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P R E S I D E N T ' S R E P O R T

HOPE IN YOUR HEART AND DREAMS IN YOUR HEAD

• Jerry Hornof

The theme for the 2021 year is Together in Hope. We continue to be hopeful that the current vaccination remains effective against the COVID-19 variants and that we can continue our progress toward a safe return to activities we enjoy and love. It was very enjoyable watching the Summer Olympics from Japan. I personally enjoyed the excitement and enthusiasm that the women's indoor volleyball team and their coach (Karch Karily) displayed upon winning the 1st Gold Medal in that event for the USA. It was wonderful to witness their accomplishment and to share in their joy.



In early June, the Mar Vista Community Council held elections for the 2021-2023 term. Our own Westdale neighbor Andrew Marton was elected as our Zone 3 representative. I want to congratulate Andrew on his victory and to encourage everyone to participate in Mar Vista Community Council (MVCC) committees and activities to enrich and reflect the diversity of our community. More information and complete election results can be found at www.marvista.org.

As you may recall from previous Westdale Villager articles, the legislative process in Sacramento continues to introduce bills that would significantly impact local zoning regulations. The California State Legislature introduced two bills this year aimed at fixing California's housing crisis by rezoning single-family lots to allow for duplexes and more. While affordable housing remains a top priority in California, it's important to understand the possible impact these bills will have on homeowners. On May 26, 2021, Senate Bill 9 (Atkins) passed with bipartisan support and now moves to the California Assembly for a vote. SB 9 would require a municipality to treat a proposed housing

development containing “no more than 2 residential units” as “single-family residential housing.” The municipality would be required to approve a duplex in a single family-housing zone. Senate Bill 10 (Wiener) seeks to permit a municipality to authorize developments of up to ten-units or less in areas zoned for single-family housing. These bills do not reconcile the impact of constructing a multi-unit structure in place of a single-family home on infrastructure use and maintenance. The recent and continuing Hyperion Water Reclamation Plant operating issues following the July spill illustrate the challenges development places on existing infrastructure. I encourage everyone to follow the housing discussions and to 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

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

Many of our neighbors have noticed and commented on the continued camping activities at Mar Vista Park. In July, a fire caused by campers and affecting a Westdale neighbor’s property resulted in a response by the Los Angeles Fire Department (LAFD). The LAFD advised the neighbor that the park trees along the northeast wall needed to be pruned and the park grounds cleaned to reduce fire risk. Mar Vista Recreation Center staff coordinated with the Los Angeles Recreation and Parks Department to affect the cleanup. The cleanup required the displacement of campers along the wall area. Some of the campers were offered an offsite housing opportunity which they accepted. For other campers, appropriate housing opportunities were not available and they choose to move toward the baseball field and along the tennis courts. Following the park tree and grounds cleanup the campers have either moved back along the wall or have stayed along the baseball field and tennis courts. Camping continues to be a major issue at most Los Angeles City parks. Although Mar Vista Recreation Center has designated closed hours (10:30pm - 5:00am) and overnight camping is not allowed, these ordinances are not being enforced based upon the decision and

advice of the Los Angeles City Attorney’s Office to Los Angeles City Departments. Nominal Los Angeles City sanitation cleanup is being provided. The Los Angeles Housing Services Authority (LAHSA) and homeless advocacy groups continue to work with the campers to identify housing and to provide cleanup. In July, the Los Angeles City Council passed an ordinance to enforce camping restrictions including parks, but it is not clear when and how that will be enforced.

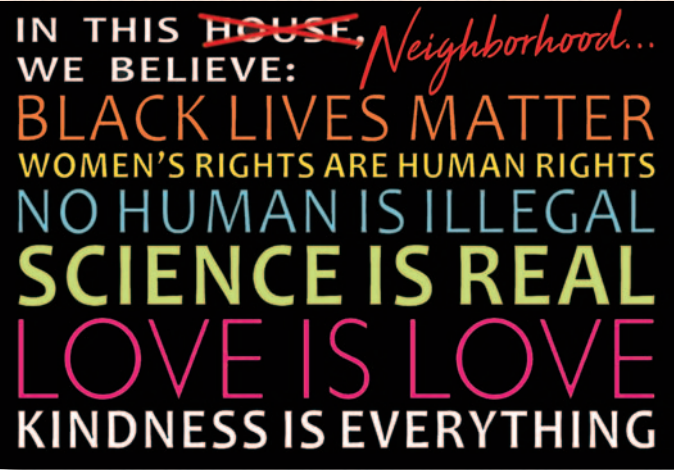
WHAT ACTIONS CAN WE TAKE TO ADDRESS CAMPING AT THE PARK? HERE ARE A FEW IDEAS:

- 1) For your safety and their safety do not confront campers.
- 2) Report illegal activities (drug use, fires, etc.) immediately to 911.
- 3) Consider working with local organizations that are addressing homelessness like www.housingmv.org.
- 4) Encourage 11th District Councilperson Mike Bonin to prioritize parks similar to how Venice Beach was prioritized for housing placements.
- 5) Encourage County Supervisor Holly Mitchell to provide County resources to address parks similar to the county’s efforts to prioritize Venice Beach for supportive services.
- 6) Recognize the limitations and support the efforts of Mar Vista Recreation staff as they deal with campers.

In early April, I sent out an email blast regarding Councilmember Mike Bonin’s motion to address homelessness in our district. The motion represented a funding request to support a number of actions throughout the 11th District including a study to evaluate the feasibility of a safe camping program at Mar Vista Recreation Center. The Los Angeles City Administrative Office released its feasibility report on August 10th. The report supported the Park Advisory Board’s position that the park is already heavily used by children and adults and placing a safe camping program there was not feasible. Councilmember Bonin had requested the review and concurs with the findings. Safe camping at Mar Vista Park will not be considered as his office continues to look for ways to address the homeless crisis.

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, I was disappointed to receive an email from one of our Westdale neighbors that twice they have had a Black Lives Matter yard sign stolen from their property. Although I hope this was not the action of one of our Westdale residents, I think we all need to remember that we can disagree on issues, but an essential tenet of our nation is our respect for each other. The title of this message, Hope in your heart and dreams in your head is a quote from Emil Zátopek. He was a Czechoslovak long-distance runner best known for winning three gold medals at the 1952 Summer Olympics in Helsinki. He won gold in the 5,000 meters and 10,000 meters runs, but his final medal came when he decided at the last minute to compete in the first marathon of his life. For me it speaks to the hope we strive to sustain as we aspire to our dreams.



CRIME AND SAFETY REPORT

• Leah Oye

This year has certainly been a challenging one for all of us. The crimes in our area of Mar Vista are usually property crimes. Here is a sample of some of the crimes from July 2021: one violent crime, four burglaries, one GTA (grand theft auto), three BTFV(burglary taken from vehicle) and one theft:

- 1. 7/9 – ADW – 11300 BLK NATIONAL – MALE TRANSIENT ARRESTED FOR ATTEMPTING TO STAB A SECURITY GUARD.
- 2. 7/7 – BTFV – 2600 BLK BARRINGTON – SMASHED VEHICLE WINDOW AND TOOK PROPERTY
- 3. 7/29 – BTFV – 2800 BLK SAWTELLE – LICENSE PLATE TAKEN FROM VEHICLE
- 4. 7/15 – BTFV – 2600 BLK FEDERAL – CATALYTIC CONVERTER TAKEN

5. 7/6 – BURG – 12100 BLK NATIONAL – MALE SUSPECT FORCED GARAGE TO DENTAL OFFICE

6. 7/26 – BURG – 11200 BLK NATIONAL - SMASHED BACKDOOR TO RESTAURANT, TOOK MONEY

7. 7/4 – BURG – 2600 BLK BARRY – 2 MALE SUSPECTS (FAMILY) ARRESTED, TOOK VICTIMS PROPERTY FROM SHED

8. 7/10 – BURG – 2600 BLK BARRY – SUSPECT ARRESTED FOR REMOVING WINDOW SCREEN TO RESIDENCE

9. 7/19 – GTA – 2700 BLK STONER – FORD ECONOVAN TAKEN

10. 7/12 – THEFT – 11300 GRAHAM PL – BIKE TAKEN FROM APARTMENT MAILBOX AREA

I know of two incidents where all four wheels were taken from cars and the cars were left on crates/blocks. Vehicle catalytic convertors continue to be targets for thieves. The Toyota Prius has been the vehicle of choice, but Honda Accords and pick-up trucks are also becoming common. Talk with your mechanic about putting a shield under your vehicle. The best solution is to park your vehicle in the garage, behind a fence, or at least in your driveway. For up to date information about crime, go to: www.crimemapping.com

Thieves are looking for easy targets. Do not leave your belongings in your car in plain sight. An old gym bag could tempt a thief into breaking your car window. You know it only has old clothes, but the thief does not. Don’t forget to lock your doors and windows too.

On July 25th, there was an officer involved shooting just outside our neighborhood on the 3700 block of Barry. The suspect was holding an elderly woman hostage with a knife. He was shot by police. Here is info from local news: <https://abc7.com/mar-vista-news-police-lapd-shooting-burglary/10910375/>.

If you shop at the Mar Vista Farmers’ Market on Sundays, you may have noticed homeless encampments on Grandview. The Bowlero Bowling Alley is awaiting permits to beautify the sidewalks and to fence off the parking lot.

Scams continue to increase. How many times a day are solicitors asking for donations to charities? As the school years starts, you may get young people who claim to be “students” asking for donations for student organizations. Both Venice and Culver High schools DO NOT send their students door to door to solicit funds. Grandkid Scams are very common too. You may get call, “Grandma I need money for school/medical bills...” Please check it out, is this really true? The police and fire department do not solicit donations by phone. If you do spot a scam, please contact the Federal Trade Commission at: ftc.gov/complaint or call: 1 877 FTC-HELP.

Our Senior Lead Officer is, Karwon Villery. He can be contacted at: 38717@lapd.online for non-emergency questions.

WESTDALE BLOCK PARTY
UPDATE

• Lilah Neworth

Throughout the past year and a half, during the Covid-19 pandemic, it has been difficult to connect with neighbors and build our community the way that we used to. The annual Westdale block party that we all know and love was cancelled last year and has unfortunately been postponed until spring of 2022 due to the virus. The theme for 2021 is Together in Hope, so rather than being upset due to this circumstance, we can reflect on how our past block parties have brought our neighborhood together in a way where we are able to stay hopeful as a community during these hard times.

If you have lived in Westdale since before the pandemic, you have most likely been to one of our neighborhood's annual block parties. From bounce houses, henna tattoos, and art projects for the kids, to music, food/drinks, and engaging conversations for adults, the delightful event has something for everyone. Aside from these activities, the annual block parties have always been a great way to get to know our neighbors. Not only has this allowed us to open up to our community and to see what makes Westdale so special, but it has also allowed us



to develop connections and support each other during this time of struggle. Without these past interactions at neighborhood gatherings, we wouldn't have the same trust and compassion towards each and every person who makes our neighborhood unique. These special relationships have helped so many people to get through a rough patch. We are very grateful to have a neighborhood that not only cares for each other, but will also take the time to build these connections.

If you have been to one or all of the Westdale annual block parties, thank you for contributing to building our community and making Westdale the homey place that it is. We are planning to next resume this annual tradition, hopefully in the spring. Please join us!

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DON'T BE AFRAID OF THESE COMMON SPIDERS

• M.umar

Many people in Mar Vista have a fear of spiders. After all, spiders do have many glaring eyes, eight legs, and sticky webs for catching bugs. Even worse, deadly spiders like black widows are everywhere, especially in autumn! However, most spiders are not as dangerous as you'd think. You likely don't sit on your patio and bite passersby for no reason. Neither do spiders. Once you start noticing how spiders eat pests like flies and how many species have vibrant patterns, they appear less frightening.

Often seen as deadly creatures with a penchant for biting people, Western Black Widows are actually timid and shy. Their venom is painful and can induce fatigue and nausea, but they only bite when pinched or otherwise injured. Very few people have died from their bite. You can see them year-round in

dark, quiet spaces like garages and sheds. A black widow is recognizable by its glossy pitch-black body and scarlet hourglass-shaped stomach marking. Their webs are cobwebs, in which they catch bugs like beetles, crickets, grasshoppers, and cockroaches. They just want to get away from you, but you should exercise caution when reaching into small, dark spaces, as black widows enjoy these areas.

Mar Vista homeowners can attest to seeing another common spider here. Brown widows are non-native to the LA basin, but are becoming more common than their cousin the black widow. Their venom is painful, but gentler than the black widow's. In fact, they are even more afraid of humans, and make their tangled cobwebs in secluded areas like plant pots and bushes. Their diet is generally the same as the black widow's. Though black and brown widows are closely related, the brown widow is smaller and mottled brown, with striped caramel and black legs. It also has an orange hourglass instead of a red one.

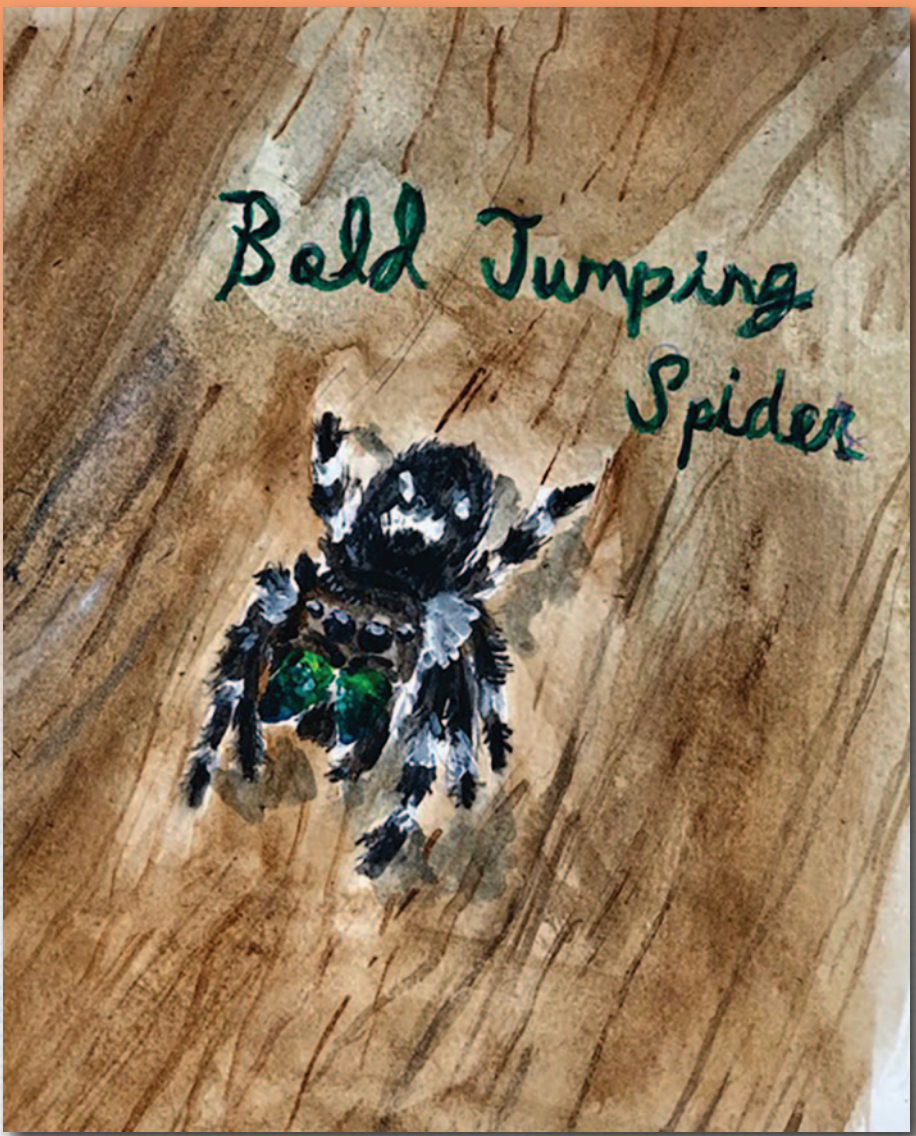


It can be difficult to observe these spiders themselves, but there is a reliable way of knowing whether they're in your neighborhood. When spiders lay eggs, they spin silk around them in a casing known as an egg sac, which are easy to spot around Mar Vista. The black widow makes a smooth white egg sac, and the brown widow constructs small, spiky tan egg sacs that are generally found on the sides of houses, such as under windowsills. Yellow Orb Weavers have brownish teardrop-shaped egg sacs, and the Wolf Spider carries its spherical egg sac around with it.

Another common, aptly named spider pops up everywhere, from Palms Blvd to Mar Vista Park: the Bold Jumping Spider. This is a tiny, fuzzy spider with eight eyes. It's usually black with white patches, but juveniles can have reddish to orange spots. Another species of jumping spider, Phidippus adumbratus, has a tangerine-orange back, but otherwise looks about the same. Spider fangs are known as chelicerae.

Look closely at Bold Jumping Spiders and you will see showy, metallic emerald chelicerae that it uses to inject its venom (but only in self-defense). Due to an unlucky experience, I can verify that the venom can irritate skin, making bumps that soon pass depending on the victim. Bold Jumping Spiders don't spin webs, instead pouncing on a wide variety of insects in the daytime. They hunt by sight and require good vision, hence the eight eyes, and can also reputedly jump 10 to 50 times their length, hence the name.

These are by no means the only spiders in the neighborhood. The Noble False Widow looks very similar to the black widow but doesn't have an hourglass marking or dangerous venom. Orb weaver spiders are currently spinning their trademark round webs in yards. Try to find a white zigzag design in the center of the web. This is known as stabilimenta and its purpose is still debated. More than one type of jumping spider lives in Mar Vista. Look for the vibrant Phidippus adumbratus and the Gray Wall



Jumping Spider around your neighborhood and especially at Mar Vista Recreation Center.

Though spiders may seem scary, they pose no threat to you if you use common sense. Try not to reach into places where spiders may live without looking first and don't injure them. In return, they will act as a mini pest control service while staying away from you. Spiders are unique animals that deserve our help.

Keep looking for creatures this fall!

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• Dick Henkel



TEN TIMES WHERE YOU MAY NEED AN APPRAISAL

• Ron Wynn

An appraisal of value for your home is usually made by a neutral independent professional to determine a fair average price or “market price” based on sales of similar properties. The sales are within the past 3 - 6 months depending upon the number of sales in the geographic area. The sales chosen should not be distress sales or sales that are not considered “normal indicators of value”. The appraiser uses adjustments for 3 sold properties and 3 on market properties. The adjustments may be for square foot, lot size, location desirability, condition, and age. Adjustments are also needed when a market is rapidly increasing or declining.

Appraisals may be needed for many purposes:

- 1) **Selling your Home:** Before putting your home on the market it is wise to do an “unofficial appraisal” known as a comparative market analysis (CMA). The CMA is less detailed than a full appraisal. When the price is extremely high or the value is difficult to accurately determine, it may be worth paying up to \$2,000 to a licensed appraiser for a full appraisal.
- 2) **Obtaining Financing:** Whether you are obtaining a new first mortgage for a purchase, refinancing, taking a line of credit, or getting a reverse mortgage, your lender may

want an appraisal. The lender has a responsibility to loan an amount with a spread between the loan amount and the value.

3) **Divorce or Dissolving Partnership:** If a partnership is dissolved or a “marriage partnership” is dissolved, one partner may be buying out the other partner. How that buy out is structured may have many moving parts. The analysis usually originates with an appraisal to determine what would be the “arm’s length” market value.

4) **Estate Purposes:** When a property is left by will or in an estate, the value of the property must be determined to figure the inheritance tax and division of assets. An appraisal will be used to document the value.

5) **Insurance claims, Policies and Litigation:** Before an insurance company writes a check to settle a claim, they will require an appraisal. In the case of a fire, the insurance company will want to determine not only the property value, but also the value of the land alone which will be deducted from the full property value before making any other calculations.

6) **Bankruptcy (Filing Chapter 7 or Chapter 11):** In order to qualify for restructuring, an evaluation of all assets must be conducted to determine where, if possible, there is an equity position to be used to pay down accumulated debt. An appraisal is required for all assets.

7) **Estate Planning and Retirement Planning:** In order to properly and adequately plan on how to allocate assets when preparing a will or a trust, one must have a clear idea of what every asset in the estate is worth. To determine the value, an appraisal would be necessary.

8) **Trading Equities:** Similar to the divorce or partner buy out, there may be times that an exchange is conducted. It could be a real estate 1031 exchange. It could even be the equity in my home traded for yacht or for a valuable piece of art. Regardless, you would start by having an appraisal.

9) **Determining Net Worth or to Prepare a Financial Statement:** In order to prepare a financial statement, one would need an list of assets and liabilities. To determine the accurate value of each asset, you need an appraisal.

10) **Qualifying for a Special Government Program or Low Income, Low Net Wealth Package:** These special offerings are offered to assist people with exceptionally low resources, low equities, and low income. To qualify for any of these specifically earmarked programs, one would need to either donate portions of their estate or provide verification that their assets do not exceed the maximum threshold for the offering. To prove that you are qualified for the offering, an appraisal would be necessary.

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WESTDALE HOMEOWNERS ASSOCIATION

MEMBERSHIP REPORT

• Margie Templeton

We have picked up a few more dues payments so now have 225 out of 907. Everyone benefits from getting the Villager and stocking the emergency supplies. We missed our annual block party, but we will resume the block party 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, you get all of the homeowner benefits.



MAR VISTA PARK REPORT

•Jerry Hornof

Mar Vista Recreation Center activities continue to emerge after the peak pandemic period. The COVID-19 Delta variant has impacted the return to a full schedule of activities, but the summer and upcoming fall programming is beginning to return to normal. Park staff are returning to full employment and, due to some staff shortages, they are also getting additional hours which is appreciated. Program Coordinator Elisa White is full-time at Mar Vista Recreation Center. Andres De La Hoya (Mar Vista Recreation Center Director) has returned to Mar Vista Recreation Center, but he is splitting his time as a supervisor at the Shoreline District office. Andres is still overseeing all activities at the Mar Vista Recreation Center. I encourage you to visit the LARAP Covid-19 website at www.laparks.org/covid-19 for COVID-19 status updates.

The Summer Camp program at Mar Vista Recreation Center was very successful. Each of the summer sessions had 30-36 campers. The children and staff had a wonderful experience of outdoor activities and games. Mar Vista Recreation Center was a recipient of a \$5,000 Neighborhood Purpose Grant from the Mar Vista Community Council (MVCC). Part of these funds were used to upgrade equipment and games to better support the summer camp program. Over the years, many of the Westdale families have had children participate in the camp program as campers and counselors. It is rewarding to see the continuing enthusiasm for the camp program.

The park will have a wide variety of programs offered this fall session. Pre-school classes are returning. Volleyball, soccer, and flag football will be available. Piano

lessons are also on the schedule. To see the full program schedule and registration please go to www.laparks.org/reccenter/mar-vista. As mentioned above, Mar Vista Recreation Center was the recipient of a MVCC grant. A new projector and screen was also purchased. The park is looking forward to hosting Movie Nights this fall, so watch for announcements and postings from the park.

Mar Vista Recreation Center is one of a handful of Los Angeles City parks designated as “self-sustaining”. Due to the historic popularity of Mar Vista programs, the “self-sustaining” status allowed the park retain fees locally and fully fund and staff their activities. The COVID-19 pandemic severely impacted this funding model. The Los Angeles City Recreation and Parks Department has provided funding to cover the pandemic caused shortfall but a review of the “self-sustaining” program is needed.

Homeless camping at Mar Vista Recreation Center continues to be a challenging situation that affects the campers, park staff, neighbors, and patrons. Los Angeles City Departments have a responsibility to address the encampment in a sensitive and humane manner while recognizing their responsibility to the neighbors and the park patrons. They need to support the intended operations of the park including youth and adult programming and to maximize quality recreational opportunities for our community. The Mar Vista Recreation staff are very aware of the issues and impacts camping is having at the park. On a daily bases, they are doing everything they are authorized to do to address the camping situation. Please be supportive of park staff. If you witness illegal activity please call 911 immediately. To talk with park staff, please call 310-398-5982. See the cover story (Presidents Message) for additional information.

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



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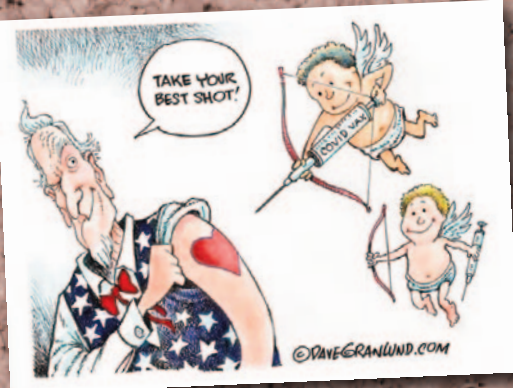
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