



Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE
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SPRING 2022 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION



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PRESIDENT'S REPORT

WESTDALE HOMEOWNERS ANNUAL MEETING 2022

• Jerry Hornof

The theme for 2021 was Westdale – Together in Hope. As Nobel Laureate Archbishop Desmond Tutu stated, “Hope is being able to see that there is light despite all of the darkness.” For all of us it has been a challenging year. We have experienced brief periods of normality between surges of the delta and omicron variants. Our normal routines of work, school, sports, travel, dining, and entertainment have been changed. Seeing friends masked has become routine. I think that we all have found ways to smile with our eyes. In spite of all the setbacks, we have enjoyed successes even under trying circumstances. A clear success in Westdale has been the curbside tree plantings organized and directed by George Oswald and Molly Selvin. George and Molly, working with block captains and our neighbors on Butler and Coolidge Avenues, have identified and scheduled replacement of trees that have died since the original plantings in 1947. The environmental benefits of these efforts will be realized now and in decades to come.

The Westdale Homeowners Association Annual Meeting was held on January 25th. We met over Zoom and had over 70 participants including representatives from the Los Angeles City Council, Los Angeles Police Department, Los Angeles Recreation and Parks, and Mar Vista Community Council.

Our Senior Lead Officer Karwon Villery was joined by Sargent Brian Cook and Sargent Jeff Lovich. The officers provided a brief summary of crime statistics in our neighborhood. In general, crime in our Westdale neighborhood continues to be low. In broad categories like Violent Crime and Property Crime, the incidents were approximately 25% lower in 2021 compared to 2020. (As a note, the website www.lapdonline.org/statistical-data provides an excellent summary).



They appreciated the efforts made by our community and our Block Captain Program in reporting suspicious activities and crimes. They emphasized that our community has been positive and they feel appreciated.

● 11th District Council Member Mike Bonin introduced our new Mar Vista/Del Rey Field Deputy Shany Ebadi. Shany replaces Vishesh Anand who has taken the position of West Area Representative for Mayor Eric Garcetti's Office. Mike presented Los Angeles City Award Certificates to George Oswald and Molly Selvin for their "Contributions towards beautifying the Westdale neighborhood. By identifying the need to restore our tree canopy, inventorying appropriate replanting sites, and organizing neighbors to provide continual care, Westdale residents and visitors will enjoy new trees for years to come. Thank you for your time and dedication in helping to move Los Angeles forward".

● Council Member Bonin's prepared remarks included COVID-19 impacts, transportation actions affecting our community, the Palms-Mar Vista-Del Rey community plan update, and homelessness. In the question and answer session, housing and homelessness was the subject of all the questions. Mike is an advocate for "housing first" and he talked about his experience and success at Venice Beach. He also emphasized the need to get more "working class" housing in our neighborhood.

● Andrew Marton, Mar Vista Community Council (MVCC) Zone 3 Director, said that an important role of the MVCC was to gather input and participation from the community as they developed and advanced Community Impact Statements (CIS). A Community Impact Statement is an official statement or position adopted by a neighborhood council on issues pending before the City's decision makers. He encouraged people to attend MVCC meetings and participate in the public comment portion of the meetings. The meetings are currently being held virtually on Zoom. He noted you can also provide electronic input through the MVCC website. The website (<https://www.marvista.org/>) contains the calendar of meetings and other community related information. Andrew also chairs the Public Health & Safety (PH&S) and Homeless Committee. Andrew concluded by encouraging Westdale members to communicate and participate in MVCC activities.

A copy of the Annual Meeting minutes will be available on the westdalehoa.org website.

On January 26th, 11th District Council Member Mike Bonin announced that for personal and health

reasons he would not be seeking re-election. I have known Mike since his days as Chief of Staff for Bill Rosendahl. Mike has been a friend and supporter of the Westdale Homeowners Association. He has been a regular attendee at our Annual Meetings and Block Parties. I have always respected his honesty, sincerity, and dedication to doing what he felt was best for our community. Mike will be missed.

Our theme for 2022 is Reimagining Westdale. Reimagining captures the idea of thinking about or considering in a new and creative way. Our Westdale community is changing. We have new families moving into the neighborhood, and we see home renovations, changes in transportation, reforestation, and, of course, new ways of connecting both virtually and in person. We all need to reimagine Westdale to make sure our shared vision is realized as we move forward as a vibrant community. Please participate and engage with organizations like the Westdale Homeowners Association, Mar Vista Community Council, and groups like Neighbors4Neighbors in making our neighborhood more connected, welcoming, and supportive of each other.

CRIME & SAFETY REPORT

• Leah Oye

Bicycle thefts are very common in our area. Secure your bikes inside or behind locked fences out of sight. Bikes visible on balconies have been stolen. Please consider registering your bicycle at: www.bikeindex.org. All the officers have this app in their phones. If the officers find a bike, they can quickly tell if its stolen.

The Park Ranger, LAPD, the Department of Sanitation, and social services have been busy clearing Mar Vista Park of homeless persons. The goal is to get these persons housed, not just moved to another encampment. The responsibility for cleaning the area is under the LA Sanitation Department. Homeless encampments may be reported using the MyLA311 website or app on your phone. My LA 311 may also be used for reporting graffiti, illegal dumping, tree trimming, potholes, sidewalk repairs and so much more.

If you are a victim of a crime, please file a report with LAPD. There are some crimes that may be reported online. Unfortunately, there are some crimes that must be reported in person. The lobby of the Pacific Division is now open to the public. Officers are assigned by the crime stats. The LAPD will not know about incidents, unless they are reported. Posting on Nextdoor or Facebook are not the same as a police report.

Did you know that Pacific Division has a

Neighborhood Prosecutor? Claudia Martin is with the LA City Attorney's Office; she has been with the Pacific Division since 2006. The Neighborhood Prosecutor is involved with local crimes before they become major problems. This includes drug sales, prostitution, neighbor to neighbor issues, or illegal dumping. You may contact Claudia Martin at: claudia.martin@lacity.org.

LAPD's Pacific Division is divided into 8 sections, each with a Senior Lead Officer. Our SLO is Officer Karwon Villery. Our area is 14A25, which is from Palms to the 10 freeway and Lincoln to Sawtelle. He can be contacted for non-emergency information at 310 622-3973 or 38717@lapd.online

OFFICER VILLERY'S ADVICE

Our numbers as it pertains to 14A25 are looking pretty good thus far. We are down 31.3% in burglaries compared to this time last year. We are down 36.1% in Burglary from motor vehicles, and down 27.0% in total property crimes compared to this time last year. Unfortunately we aren't looking too good in our aggravated assaults which we are up 133.3%, and we are up 12.5% in total violent crimes. Please remain vigilant and be cautious of your surroundings due to the increase in follow home robberies/burglaries. Please continue to lock all windows and doors and set alarms prior to leaving your residence. Hide all ladders to minimize access to 2nd story patios and windows to your residence. Keep all belongings out of view inside of your vehicles even if it's something as small as a phone charger or a few pennies. Please keep all vehicle doors locked and cars parked in well lit areas and near surveillance cameras if possible to help deter thieves from breaking into your vehicle or taking catalytic converters from your vehicles. Toyota Prius are the main targeted vehicles for catalytic converter thefts so please take necessary steps to protect your car.

6 Places MY CLIENTS RECENTLY RELOCATED TO... Where Will Your Dreams Take You?



1. The Perry family moved to Spain where their daughter was studying. After visiting several times, they fell in love with Barcelona.
2. The Macdonald's purchased a fixer upper in the Hollywood Hills with spectacular views and are now in

the process of building a 3,700 square foot contemporary, one story home with a wall of glass to the city lights and a great guest house and studio

3. The Wilstein family purchased a home in Palm Desert and will be buying a 2nd home in Italy. They will be splitting time between living both places, leaving the opportunities open to spend time with friends and family in both places

4. The Broner family decided to downsize from their 4,700 square foot 2 story home after their last daughter left to college. They purchased a small home in Santa Barbara, walking distance to State Street and close to the Biltmore, but also plan to buy an apartment in Paris.



5. The Browns purchased a luxurious Condo on the Wilshire Corridor in a fabulous full service building and plan to spend several months a year in Florida where they have 4 grandchildren.

6. The Levy family moved back to Israel. After living in the neighborhood here for over 30 years they decided to reunite with family after their daughter went off to college.

What are your fantasies, where can you see yourself living, who lives in another state or another country just waiting for you to move close? The best time is after the children go off to college or when they are young or maybe when you have an opportunity to take an early retirement.

Now is the time to starting planning! Call Me - I also do leasing!

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COEXISTING WITH COYOTES

• M.Umar

Have you seen a coyote in Mar Vista? Although coyotes look like dogs at first, they have a bushy tail, tawny fur, a pointy nose, and longer legs. They can be found nearly everywhere in Mar Vista, from backyards to parks to streets, but they prefer areas with grass or bushes. Coyotes have been nicknamed “song dogs” due to the incredible variety of noises they can make. Generally, high-pitched, smooth yips, squeals, and howls communicate friendly feelings, and raspy or staccato growls, barks, and snarls are used to show anger or fear. Each coyote has its own unique voice, which helps identify individual coyotes.

Unfortunately, the coyotes in Mar Vista have an appetite for domestic and feral cats, and other pets. Coyotes occasionally eat pets in other parts of LA, but they hunt more here than usual. Sometimes they even menace humans. This behavior could be because of one or more of these reasons:

- 1. Humans have fed them, leading to them expecting food from humans. Therefore, they attack humans who don't give them food.
- 2. The coyotes' food and water are running out, so they

- must eat what they can, including pets.
- 3. Cats are quicker to catch than their natural food (gophers, squirrels, roadkill, fruits, vegetables, etc.).
- 4. More coyotes are moving in and competing for food against other animals.

There are several ways to prevent coyote attacks from happening. First, keep your pets and pet food inside at night (when coyotes are most active). Secondly, do not feed the coyotes! Giving them food isn't helping them, and it will only make them lose their natural fear of humans. Finally, if you see a coyote, yell and wave your arms, making yourself look intimidating. This is called hazing. For more information on hazing, visit humanesociety.org/resources/coyote-hazing. Hazing is much more effective than injuring or killing coyotes. It just makes them stay away, leading to a more peaceful dynamic between humans and coyotes. If we don't feed or harm them, the coyotes will leave us alone. After all, they've been in SoCal since the Holocene Epoch, so they're not taking over our neighborhood.

If you find a species of plant, animal, or even fungus that you don't recognize, I highly recommend using the free app iNaturalist. On iNaturalist, you upload a picture of the organism. Then, others can identify it for you, and you can identify others' observations.



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LIVING WITH THE PANDEMIC

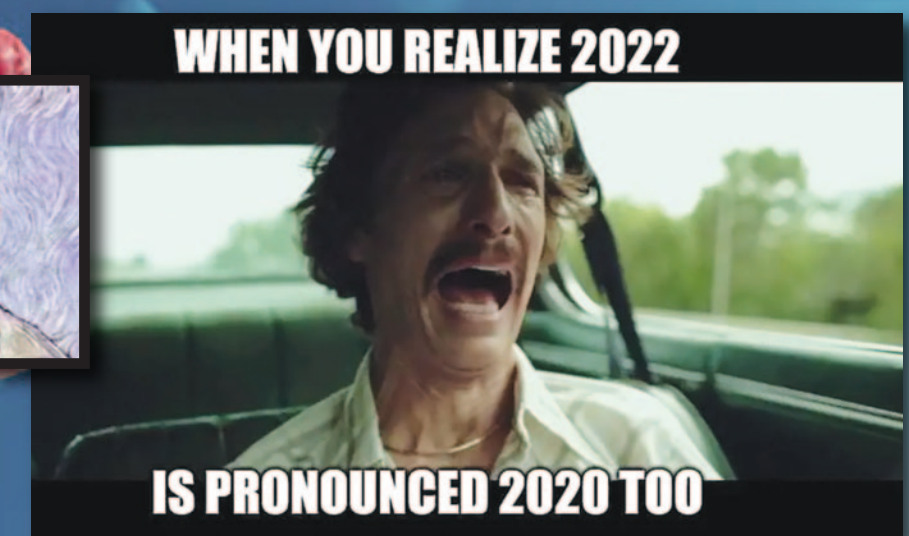
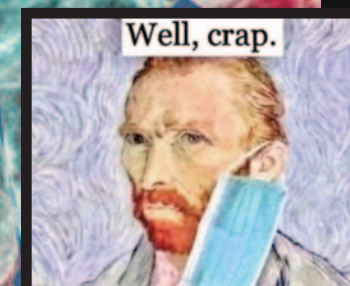
• Dick Henkel

When I first told Margie I wanted to write an article about the Pandemic I thought I knew exactly what I was going to say. What a difference a month makes.

Having come from the generation pictured below, I've had no problem with getting vaccinated and wearing a mask and resented those who didn't. I resent that politicians made it a political issue. Now, like most people, I'm worn out by all the confusion and mis-information and tired of all the anger it generates. We need to "heal" and not just from the latest virus. So, chill and enjoy the memes...



Sure, it was a little scary, but we all rolled up our sleeves and put an end to Polio. Not just for ourselves, but for all of humanity.



REAL ESTATE REPORT

• Sherri Noel

Despite a severe shortage of inventory and higher interest rates, the Los Angeles housing market remains stronger than ever. According to the California Association of Realtors Chief Economist, "While we believe the market will continue to do well in 2022 as the economy further recovers, a widening imbalance between supply and demand will put upward pressure on prices and create headwinds for housing affordability that could slow sales in the upcoming year." As a result, what we are seeing on the Westside are fewer sales at record high prices.

Homes are selling at a frenzied rate in Mar Vista. I've been selling real estate here for the last 22 years and have NEVER witnessed so many multiple offers and desperate buyers willing to do whatever it takes to purchase a home. Many offers are all cash with extremely favorable seller terms such as a longer escrow period with a long rent back to allow for the owner to close escrow and move to their new home without having to worry about an interim move. Price is one incentive, but the terms of an offer often swing a seller towards one buyer over another one.

Although the prices are up, the number of listings we are carrying is down due to an overall shortage of inventory. One specific example that I can give you is the sale of the property at 12300 Navy Street. This home was built in 2016 by Thomas James Capital, a builder that has built many homes in the Westdale Trousdale area and continues to do so today. This specific property is a traditional home with black shutters and a classic look. It has 3,840 square feet of living space, a pool, and sits on a 6,051 square foot lot. The listing price was \$3,775,000 which is just below \$1,000 per square foot. We priced the home in a way to get multiple offers. The owner moved out, painted, and professionally furnished the home to set the stage for the bidding war we always hope to have when we list a new property for sale. After the first weekend of open houses, we had 14 offers and several were all cash. The seller chose an all cash offer that was able to close escrow in 14 days. The closing price was \$4,318,000. The winning offer was \$543,000 over the asking price, and there were two backup offers in place behind the accepted offer. This is one of many examples of what we feel is to come over the next quarter and through the summer.

As of February 15, 2022, there are no homes for sale in Westdale/Trousdale. There is one in escrow and one that closed within the last 6 months. The last sale in the neighborhood was at 3381 Colbert Avenue and shows no days on market in the Multiple Listing Service. This indicates that the property may have never been marketed to the public. It was 1,896 square feet on a lot of 5,986 square feet. The sold price shows as \$1,975,250 which is under the \$1,995,000 listed as the original asking price. One home shows as pending at 11300 Kingsland Street. It is 3,226 square feet on a 7,492 square foot lot. Originally listed for \$2,350,000 back in October, the home had a price drop to \$2,199,000 and then had a second drop to \$2,029,000. It is currently listed as pending in our MLS which means that the home should be closing escrow soon.

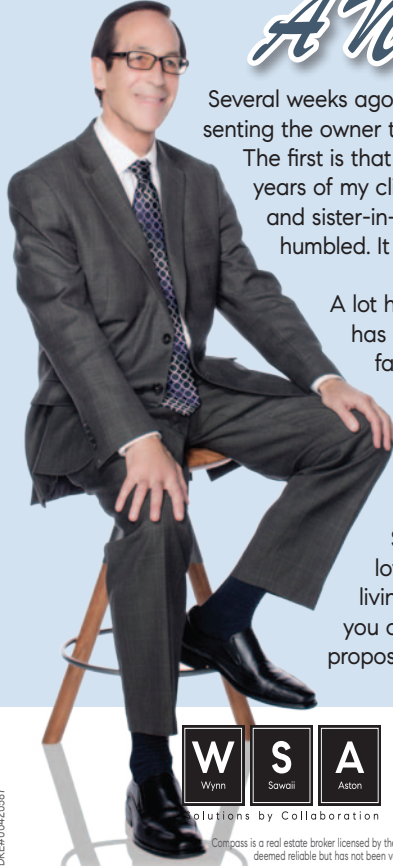
As I mentioned, there are many houses under construction and many of those are selling off market prior to being finished. Again, all indications are that this crazy market will continue until interest rates push up. The one thing that everyone seemed to learn from the pandemic was that a nice home and where you live is a very important to one's well being. Stay well and be safe.

SCHOOLS WRITER NEEDED

•Margie Templeton

The Villager has poor coverage of happenings at Mar Vista School which is a big part of our community. We cover the park, the police, and nature, but not the schools. I would like to find someone who could write an article 2 to 4 times a year. It can be about programs, events, or even the new garden! Please contact me at mpt@rwta.com or 310-390-4507.





A Note From: RON WYNN

Several weeks ago I had the good fortune to close escrow on a very nice home in the neighborhood, representing the owner to whom I sold this home to 16 years ago. Two things made this extremely special for me. The first is that this was the third time for me to be representing this home. The second thing was, in the 16 years of my client living in their home, I was referred by them to their son, their daughter and their brother and sister-in-law to whom I all represented purchasing and selling. Needless to say, I am grateful and humbled. It is honestly these type of friendships and relationships that keeps me loving what I do.

A lot has changed in the past 12 months. The American dream has made its return. Relocating has never been more packed with emotions and boxes to check with emphasis on multiple family workspaces, outdoor and green space and areas for personal privacy. With the world shutting down last year, people had plenty of time to reflect on their priorities. Without a doubt, health, family, community and personal comfort are the reoccurring comments from homeowners and renters across the nation, in every neighborhood, in every price range.

Since Covid, more than ever, people are moving closer to children and grandchildren followed by people moving to less populated areas offering golf, nice weather, or other seniors living incentives. Lets start a conversation if you like, on how it may be possible to either get you closer to family or on how to find you that perfect home and location where you can use proposition 19 to take your property taxes with you.

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PARK REPORT

•Jerry Hornof

The omicron surge in December and January has unfortunately impacted programing at Mar Vista Recreation Center (MVRC). At the Westdale Homeowners Association Annual meeting in January, MVRC Director Andres De La Hoya indicated that due to the omicron surge, indoor and outdoor sports that involve close contact (like basket-ball) were placed on hold until early February. Already, all sports were required to follow COVID-19 protocols established by Los Angeles Recreation and Parks (LARAP) for indoor and outdoor activities. These included masking, proof of vaccination if eligible, or a negative COVID-19 test for children under 12 (recognizing that vaccination availability for this age group is very recent). Although some of the families have dropped out due to the delay, there are still over 250 participants in the 5-15 year old age groups planning to participate. Other park activities include pre-school (ages 3-5), arts, clay-creation, and piano. Andres encouraged people to visit the Mar Vista Recreation center webpage at www.laparks.org for class and registration information.

MVRC started refurbishing the grass field on the east side of the park (east of the gym and west of the tennis courts) in late January. This refurbishment will also include the baseball diamonds. The work

has begun and will continue until the end of April (weather cooperating). The area is surrounded by a fixed fence during the construction time to protect the grounds and equipment. The fields and grass will be ready for spring baseball and softball. There will be new tree plantings along the north wall of the park. These plantings will occur after the refurbishing project is completed. Andres noted that the Park Forest Department, along with support from Windward School, are implementing the reforestation of the park canopy. Please notify park staff if you see people violating the closed area.

MVRC is operating as a COVID-19 test center. The station is set up between the pool and the hockey rink and is available Sunday's and Monday's from 9am-4pm.

The planned Spring sports activities will include soccer, softball, baseball, girls' volleyball, and co-Rec volleyball. Please contact the office (310-398-5982) or see the webpage for registration information. Adult hockey will be starting in March.

Park patrons are advised to be careful of their belongings, especially near the outdoor basketball courts. There have been a series of thefts from the belongings of players who set items down near the courts as they played.

Please enjoy the park and its mission to provide and support the vital and enjoyable recreational opportunities for our community.




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