR VOICE
YOUR VOTE**
2020

★ FALL 2020 WESTDALE HOMEOWNERS ASSOCIATION NEWSLETTER ★

would allow an average density of 80-90 dwelling units per acre. Depending upon design this could be structures 4 to 9 stories in height. I informed both the 11th District Council Office and the Planning Department of the severe negative impact this would have on our residential community. The Westdale Homeowners Association has worked closely with developers to support smart growth along Sawtelle Boulevard that respects and minimizes the impact on our residents. I requested that the Community Plan recognize, respect, and support the efforts of our association and developers to achieve managed and healthy growth for our community along Sawtelle Boulevard. I will provide updates as the Community Plan evolves.

Many of our neighbors have noticed and commented on the proliferation of camping activities at Mar Vista Park. Historically, the Park Advisory Board (PAB) and park staff have worked with one or two campers who have set up campsites at the northeast corner of the park. The campers have been visited by the Los Angeles Homeless Services Authority (LAHSA) to discuss shelter opportunities, etc. They have been advised that the park does have defined closed hours (10:30pm - 5:00am) and overnight camping is not allowed. Following the city established policy these campers have been provided notice and their campsites were removed from the park. This has been an ongoing process over the last few years. Over the last several months we have seen the number of campsites increase to at least 9 sites. When we attempted to initiate the normal response (311 reports, park staff reports, and Sanitation Department requests) we have seen a significant delay and the removal was reduced to a minor cleanup of the area. At this time, it is our understanding that this is a result of a change in Los Angeles City policy regarding overnight camping in city parks. It appears the Los Angeles City Attorney's Office has decided that a CDC COVID-19 recommendation addressing campsites and displacement of individuals should not be done unless individual physical distancing accommodation is made available. It appears the City Attorney has verbally instructed LARAP to effectively ignore the campsites and only nominal sanitation cleanup is being provided. Our concern regarding permanent camping in city parks includes: 1) the lack of transparency provided in this policy change; 2) the confusion it is causing for communities that are following the established protocols and seeing no or nominal response;

and 3) the apparent lack of supervision, health, and sanitation being provided for the impacted campers, park patrons, and neighbors. City parks do not provide the 7/24 facilities and management we see and expect in county, state, and federal campgrounds. It clearly creates health and safety concerns for the campers. The PAB is working with the 11th District Council office to achieve a more humanitarian outcome for everyone.

Unfortunately, due to COVID-19 there will not be a Westdale Homeowners Association Block Party this fall. The Westdale Board is considering safe alternative activities. My suggestion was to select a weekend in October and encourage everyone to create a chalk art display on the sidewalk by their home. Residents could then enjoy the art as they stroll the neighborhood. The Board is soliciting other ideas so please send your suggestion to westdalehoa@yahoo.com.

Please take time to care for your family and your neighbors. It is important to make sure folks are healthy and safe. This COVID-19 crisis will end, but the appreciation and gratitude for our kindness and support of each other will endure forever. Thank you to everyone!

CRIME AND SAFETY REPORT

•Leah Oye

Property crimes have always been the main crimes reported in Mar Vista and the Westside. This continues to be true this year.

There has been an increase in stolen vehicles since mid-March 2020 compared to the same period in 2019. Residents have left vehicles unlocked and parked in the driveway with the keys in the center console. With the pandemic "stay at home" recommendations, there are more home deliveries, especially food (Uber Eats, Door Dash, etc). The food delivery person may leave the car running or leave keys in the car when delivering food items. They return to find their car stolen. Please be careful.

Vehicle break-ins have increased about 40%. We are all distracted with new work, home, and school schedules, but please do not leave items in plain view providing temptation for criminals. One neighbor had her car window smashed for a bag of old clothes. Phone chargers, handicap placards, parking permits, and transponders are highly sought after items for thieves. If possible, please park your car in your garage or behind gates.

Vehicle catalytic converters continue to be stolen. This crime usually occurs from 3 AM to 6:30 AM. The thieves work in groups of 3 persons. One person acts as the lookout while others, using an electric saw, remove the converter. The converters contain a precious metal. Although any vehicle can be a target, right now Toyota Prius and Honda Element are the most common targets.

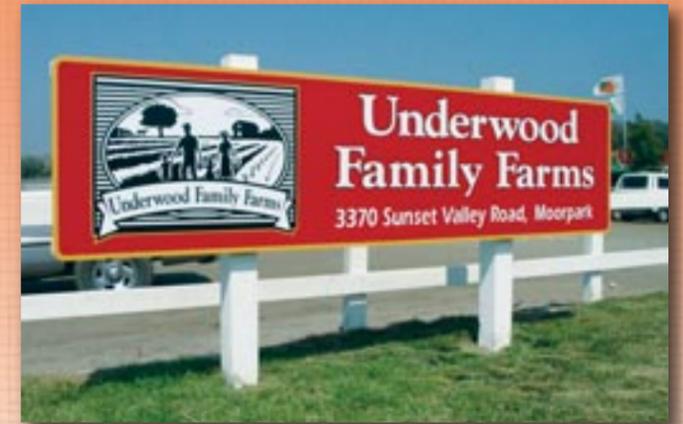
Stolen bicycles have also increased. Please consider storing your bike in the house, garage, shed or behind a side gate out of sight. Just locking your bike in your carport is not enough. These thieves are very good at breaking or cutting bicycle locks.

If you have any non-emergency questions, contact our Senior Lead Officer, Officer Karwon Villery at 38717@lapd.online.

ACTIVITIES FOR FAMILIES DURING COVID-19 RESTRICTIONS

•Debbie Kaplan

Are you looking for a good family outing that is open now? Take your family to the Underwood Family Farms in Moorpark. In July, during the lock down, we took a ride to the Farm where we met friends. The drive took a little less than one hour. It felt very safe with everyone wearing a mask. All of the activity is outdoors.



Once there, you look at the board that shows which produce is recommended for picking. There is a wagon pulled by a tractor to take you around the farm to the best picking areas. On the wagon, you wear your mask and sit social distance apart. We picked lots of strawberries.



The address is 3310 Sunset Valley Road, Moorpark. The Farm is open from 9 am to 6 pm every day. Their phone is 805-529-3690. There is an admission charge of \$5.00 per person. Children under 2 are free. Seniors over 65 get \$2.00 off. You will also pay for what you pick. Prices are reasonable and the produce could not be fresher! For August and September, there are over 30 different fruits and vegetables to pick. If you just want to pick a little and not the whole farm, you can buy freshly picked produce in the market that is right there. Raspberries should be available in the late summer.

We all had a fun time, got lots of fresh air and some good exercise! My friends baked a wonderful strawberry dessert that we all enjoyed!



ACADEMIC HUB FOR WINDWARD COMING SUMMER 2021

•Whitney Burke

Construction on Windward's Academic Hub is fully underway on the School's campus. The new two-story building will provide 28,178 square feet of space and cover the existing footprint of the former 100 Building. It will house 11 active learning studios, offices, a graphic design lab, drawing and painting studio, and courtyard space. Located along Palms Blvd, the 100 building was decommissioned during the Spring, and classrooms and offices were temporarily moved to the south side of campus.

The soft demolition of the 100 Building, which included the removal of HVAC units and electrical items, rerouting of utilities, and the separation of the theater from the rest of the building, began in April.

The hard demolition was completed in Mid-May. Shortly after the completion of the hard demo grading took place over several weeks. Recent efforts have been focused on rebar work and concrete pours of the footings.

The existing theater remains intact and will include a remodel in conjunction with the Academic Hub. The theater will get technical upgrades, enhanced rehearsal studio spaces, and a dance studio to meet our programmatic needs.



As construction continues throughout the year, we will share updates and images of the progress on our website www.windwardschool.org.

As we look to the future of Windward, and possibilities ahead of us, we are very excited for the completion of the Academic Hub in Summer 2021!



Giving Back

HOME SALE REBATE

\$5,000 ON HOMES UP TO \$2 MILLION

\$10,000 ON HOMES OVER \$2 MILLION

Dear Neighbors,

We understand that many families have been negatively impacted by COVID-19. Our business and family life has also shifted dramatically! Despite it all, we feel blessed and would like to continue to support our community. Let our 20 years of experience and high level of professionalism work for you while we adapt to our new normal. We are up-to-date on all of the laws as they change daily. We know how to protect you and guide you through this new way of selling homes.

We are in this together!

Warmly,

Sherri Noël



SHERRI NOËL

310.994.8721

THENOËLTEAM.NET



Keller Williams Realty Santa Monica, an independent member broker does not guarantee the accuracy of information provided. The buyer is advised to independently verify the accuracy of all information. Properties may or may not have been listed by the agent presenting the information. This is not intended as a solicitation if you currently have a broker. Rebate offer expires on 10/31/2020. DRE 01499010 & DRE 01329053

IMAGINE YOURSELF LIVING HERE...



JUST LISTED

3583 INGLEWOOD BLVD. | MAR VISTA
5 Bed | 6 Bath | 3,653 Sq. Ft. | \$3,395,000

For Informative Real Estate Articles Visit Ron's Blog Online At: www.RonWynn.com

W S A
Wynn Sawoii Aston
Solutions by Collaboration

RON WYNN
310.963.9944
ron@ronwynn.com

Call Me to Get the Value of Your Home
#13 RANKED AGENT FOR ALL AGENTS IN THE STATE OF CALIFORNIA.
#30 RANKED AGENT FOR ALL AGENTS IN THE UNITED STATES OF AMERICA.

Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate.

COMPASS

AS SEEN ON BUTLER AVENUE
•Covid Comix by Paul



Outdoor Living
THE DESIGN THEME IN WESTDALE VILLAGE

From their art collections to their fine furniture, the design theme of a certain garden was to give outdoor living the same look and feel as the interior. This is the case of the premium features of Westdale Village.

The most unique of construction techniques have been utilized in the planning and designing of these luxurious homes. From the wide variety of color palettes and textures, you have a collection of:

- INTERIOR & EXTERIOR COLOR SCHEMES
- 40 x 100 FOOT PATIO, TERRACE
- 100+ INTRODUCING FLOOR PLANS
- MANY ALTERNATE VARIATIONS
- LUXURIOUS DESIGN & COLOR
- USE OF HERRINGBONE HEADING
- WALL TO WALL CARPETING
- LIGHTING FIXTURES
- TILE FLOORING
- STAIRS

Complete with, you light and water, including parking, lawn, automatic and more, are provided without payment. The convenience of nearby schools, shopping, dining, beaches and recreation add to the cultural experience of Westdale Village.

THE REAL ESTATE REPORT
•Sherri Noel

As I write this “real estate in review” article, I feel like I should be pushing along like everything is normal: spouting stats and talking about what's been selling in our neighborhood. We all know too well that these are not normal times. Many people are out of work, home-schooling, and/or working from home full time. My office is open, but visitors are limited and fewer people can work in the space than before. What are people doing? We are working from home much more. Being confined since the pandemic started, but also being deemed an essential business, has given me some unique perspective into our community. Here is what neighbors and friends are thinking and doing right now.

My job involves reaching out to check-in with people, and to see if they are OK or if they plan a move in the future. Confinement has allowed me to do just that while continuing the day-to-day things needed to operate a successful real estate team. We have lots of Zoom calls, but we still do in-person home showings.

Many of you have waited long for an opportunity to live in Westdale Village and each faithful endorsement speaks well for the quality of our homes. To meet your demand, we enlarged our building program and are now happy to announce: Our new second addition is open and ready to welcome you to that wonderful home of your own.

We are exceptionally proud of Westdale Village, for in the creation of these two bedrooms, three bathroom homes, we have incorporated the finest quality of luxurious construction to offer you a true taste of California living and comfort.

Every home gives you an "Outdoor Living" with patio and garden view. Full-size swimming pools, available if desired, are included in the original planning, to offer the buyer any or all of these features when he buys his home.

You also enjoy every privilege of planning your own home, with privacy, necessary to the economy and convenience of custom planned construction. You may select the lot, floor plan, color scheme, interior decorations, the tiles, linoleum and wallpaper patterns for your home, from our wide variety of samples, which means your future happiness in a home that reflects your own personality.

Our reputation for quality construction is your guarantee to receive the most in comfort, beauty and modern living construction in your new home in Westdale Village.

Sincerely,
Paul W. Transmitt

UNSOLICITED OPINIONS™
•Dick Henkel

Quarantined with hubby for 2 months
Gertrude's knitting him something special...



Our team has been following strict CDC guidelines issued for selling real estate in Los Angeles. Gone are the days of open houses and letting random people walk into a home. Buyers must provide a pre-approval letter, or a bank statement if they are a cash buyer that shows enough funds for the purchase. They provide a brief bio about who they are and their motivation to purchase. All people that enter a home must also sign a COVID release form prior to entry. Once in the house, there are additional measures that must be followed like wiping down door handles and wearing a mask.

People constantly ask me, “Who is buying a home right now?” The people who are buying and selling right now are motivated for many reasons. Some home sellers are worried about the economy or the state of the city's homeless crisis. Others simply want to be closer to family. Buyers tend to be professionals, move-up buyers looking for more space, or first-time buyers attracted by record low-interest rates. Others are people who have found that they'll be working from home indefinitely so need an ADU (accessory dwelling unit) or dedicated work area. Because inventory is low, we've found that homes listed over the last five months have sold very quickly and often with multiple offers. Everything takes a bit longer but the real estate market is still at record highs on the Westside.

THE "CUL DE SAC KIDS" OF PURDUE COPE WITH THE 2020 COVID PANDEMIC



Micah

I am 15 years old so I took the on line driving permit prep class and luckily the DMV reopened the day before my scheduled appointment so I took and passed my permit test and I'm practicing driving for the 50 hours required.

You can look for my "please be patient student driver" magnet on our car. I have been able to write a lot. I am happy I had more time to do that. I am still learning a lot. I took an online screen-writing course at Santa Monica College and have zoom meetings with a writing coach.

I can't see my friends like I want. I didn't get to go to my sleep away camp. I didn't get to do marching band camp, but I took an advanced scuba certification class with my dad and little brother.



Eli

I haven't gone to all my camps (beach camp, parkour camp, sleep away camp). I was supposed to go stay with my cousin in Florida but couldn't.

I had a lot more free time. I had a Zoom Bar Mitzvah. It was different. I did the whole service without people live in the audience but 94 households of my family and friends around the country (and even Mexico and France) Zoomed in. I couldn't have a party yet.

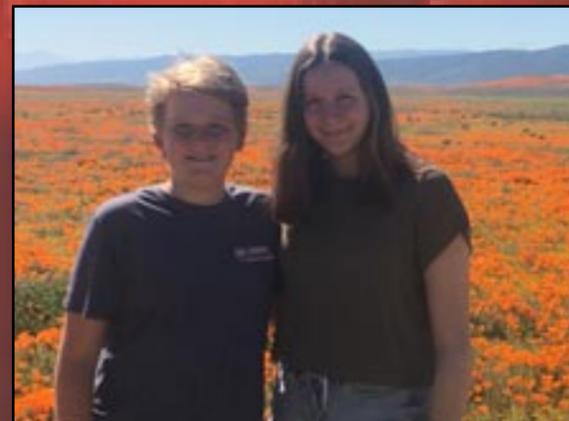
Since we were not able to get out as much, we started workouts on the front lawn.

Our dog got a lot more attention.



The Balmer Girls

The Balmer girls got lucky and are obviously having a great time in Switzerland.



Finn

The Corona-Virus has affected us all, some more than others. We all want to see our friends, distant family members, and travel, especially us teenagers. I want this virus thing to end so I can see my friends without social distancing or wearing a mask. Also, I want to actually go to high school as a freshman to meet new people and try new things. Teens are usually stressed out about a lot of stuff, like homework, sports, or trying to fit in. This pandemic brings on a whole new level of stress and anxiety for teens. We want to hang out with our friend but don't want to get Corona. I miss the real world and wish it could go back to normal. Hopefully this isn't the new normal.



Maeve

If I'm being perfectly honest, Covid-19 was both a blessing and a curse. Being a sophomore at a very competitive high school is not easy, let me tell you. When second semester rolled around with me playing water polo and club volleyball picking up, it was very stressful. I would often get home very late and would just be starting my homework, resulting in me getting very few hours of sleep. Balancing all of this with having a social life on the weekends seems impossible to me now and I don't know how I managed to do it. When school finally shut down for supposedly only two weeks, I then realized how much sleep I was missing out on. It felt great to sleep in and take a break from everything for a couple of weeks, I'm not going to lie. But, after those couple of weeks, I was bored — shocker, right? The days started to become a blur of zoom, homework, and at home volleyball workouts. Along with literally everyone in the world, I was so done with quarantine and wanted it to be over. Unfortunately, our government could not get their act together and really didn't fix anything, but that's a whole other conversation...

Now while that last paragraph was basically just me complaining, I am extremely grateful that my friends and family are healthy and doing well. If anything, this global pandemic has taught me to cherish my friends. Keeping up with everyone while not being able to see them was definitely a challenge at first, but was so worth it.

Whether it be facetimeing, texting, snapchatting, going to protests, or even sending tiktoks, communicating with the people who make me happy really helped me, and is still helping me, get through this whole disaster. While this whole situation is definitely not ideal, some good as come out of it: including me becoming closer with the people I love and my relatively new obsession with One Direction, Harry Styles, and Louis Tomlinson. While it is easy to just sit here and complain about everything that is going on in the world, looking on the bright side of things more often than not is what will help everyone get through this together.



MAR VISTA PARK REPORT

•Jerry Hornof

Mar Vista Recreation Center continues to experience major changes during the Covid-19 pandemic period. At the time of this writing most park facilities remain closed to discourage activities that do not comply with physical distancing requirements. This includes: 1) classes and programs; 2) indoor sports such as basketball, volleyball, and badminton; and 3) outdoor sports and facilities such as playground, basketball, baseball, soccer, and roller hockey. Controlling use of the soccer sports field and hockey rink has been challenging. Players have forced their way onto these facilities through locked gates. In recent weeks park staff have contacted the Los Angeles Police Department to clear these facilities. Tennis courts are open for individual play. To remain current on Los Angeles Recreation and Parks (LARAP) status I would encourage you to visit the LARAP Covid-19 website at www.laparks.org/covid19. The city parks continue to support walking and running with the recognition that we need to maintain physical distancing and use face covering.

The Mar Vista Recreation Center Covid-19 changes continue to impact park staffing assignments. Staff are providing park coverage, reporting non-Covid-19 compliant activities, and reporting park attendance.

Park Director Andres De La Hoya has completed his assignment as a Homeless Shelter Manager at Granada Hills Recreation Center. He is now at Balboa Sports Center helping run the *Summer Play LA* program. Since Mar Vista has three full time staff in place, Andres will continue to rotate to special assignments as LARAP manages during COVID-19.

As many of you have probably observed, the homeless large encampment at the park continues in a deteriorated state. Please see the President's Report on page one for additional information.

This summer the only program developed by LARAP was under the heading *Universal Play*. Making use of 2028 Olympic (LA hosting) funds, they developed a program entitled *Summer Play LA*. Mar Vista Park was identified as an approved site. The program at Mar Vista was designed to support 48 children and 6 counselors. The children rotated in a fixed group of 8 with a permanently assigned counselor. This group remained together throughout the session and rotated through a variety of activities with sanitizing between rotations. Andres reported that the Summer Play LA program went well at Mar Vista. They averaged between 20-25 participants for the duration of the program. The program ended Friday, August 14, 2020.

Hopefully we will return to normal activities sooner than later. Until then, please exercise, keep well, and be safe.



Villager Bulletin Board

Little Red Truck
Plumbing

Dennis Smith
Lic. #798285

310 392 5062
Pager 310 239 4235

JK PROPERTIES Representing Fine California Properties

Debbie Kaplan, MBA
Broker

310/397-3305
310/433-5053 cell
Debbie.jkproperties@gmail.com
lic. 00787672

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 in the Westdale Villager

1/4 Page for \$90 • Business Card for \$40
Run ads in 4 issues and the 4th is free

Contact Tina Lee at: tina_lee_m@yahoo.com
Support Our Advertisers
Tell them you saw their ad in the Villager

YOU HEARD WRONG!

WHO SAYS HOMES ARE NOT SELLING?

Since COVID-19 The Following Homes Have Closed or Entered Escrow Near You.

WESTDALE 11749 Palms Blvd. \$3,095,000	WESTDALE 11531 Clover Ave. \$2,080,000	WESTDALE 11911 Lawler St. \$2,000,000
WESTDALE 3611 Grand View Blvd. \$1,960,000	WESTDALE 3021 Barry Ave. \$2,355,000	WESTDALE 3586 Ocean View Ave. \$2,817,500
WESTDALE 3568 Mountain View Ave. \$2,150,000	WESTDALE 12822 Stanwood Dr. \$2,270,000	WESTDALE 3542 Purdue Ave. \$2,830,000

We utilize cutting edge technology and use strict protocols for expedience and safety with you as our top priority. You and your safety are paramount. Don't put off your plans. Interest rates are at a 50 year low! Buyers are backed-up and waiting!

For Informative Real Estate Articles Visit Ron's Blog Online At: www.RonWynn.com

W S A
Wynn Sawali Aston
Solutions by Collaboration

RON WYNN
310.963.9944
ron@ronwynn.com

Call Me to Get the Value of Your Home
#13 RANKED AGENT FOR ALL AGENTS IN THE STATE OF CALIFORNIA.
#30 RANKED AGENT FOR ALL AGENTS IN THE UNITED STATES OF AMERICA.

COMPASS Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01991628. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. Properties listed are from MLS from all agents and brokerages. If your property is currently listed this is not meant as a solicitation.

DRE#00420587