



✦ INSIDE ✦

CRIME & SAFETY REPORT

✦

MEMBERSHIP REPORT

✦

MAR VISTA HISTORY

✦

UNSOLICITED OPINIONS™

✦

USEFUL INFORMATION
TO SPOT MAMALES

✦

CAPITAL GAINS TAX

✦

REAL ESTATE NEWS

✦

PARK REPORT

PRESIDENT'S MESSAGE

WESTDALE - EMERGING FROM THE PANDEMIC

• Jerry Hornof

The theme for the 2021 year is Together in Hope. Hope is "a desire for things to change for the better", or as Nobel Laureate Archbishop Desmond Tutu states, "Hope is being able to see that there is light despite all of the darkness." I know we all share hope as we move forward. As the Los Angeles COVID-19 positivity rate declines and the percent of people vaccinated increases, we are realizing the return of many of the activities we enjoy and love.

As you may recall from previous Westdale Villager articles and a recent email blast, there are many housing advocates including California state legislators who believe that housing development is restricted by local zoning regulations. The legislative process in Sacramento continues to introduce bills that would significantly impact local zoning regulations (including the elimination or up zoning of R1 – single family zones). Proponents believe this will result in more available housing and supply-side economic forces that would reduce housing costs. Opponents believe this will result in unmanaged development, destroy single family neighborhoods, and not address affordable housing concerns. There is also the belief that a statewide action (one-size-fits-all approach) fails to recognize and could undermine the approaches that local communities are pursuing to achieve more affordable housing. I encourage everyone to follow the housing discussions and let your Mayor, Council Member, State Assembly Member and State Senator know your position. The following two websites provide helpful information regarding this issue:

- **Livable California** is a nonprofit that advocates for empowerment of local governments to foster equitable, livable communities, and truly affordable housing. www.LivableCalifornia.org



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Westdale
VILLAGER

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION
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✦ SUMMER 2021 WESTDALE HOMEOWNERS ASSOCIATION NEWSLETTER ✦

● **CalMatters** is a nonpartisan, nonprofit journalism venture committed to explaining how California's state Capitol works and why it matters. calmatters.org/category/housing.

A little over a year ago we included a Villager article about our tree canopy. The glorious city trees that line our streets are one of this neighborhood's truly special features. In spring and summer, they provide a beautiful, leafy canopy that shades our homes. In autumn, they put on a colorful display, and throughout the year our trees help improve air quality and reduce traffic noise. Westdale's original developers thoughtfully planted each street with a different tree species, making each street unique and special. As a result, our trees remain the one constant amidst so much recent change, as new, larger home designs replace the original homes. But as you have noticed, not all is well with our trees. Most were planted when our tract was built meaning these trees are over 70 years old and are approaching the end of their natural lifespans. Some are slowly succumbing to fungus, others have simply toppled over or lost major limbs, weakened by the recent drought and the rush to replace lawns with gravel. In March of last year Mayor Eric Garcetti created the position of City Forest Officer and Rachel Malarich was appointed to the position. The city formed a Community Forestry Advisory Committee and Isabelle Duvivier was selected to represent our 11th District. As we emerge from the pandemic, George Oswald, Molly Selvin, and myself met with Isabelle to relaunch our Westdale tree initiative. We have identified ourselves as the Westdale Arbor Group (WAG) and are coordinating with the Mar Vista Arbor Group chaired by Catherine Ronan. George and Molly have surveyed the Westdale neighborhood and identified parkway locations that will require new plantings. The city requires that any tree planting includes permission by the homeowner and a commitment to water and care for the tree in its early years. Over the next few months, we will be asking neighbors to consider getting a new tree. We are also looking to expand membership in WAG so, if you are interested, please contact Molly Selvin at mollyselvin@yahoo.com, George Oswald at george.oswald@me.com, or Jerry Hornof at jerryhornof@gmail.com. Our hope is to preserve Westdale's unique parkway trees for generations to come.

Last year's Block Party was cancelled due to the pandemic. Not knowing what will be allowed over the next few months, The Westdale Homeowners Association Board has decided to plan for a Block Party in the Spring of 2022. Stay tuned for more information on location and date.

In closing, please consider the ways you can bring hope to our community. Your involvement and encouraging others to be involved is essential in keeping Westdale wonderful.

CRIME AND SAFETY REPORT

• *Leah Oye*

Spring is here! We all hope this brings better weather but also a return to a more normal life. The reopening of our city is welcome, but it reminds us of issues that may have been postponed during the restrictions. The MYLA 311 website and MyLA311 app for your phone are helpful when requesting city services. This will generate a work order. You will be notified when the work is completed. The services include: animal control, graffiti removal, sidewalk repair, dumping, streetlights, and pot holes.

Constructions sites are often targeted for the burglary of tools and supplies. The houses are not occupied which is very tempting for thieves. There was a recent break in while the house was being tented for termites. When the tarps were removed, the seal was found broken and a window screen was torn.

Our lives have changed, as have the crimes in our neighborhood. Here is information from our Senior Lead Officer, Karwon Villery (38717@lapd.online).

"As of April 25 to May 1st the current crime trends are the increase of Burglaries, GTA's (grand theft auto) and BFMV's (burglary from motor vehicle). Because the city is starting to open and residents are returning back to work, our burglary numbers are starting to climb. During this time frame, there has been 10 burglaries in basic car 14A25 (5 burglaries in Mar Vista Community). There have been 8 GTA's in basic car 14A25 (2 in the Mar Vista Community). There have been a total of 12 BFMV's (6 in the Mar Vista community). All of the parking restrictions are back to being enforced except the 85.02 LAMC which prohibited individuals from dwelling in their vehicles. If an individual is living inside of their RV or vehicle, they are allowed to remain. The exceptions are: exceeding the 72 hr parking ordinance, illegally parked, the vehicle is a hazard (leaking fluids, waste etc.), not properly displaying license plates and expired registration. The individuals can be cited, but if the person is residing inside of the vehicle, we cannot impound unless the vehicle is in violation of one of the stated issues and is unoccupied and/or abandoned. Catalytic converters thefts are continuing to increase. We Had 15 catalytic converter thefts in Pacific Division (April 25-May1) and majority of which were taken from Toyota Prius models."

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MEMBERSHIP REPORT

Dues checks are still coming in. We now have 216 paid out of 907. It is never too late to pay for 2021! Everyone benefits from getting the Villager and stocking the emergency supplies. We missed our annual block party, but we will resume the block parties next spring.

You may go to the web site at westdalehoa.org to check to see if your home has paid. If you find that you have not paid, print out the form found under "Membership" and return it by mail or drop it off for Jami Olson. Remember that even if you are a renter, we appreciate your support.

UNSOLICITED OPNIONS™

• Dick Henkel

The future looks big for new houses in the neighborhood. I mean huge. It seems that every time another old ranch style home gets sold it's replaced by a mega-monster. This thing looks like it escaped from Miami but forgot it's color.



So instead of a single family home with a yard we now have 4 families with no yard. If the tenants want to be outside they can go to their rooftop patios. Besides towering over their neighbors houses and looking totally out of place there is also the loss of privacy for the neighbors. And the sun. I know... I'm just being an old curmudgeon but if this is progress, I'll pass. You can find me out in my backyard, sitting in the sunshine...

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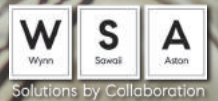
12/21/2020 - Sold a Single Family Home in 2020 in Los Angeles, CA.

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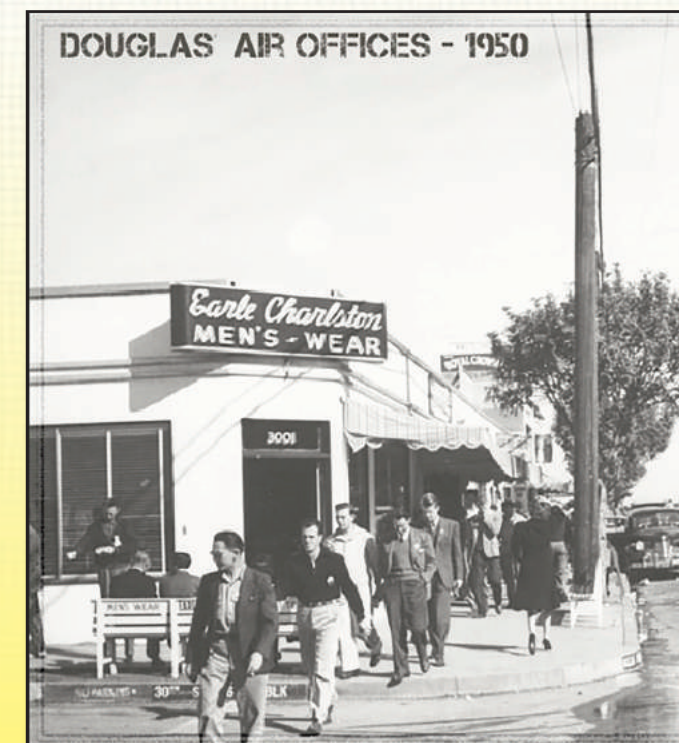
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ron@ronwynn.com
www.ronwynn.com

MAR VISTA HISTORY: FROM CARROTS TO PLANES, THE SANTA MONICA AIRPORT



AND NOW, HERE'S ANOTHER PUBLIC SERVICE ANNOUNCEMENT FROM THE WESTDALE VILLAGER'S VERY OWN NATURALIST!

WESTSIDE ANECDOTES: USEFUL INFORMATION TO SPOT MAMMALS

•M.U.M.A.R

The word “mammals” is not often associated with Mar Vista. While it's true that mammals are certainly not as common as insects or birds, there are still plenty to be found, even in our hot summers.

One of the best examples of this is the eastern gray fox squirrel. You cannot live in Los Angeles without seeing them. These adorable, orange-bellied rodents can be found leaping through the treetops, balancing on utility lines (which are used as freeways to spread the population around), and rampaging through vegetable gardens. They aren't a favorite among gardeners, but they have an interesting part in local history.

In 1904, the Sawtelle Veterans Home (now known as the WLA VA Hospital) was the abode of Civil War veterans and their pet squirrels, then considered a delicacy in the South. Allegedly, the squirrels escaped the grounds of the veteran's home to avoid becoming stew and quickly made themselves at home in the native squirrels' territory, taking over in the course of 117 years. Please don't feed these invasive but cute creatures, as they are already doing very well.

There is no doubt you've noticed squirrels here, but perhaps you're asking why I'm writing about mammals when most people in West LA, including me, haven't seen many species. This is because many mammals in the area live underground or are nocturnal, such as raccoons and opossums. Readers with security cameras may have caught a waddling raccoon on video. Known for their striped tail and black “mask”, raccoons are usually seen at night, whether in person or on camera. If you find a wild raccoon in person, do not get too close, as it likely won't appreciate the visit. Signs that a raccoon has snuck into your backyard at night are prints from their dexterous paws, which look like human handprints.

Of course, you may have spotted the elusive Virginia opossum too. Opossums have scruffy silver-gray fur, a bare tail, and a bright pink nose. They are the size of a house cat and are often mistaken for a large rodent. In fact, they're marsupials, or pouched mammals, and the only ones of their kind in North America. They are scavengers and can willingly eat carrots, bugs, and pizza in one meal. As their name suggests, Virginia opossums are another non-native species. They came to LA from the East and adapted well here without too many negative effects. When threatened by creatures like dogs they snap, drool, and growl, and occasionally fall down dead, releasing a smell like rotten meat. In fact, the snapping is all for show, and opossums are masters of fak-

ing their death to bore predators. While it's a good idea to not get too close to a wild one, they are gentle despite their appearance, which is not called cute very often.

If you've been to the top of Mountain View Hill and have walked by the baseball field there, you may have noticed mysterious holes and small mounds of soil by the sidewalk. You might have seen plants being pulled into the ground by the roots, or perhaps even seen the creature responsible for these odd occurrences: the Botta's pocket gopher. These small dirt-colored rodents with buck teeth and big paws are fossorial, meaning they spend almost all of their time underground, where they have juicy roots to eat, a place to sleep, and safety from pets and hawks.



They're considered pests, but their digging aerates soil and brings moisture underground. Although the tunnel system on the hill is large and likely not vacant, this doesn't mean it's a colony. Male gophers can have burrows the size of two tennis courts, and in a year, gophers can move 1 to 2 ¼ tons of soil (they prefer soft soil like the terrain near the baseball field). I am not guaranteeing you will see them due to their secretive-ness, but it's fun to see their mounds and hole entrances.

This current news report is not covering all wild mammals in West LA! Other mammals include rats, mice, and bats. A few species of bats live in the Westside, such as the red bat. Some people have built “bat boxes” for them to sleep in, and the bats manage the large number of mosquitoes in the summer. Jackrabbits have been spotted on occasion, so there's a small chance you might see one or find their round droppings. These mammals all prove that even in the city, unexpected nature is everywhere. Keep looking for creatures this summer!

ARE YOU FEELING A HOSTAGE TO YOUR CAPITAL GAINS TAX?

• Ron Wynn

Give yourself permission to move on and free yourself from the voice inside your head saying "Don't be stupid" or that you would be a fool to pay taxes before your estate inherits your property. Not everything is strictly business.

I was speaking with a homeowner last week who said to me, "I'm 78 years old and my wife is 72. Thankfully we're both in good health but we have very little in savings. We would love to sell our home and travel, but the taxes would kill us." Hearing that made me a little sad, because what he was really saying was, "We need to wait until one of us dies". Although I do not know the other moving parts, I suggested the possibility of a reverse mortgage. The problem is that their home has years of deferred maintenance and may not qualify. They also mentioned that keeping up the house both physically and financially has been getting progressively more difficult. Noticing that the house is a two-story, I asked if the master is located downstairs. He replied that the master is upstairs and that too is becoming less comfortable. His wife has a bad hip which is likely to result in hip replacement surgery in the near future. The situation is never a "one size fits all". For people like this couple, it might make sense to let go of their obsession to not pay the taxes and to do what makes them happy, comfortable and at peace. If traveling is their dream, they could live in an updated smaller one-story home.

The next couple however may have different circumstances. Perhaps there may be family members who would want to eventually take the home over for themselves. Would that family member be able to buy his siblings out? Or could that potentially be the cause for an unpleasant rivalry among siblings ending with hard feelings? If you feel that things would work out with everyone getting along well, and if there could be enough money generated either by renting the house out or from other assets you have generating income, go ahead and live your life, and conquer your dreams of traveling the world. In the end, if your obsession to not pay taxes can be respected without interrupting you from moving forward with your dreams, by all means, make the necessary arrangements. But if you are putting off things from your "bucket list" just out of principle, you may want to rethink and sleep on your final decision, while you are in



good health with your options all available and open.

Another incentive to selling your home, if you are the type who has been holding out due to keeping your low property taxes, is the recent passage of Proposition 19. Prior to Proposition 19, seniors who had lived in their home with the benefit of Proposition 13 taxes (from back in the 60's) were stuck in their home without a privilege to carry their low taxes with them unless the new home they purchased was less expensive than the one they were selling. Honestly, to sell a home in Southern California and to buy another for less money doesn't make a lot of sense for most people due to the cost of moving, closing costs, real estate commission, and incidental upgrades that a home would need. What are you saving and why would it pay to move from a 2,000-foot home to a 1,500-foot home? There is no financial savings and rarely much benefit.

With Prop 19, many homeowners are now in a position to trade up for a newer, larger or more remodeled home, maybe even in a more expensive neighborhood. The killer for these potential move ups in the past was a huge bump in property taxes. There were previously only nine counties accepting the reciprocal tax-sheltered purchase with the caveat of a lower price purchase. With the passage of Proposition 19, seniors will be only assessed for the difference between the price paid for a new home and the recorded selling price of their current home. Other than being assessed for the difference, they will now carry their previous tax with them anywhere in the state of California, and they may do so up to three times. This is a huge chain removed from the "We can't afford to trade up" argument. We are already seeing more seniors moving, particularly to locations closer to grandchildren.

THE REAL ESTATE REPORT

• Sherri Noël

Wow - what an incredible first quarter for the Westside LA market. I've been selling here for 21 years and have never seen anything like it. The strong seller's market from 2020 not only continued, it intensified with more demand and a scarcity of listings.

Multiple offers seem like they are here to stay, and I expect the market to remain strong well into the second quarter. Here are some notable sales in our Trousdale area. My personal home at 11438 Clover Ave had 15 offers, was listed for \$2,189,000, and closed in 10 days at a record-breaking price per square foot of \$1,353 with a final selling price of \$2,550,00. Don't worry, I'm only moving to Marina Del Rey and will be here to continue serving our community at a high level. 3159 Barry Ave had over 26 offers which also sounds like a record-breaker to me. It hasn't closed escrow as of this publication, but we are looking forward to adding this to our next report. 11430 Clover Ave (2,357 square foot) was listed at \$2,598,000 and sold for \$2,930,000. 3121 Corinth Ave was listed at \$1,825,000 and sold for \$1,669,000. 3105 Colby Ave (4,003 square foot) was listed at \$2,749,000 and sold at \$2,692,000.



Some overpriced homes sat on the market which is a reminder that you can list to sit or list to sell. Now more than ever, it's important to have a skilled negotiator on your side. Price still matters. In this market the sellers are in the driver's seat and not only dictate the price but also the preferred terms. Buyers are going the extra mile to acquire homes and these are terms that are often offered to sellers: all cash closing rapidly, no appraisal contingency, no loan contingency, rent back free of seller's charge and the buyer making up the difference if the property doesn't appraise.

For How Many Years Have You Been Saying...

"I can't afford to sell, I'll lose my property taxes."

The passage of PROP 19 may be your opportunity to live where you want to live!

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RON WYNN'S Recent SALES in MAR VISTA Amid the "Pandemic"



3021 Barry Ave. | \$2,355,000



3390 Federal Ave. | \$1,325,000



3647 Mountain View Ave. | \$1,800,000



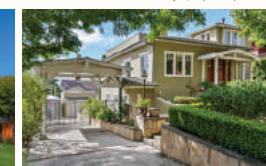
12713 Rose Ave. | \$3,250,000



3542 Purdue Ave. | \$2,830,000



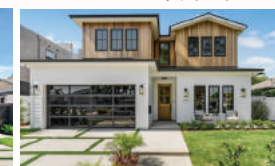
3583 Inglewood Blvd. | \$3,150,000



3637 Mountain View Ave. | \$2,850,000



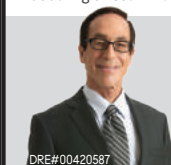
3630 S. Barrington Ave. | \$3,800,000



3213 Rosewood Ave. | \$3,400,000



3641 Barry Ave. | \$3,025,000



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COMPASS

MAR VISTA PARK REPORT

• Jerry Hornof

Mar Vista Recreation Center activities are beginning to reemerge as the pandemic positivity rate in our area declines and the percent of people vaccinated increases. Currently, Program Coordinators Ejiah Cooper and Elisa White are locally managing operations and preparing for the increased programming at the park. Andres De La Hoya (Mar Vista RC Director) continues in his role at the Hubert H. Humphrey Recreation Center in Pacoima. Andres is still overseeing all activities at Mar Vista RC. Andres is scheduled to return full time to Mar Vista Recreation Center on June 1st. Park staff continue on reduced hours but continue to log sufficient hours to maintain their benefits including health insurance. As I write this update, the park is beginning to return to normal operating hours. Interior park facilities remain closed but are in various stages of reopening pursuant to County Health Mandates. There is the expectation that programming will begin to return to normal operation in the summer session starting in early June. The staff is ready and excited for programs to begin but await clearance from Los Angeles City officials. I encourage you to visit the LARAP Covid-19 website at www.laparks.org/covid-19 for COVID-19 status updates.

The park has announced the Summer Play Los Angeles 2021 (S.P.L.A.) at Mar Vista Recreation Center. Activities will include games, sports, arts & crafts with weekly themes. Registration began on March 29th. The Summer Play camp runs from June 14–August 13, 2021. It is available for Ages 6–14 years and will cost \$250 per week (plus a one-time registration fee of \$25). The camp hours are Monday – Friday (except July 5th) from 8:00am–4:30pm. There is an optional extended care service available from 4:30pm–6:00pm for \$30 per week. Campers must bring a sack lunch. Snacks are provided.

During the pandemic, many of us have observed the illegal and inappropriate use of park facilities (soccer field, hockey rink, etc.) during the park closure. As the park begins to return to normal programming, it is important to monitor and control proper facility use, support permitted activities, and enforce park hours of operation. To accomplish this reset, Los Angeles Recreation and Parks is hiring a private security service for Mar Vista Park. The service will patrol the park and provide support to park staff. They will monitor the hockey rink, soccer field, and baseball fields. The security service will work with the park director and staff to maintain good communication.

In early April I sent out an email blast regarding Councilmember Mike Bonin's Motion to address homeless-



ness in our district. The motion is entitled: AN "EVERYTHING IN" APPROACH TO HOMELESSNESS SOLUTIONS. The motion represents a funding request to support a number of actions throughout the 11th District including the following language: "I FURTHER MOVE that the City Council INSTRUCT the Department of Recreation & Parks to evaluate the feasibility of identifying a portion of Mar Vista Park for a safe camping program, while allowing for the resumption of parks and recreation programs and public use of the rest of the park, and INSTRUCT the CAO to identify funding for safe camping there." I serve as a member of the Mar Vista Park Advisory Board (PAB) and this motion was discussed at our April Board meeting. The PAB emphasized that space is very limited at Mar Vista Park especially as we emerge from COVID-19 and programs and park resources will be in great demand. Los Angeles has very limited usable open space. That is why Mar Vista Park is so heavily used and a valuable 11th district resource. We noted that city parks were established as a public resource to serve the open space and recreation needs of a dense urban community. The PAB has a responsibility to the neighbors and the park patrons to support the intended operations of the park that include youth and adult programming and maximizing quality recreational opportunities for our community. The PAB recognizes that homelessness is a major problem in Los Angeles, that there is already a small homeless encampment at the park and acknowledges the challenges of identifying viable solutions to address homelessness. However, the PAB consensus and the proposed recommendation to Los Angeles Recreation and Parks is to not use our limited city park resources to support a safe camping facility at Mar Vista Recreation Center.

Please exercise, keep well, be safe, and enjoy the park.

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