



## Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE  
WESTDALE HOMEOWNERS ASSOCIATION  
P.O. BOX 66504  
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### PRESIDENT'S MESSAGE

#### WESTDALE BLOCK PARTY

• Jerry Hornof



Our theme for 2022 is Reimagining Westdale. History has demonstrated that innovations are often preceded by periods of crisis. Current research shows that many people have new priorities for their lifestyle decisions due to the COVID-19 pandemic. One clear example is our attitudes toward working at home. Two-thirds of people who had never worked from home want to continue doing some work at home even as it gets safer to return to offices. With the very tight labor market, there is pressure on employers to accommodate work flexibility. But working from home introduces numerous stressful challenges. One requirement is the necessity of larger living spaces. Productive work space environments include the need for access to natural light, strategies/designs for minimizing distractions, and separating work spaces and living spaces. New home designs and remodels are resulting in rooms repurposed for these multiple uses so workers can manage competing activities. "Every great architect is – necessarily – a great poet. He must be a great original interpreter of his time, history, and his age.", said Frank Lloyd Wright on reimagining architecture.

The Westdale Homeowners Association Block Party is back in the neighborhood. Please plan on joining us for the 2022 Westdale Homeowners Association Annual Block Party on Saturday, October 8th. This year's location will be on Colby Avenue between Kingsland Street and Stanwood Drive. Activities include food, visits by community leaders, LAPD & LAFD, bounce house and more. I look forward to seeing everyone.

The City of Los Angeles and Metro are planning to upgrade mobility on Venice Blvd from Lincoln Blvd to National Blvd. The planning announcement included: "Venice Blvd is one of Los Angeles's iconic boulevards, connecting Westside neighborhoods all the way to Downtown. It provides residents access

it's time for the westdale neighborhood

# BLOCK PARTY!!!

**SATURDAY OCTOBER 8TH**  
**1:00 UNTIL 5:00 ON COLBY AVENUE**  
**BETWEEN KINGSLAND & STANWOOD**

**MEET YOUR NEIGHBORS! • FUN ACTIVITIES FOR KIDS!**  
**GRILLED HOT DOGS! • BRING A DESSERT TO SHARE!**

**...WITH THE GRACIOUS SUPPORT OF COUNCIL DISTRICT 11 AND MIKE BONIN...**

**if you have any questions please contact lauren mickelson allman at 917-757-3426**



to neighborhood destinations in Mar Vista, Palms, and Culver City, and connections to regional transportation, such as the I-405 Freeway and the Metro E Line (Expo). Nearly 47,000 people live within a 5-minute walk of the project, with even more people traveling to the corridor for work and entertainment. The Metro Line 33 bus runs the length of the corridor, providing all-day frequent service traveling west to Santa Monica and east to Downtown. Newer mobility services like LANow and Metro Bike Share provide flexible on-demand mobility to destinations throughout the project area. Unfortunately, Venice Blvd sees a disproportionate number of traffic collisions: the street is part of the City’s High Injury Network (HIN), and people who are walking or biking are more vulnerable to severe crashes. Upgrading Venice Blvd will provide safer access to neighborhood destinations by walking and biking while improving connections to the region’s growing transit network. This project proposes to improve comfort and safety for all who travel on Venice Blvd. by protecting the existing bike lane, dedicating a lane for faster and more reliable bus service, and adding safety features throughout the corridor”. To learn more about this project and provide input visit: [www.ladotlivablestreets.org/projects/venice](http://www.ladotlivablestreets.org/projects/venice)

As many of you know, our 11th District Councilmember Mike Bonin has chosen not to run for re-election. The results of the June primary resulted in a November 8th General Election featuring two 11th District candidates Erin Darling and Traci Park. Information on Erin Darling can be found at [www.erindarling11.com/](http://www.erindarling11.com/). Information on Traci Park can be found at [www.tracipark.com](http://www.tracipark.com). I encourage everyone to research the candidates and vote in the November election.

Congratulations go to our Mar Vista Community Council Zone 3 representative and Westdale resident Andrew Marton. Andrew was appointed to the Mar Vista Community Council office of 1st Vice-Chair on August 3rd. Andrew also continues to serve as the Chair of the Public Health, Safety, and Homeless Committee. Thank you Andrew for your service to our community. Council information can be found at [www.marvista.org](http://www.marvista.org).

As I complete this report we are experiencing the August supermoon. Referred to as the Sturgeon Moon, it rounds out this year’s parade of four supermoons, which started in May! Supermoons are commonly defined as full Moons that occur while the Moon is at its nearest point to Earth. (Because its orbit is not a perfect circle, the Moon’s distance from Earth changes throughout the month.) Supermoons are ever-so-slightly closer to Earth than the

average full Moon, which technically makes them extra-large and bright from Earth’s perspective. The full Moon names used by The Old Farmer’s Almanac come from a number of places, including Native American, Colonial American, and European sources. August’s full Moon was traditionally called the Sturgeon Moon because the giant sturgeon of the Great Lakes and Lake Champlain were most readily caught during this part of summer. In 2023, two full moons qualify as "supermoons" and occur on August 1st and August 31st.

In closing, please participate and engage in making our neighborhood more connected, welcoming, and supportive of each other. Looking forward to seeing you on October 8th.



CRIME AND SAFETY REPORT

•Leah Oye

As the summer comes to an end, the Pacific Division has had a 12.4% decrease in overall crime. This is attributed to the summer increase in patrol officers for Venice and Dockweiler Beaches, as well as the vigilance of the community. Unfortunately, there is a 23% increase in Grand Theft Autos with 30% due to keys being left in the vehicle. There has been a recent increase in stolen KIAs. Please do not leave any belongings visible in your vehicle, not even cell phone chargers or sunglasses. Park in well lighted areas, in the driveway or in your garage. Steering wheel locks may help too.

Catalytic convertors continue to be stolen citywide. The Toyota Prius has been a common target, but recent vehicles have been a 1990 Chevy Silverado and late model GMC Trucks. A shield around the catalytic converter may help prevent theft. Talk with your mechanic about this. The Pacific Division is planning another catalytic converter etching event.

The school year is starting, more residents will be out and about during the day. Burglaries are common during “after school pick-up” time. If you drive to pick up your children from school, and then go off to other lessons or athletic events, the burglars may be watching you leave. Please watch your surroundings and report any suspicious persons. School may be a new experience for many children, as the educational experience has been disrupted the past two years. Please have a safety talk with your children.



**Sold In A Week for \$226k Over-Asking**

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LA Magazine Real Estate All-Stars 2020, 2021

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## 10 Things You Might Not Expect From Your Realtor – But You Can Expect From Ron Wynn!

1. Tag furniture and boxes and assist with shipping

2. Arrange for storage for personal belongings

3. Have trash hauled away and house cleaning

4. Arrange landscaping and tree trimming

5. Oversee painting and repairs needed

6. Supervise and arrange no cost staging

7. Handle donation pick up

8. Set up security light on timer

9. Take back trash cans and pick up mail

10. Hand water as needed indoors and out



**Ron Wynn's Concierge Assistance – Do You Need?**

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• ESTATE LIQUIDATION?

• TRASH REMOVAL & HAULING?

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• PODS AND PUBLIC STORAGE?

• CONSIGNMENT SELLING?

• HOME AND ART APPRAISAL?

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DRE#00420587

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- **Make sure they know their address, parent's names and phone number.**
- **Use the buddy system then walking to school or taking the bus.**
- **Stay in well-lit areas, do not take short cuts.**
- **Obey all traffic laws, use sidewalks and look all ways before crossing,**
- **Wear helmets when riding a bike.**
- **Never leave school with anyone unless given instructions by you.**

MY LA 311 App is very useful. It can be used for reporting graffiti, bulky item pick-up, sidewalk repairs, animal services, and homeless encampments. A record is kept of your request with a notification when the task is completed.

Scams! How many phone calls or solicitations do you get a day? These phone calls may be intimidating, sound logical, or may tug at your emotions. The elderly are common targets. Please do not give out any personal information or send money, just hang up. Do not open any email that has a suspicious attachment. If you do become a victim, call the National Elder Fraud Hotline 833-372-8311.

Please report all crimes to the LAPD in person at the front desk. Some crimes can be reported on the website: [www.lapd.online.org](http://www.lapd.online.org). Posting on social media does not take the place of a police report. Patrols are assigned by reported crimes. If no crimes are reported in our area, the patrol officers may be assigned to another area.

**Our Senior Lead Officer is Officer Karwon Villery. His contact information is: 310 622-3973 or 38717 lapd.online for non-emergency information. He will be attending our upcoming block party.**



**Call 877-ASK-LAPD for suspicious persons or 911 for crime in progress.**



## GETTING TO KNOW OUR LETTER CARRIER

- *Margie Templeton*

Mar Vista finally has our very own letter carrier. You have probably noticed Ratna (or Nana) bustling up to your house with her mail bag. Ratna moved to the US from Jakarta, Indonesia in 2009. Her aunt worked at the Post Office so she encouraged Ratna to apply for the job. Ratna started as a letter carrier in October, 2016. It requires someone in good shape since she has to walk about 15 miles a day with a heavy mail bag.

When a mail route becomes available, any letter carrier can apply for the route. The person with the most seniority gets the route. Ratna got our route 71 in September, 2020. She covers from Woodbine north to National and Barry east to Purdue. She works 5 days a week although she can work 6 days to earn overtime pay.

Ratna's favorite part of the job is meeting neighbors who are walking their dogs. She loves getting to know the dogs and their owners. When a customer lets her play and pet his fur baby, it makes her day! Her least favorite part of the

job is delivering mail in the rain or on hot days.

When Ratna is not working, she loves to travel and to hunt for interesting food. Now that the world has opened up again, she is making plans to visit some new places.



## PEOPLE ALWAYS ASK "IF I SELL, WHERE WOULD I MOVE?"

### BIG CHANGES TO PROPOSITION 19

Proposition 19 amends the California Constitution by expanding qualifications for the transfer of a property's taxable value. These changes may affect your next escrow and title transaction if eligibility requirements are met. Additional documents may be required by escrow if you plan to transfer the current taxable value of the property.

#### HOW DOES PROPOSITION 19 AFFECT PROPERTY TAX BASE TRANSFERS?

Starting April 1, 2021, Proposition 19 allows an owner of a primary residence who is over 55 years of age, severely disabled, or a victim of a wildfire or natural disaster to transfer the taxable value of the primary residence to a replacement primary residence:

- anywhere in California;
- purchased or newly constructed within 2 years;
- of any value with an upward adjustment for a more expensive replacement; and
- the property tax base can be transferred up to three times for persons over 55 years old or with severe disabilities and once for wildfire or disaster victims.

#### HOW DOES PROPOSITION 19 AFFECT INHERITED PROPERTIES?

Starting February 16, 2021, Proposition 19 narrows the rules for parent-to-child or grandparent-to-grandchild exemption for inherited properties. The child or grandchild can transfer the taxable value of the inherited property if:

- the property is the principal residence of the child or grandchild or is the family farm;
- the homeowner's or disabled veteran's exemption is claimed within one year of the transfer to the child or grandchild;
- the property is used as the principal residence and has a market value above \$1 million, in this case, an upward adjustment in assessed value would occur.

GIVE US CALL, LET'S TALK ABOUT YOUR NEXT MOVE!



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## HERE'S ANOTHER PUBLIC SERVICE ANNOUNCEMENT FROM THE WESTDALE VILLAGER'S VERY OWN NATURALIST.

### THE DIRT ON WORMS

• M. Umar

Beneath Los Angeles, things can get surprising. When you stand anywhere in this city, consider what might be underneath you. A Prohibition speakeasy below Downtown? Sticky tar seeping through Wilshire Blvd's sidewalk? A Metro line where a fossilized mammoth was found? Here in Westdale, a 1960s-era bomb shelter is under the house of this newsletter's editor! One could even be beneath your home.

But what about the creatures that live under you? Bucktoothed pocket gophers build soil pyramids in a park on Grandview. California ground squirrels dig tunnels anywhere that suits them, from backyards to the Woodley Park Cricket Ground. Coyotes, rats, and harmless gopher snakes also burrow below Westdale. They all play a part in sculpting our soilscape. However, one underground animal is more unassuming than these others, yet, unconsciously, is a fundamental part of the soil ecosystem worldwide. It is the humble earthworm.

Perhaps that was a letdown. After all, earthworms don't look like much. Their pinkish, noodle-shaped bodies are composed of about 100 to 150 segments. Worms shine with a layer of glossy

mucus, a fact that repulses many. However, this slime is pretty cool; it helps earthworms slide through the soil, aids with their breathing, and shields them from being covered with dirt. A worm has no eyes, ears, or lungs, but it does have a mouth.

And a worm's mouth is excellent at its job: eating. Earthworms eat decaying plants and animals, fungi, minerals, and soil, relying on them for nutrition. They are decomposers, recycling unappetizing organic mush into fertile soil. A worm can eat its weight in soil in one day! Earthworms also work as underground plumbers, as their tunneling allows water to flow to plants. Essentially, worms clear away muck from your plants, till the soil around them, and help water them. The biggest reason gardeners adore these wrigglers is their rich castings. Now, what are castings? Castings are worm dung.

While this may seem utterly disgusting, worm castings are vital in enriching soil and gardens. They aerate the soil, prevent nutrients in it from leaching away, and are a rich fertilizer that nearly cannot be overused. They also hold in water so the soil does not dry out, plus you won't have to water your plants as much. It's no wonder castings are called "black gold." Worm castings don't even smell bad, unlike other dung-based fertilizers. They appear to be rounded clumps of smooth, dark brown dirt.

When it comes to earthworms, there are usually two groups: the worms-are-great group, and the worms-are-disgusting group. I confess to being in the former, yet many people I know are in the latter. Why? It might be a combination of their slimy texture and the current of misinformation that flows around them (worms can bite, earthworms are the same as threadworms or other parasites, etc.). Another misbelief is that earthworms rise to the surface when it rains to escape drowning. While it is harder to get oxygen underground, worms can spend days submerged in water. There is the possibility that raindrop vibrations signify predators, and earthworms come to the surface to "escape." What's known for sure is that after it stops raining, worms are often stranded on sidewalks, baking under the sizzling sun. If you find one of these worms, please do the kind thing and put it on the grass with a stick. If the worm looks extremely dehydrated, pour some water on it. The neighborhood plants will thank you.

There are more than 7,000 species of earthworms worldwide. In Southern California, there are no native earthworm species. The most common species here are nightcrawlers, which are large and dusty-rose colored. It isn't hard to find earthworms; dig in a patch of soil with visible worm castings, and they're there.

Waiting for worms to fertilize your garden is unreliable. What about trying vermicomposting? Essentially, you give pre-bought worms a home (usually a big plastic bin) and food scraps (which can be a lot of things, just not meat, dairy, onion, or citrus), and they'll pay you back in nutrient-rich castings for your backyard or apartment garden. A bonus is worm tea, similar to turkey drippings, except it's the runoff from castings. If you want to set up a vermicomposting system, I recommend you read the book *Worms Eat My Garbage*.

While the stereotype of worms is that they're smelly and slick with slime, they're neither. Earthworms provide an example of being misunderstood yet incredibly beneficial, with which many can identify. Without earthworms, we'd be standing on a dryer, crumblier soil that's less nutritious. All this goes to say: never underestimate the power of poop.

*Keep looking for creatures this fall!*

### MAR VISTA SCHOOL UPDATES

• Andrea Lowerre

The new school year is underway at Mar Vista Elementary and it's exciting to see so many new and returning families on campus. Our First Friday picnic in August welcomed everyone back to kick off the year with a chance to meet new faces and learn more about some of our parent organizations. Our PTA puts on many community events throughout the year, including the beloved Big Boo celebration, while our booster club, Mar Vista School Enrichment Group (MVSEG), raises nearly \$700,000 to provide critical programs like instructional aides, music, art, science lab, computer lab, our librarian and more! See below for ways you can help support our amazing school:

- **Amazon Smile:** Choose MVSEG as your charity and .5% of purchases will be donated to MVSEG
- **Ralphs Rewards:** link your Ralphs Rewards to MVSEG and we'll earn money when you do your normal grocery shopping! Login to your Ralphs Rewards account, click My Account, then Community Contributions and select Mar Vista School Enrichment Group
- **Attend one of our Tasty Tuesday restaurant nights** where a portion of the receipts from that day are donated back to MVSEG -- follow MVSEG on Facebook or Instagram for more info, or ask any of your Mar Vista Elementary neighbors for more info!
- **Attend our Big Boo event -- more info to come in October, but join us for a fun-filled day of spooky games and prizes**





WINDWARD SCHOOL:  
A SOURCE FOR SANTA  
MONICA WATER

• Margie Templeton

Note: This article originally ran in the September, 2017 edition of the Villager. In the July 31 LA Times, Steve Lopez wrote about the “sea beneath us” that “UCLA must remove water to prevent flooding in it’s medical center.” Our neighborhood also has ground water. We also have another article in this edition about the worms beneath us. So it seems a good time to rerun this.

Have you wondered about the big concrete building along Westminster on the east side of Windward’s sports field? The part of Windward’s campus on the south side of the creek channel is within the City of Los Angeles, but it is owned by the City of Santa Monica Water Division. In 1924, Santa Monica acquired the Charnock Field which has a groundwater aquifer in order to supply water for the city. This field supplied about half of the water used in Santa Monica. The groundwater aquifer is replenished by rainfall from the Santa Monica Mountains and surrounding area.

In 1982, Windward bought the former headquarters building of the Los Angeles Boy Scouts. The school had outgrown their original building in Santa Monica. The property for the original school was all north of the channel. My sons, Chris and Edward, were in the first classes at the new campus. Across the channel, was a large empty field that would be ideal as a sports field. Unfortunately, this property was owned by the Santa Monica Water District. Since the City was only interested in the underground water supply the land was not landscaped and was full of weeds.

Windward entered into a long term lease with the City to use the property for sports. The School promised to create their athletic fields in a manner that would not interfere with the work of the City Water Division. To avoid any potential contamination of the water table, no fertilizer could be used. There were several pumps around the field, including one in the middle of the baseball field. Tom Gilder, Windward’s Head of School, remembers that it counted as a ground rule double when a ball was lost in the bushes that surrounded the pump. Since then, the School has been able to upgrade their athletic fields by moving the well out of centerfield.

As the school expanded, they wanted to build a gym on the property. Initially, the City did not want the school to add plumbing to this new facility. Once the School pointed



out that there was already plumbing and a sewer line running through the property, the plumbing restriction was lifted. In addition, the gym would require a wide bridge over the channel which is owned by the County of Los Angeles and controlled by the Army Corps of Engineers. To build the new bridge, the School was required to purchase the "air rights" from the County and satisfy the structural requirements of the Army Corps of Engineers. They have since added additional buildings to support their academic program.

In 1996, leaking tanks from a gas station at Palms and Sepulveda, plus some others, sent gasoline into the Charnock groundwater sub-basin. This required the water pumping to shut down for 14 years. Santa Monica was able to get a settlement from the oil companies to build a facility to cleanse the water. The Santa Monica Water Treatment Plant implements a water treatment system to remove groundwater contamination and restore this resource as a water supply for the City. The treatment system uses filtration with granular activated carbon to treat water from the three contaminated wells at the Charnock Well Field. The wells and new facilities at the Santa Monica Water Treatment Plant began producing potable water again for the City of Santa Monica in 2010. The water is then pumped to a treatment plant on Bundy. The Charnock Well Field now supplies about 2/3 of the water used in Santa Monica.



MUSIC MUSINGS, VOLUME I

• Heather Burrows

I know many of us have playlists on our phones, gadgets, etc. I have over 2,000 downloaded songs. These are my top current, favorite downloads. When one of them comes on, I dance, sing out loud, or just live in the moment, and breathe.

#① “Moonage Daydream”—David Bowie. This is my oldest son’s favorite song. He’s currently serving in the US Army at Ft. Campbell. When I hear this song, I feel so proud.



#② “Best Day of My Life”—American Authors. My second son sang this at his culmination from Mar Vista Elementary School. When I hear it, I simply feel really happy.

#③ “One Day More”—Les Mis. In my opinion, the second best musical ever (You’ll have to “tune in” next Villager for my favorite musical). I just belt it out (it brings out the double personalities in me).



#④ “Whiter Shade of Pale”—Procul Harum. When this comes on, it just makes me sing out loud. I have no idea why...?\*



#⑤ “Zephyr”—Red Hot Chili Peppers. Ahhh, this song is so calming. I feel like I’m swimming in the ocean. It’s very relaxing for me.

If you would like to submit your current top 5 playlist songs, and a brief description for our next Villager please email me at [hjjburro@hotmail.com](mailto:hjjburro@hotmail.com)

\*Editor’s Note: That’s because it’s a really great song.



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MAR VISTA PARK REPORT

• Jerry Hornof

The quarterly park report provides an update on a range of happenings at Mar Vista Recreation Center (MVRC). In addition to the park report, I hope everyone had a chance to read the article in the summer issue of the Villager written by Heather Burrows. Heather's article focused on all the wonderful activities the park offers for our families and how to participate. These activities include special events, sports programs, camps, and movie nights. MVRC Senior Director Keith Rice also wants to draw attention to the Tiny Tots program. This is a program that is for children ages 3-5 and offers an excellent opportunity for parents and children to make new friends and to meet other families in our community. Contact the park or go to their website for additional information on the Tiny Tots (Pre-School) fall program. Windward School has proposed a generous donation of a



new batting cage for MVRC. Historically, the baseball program at the park has been very popular. Park program coaches and players will benefit from the training opportunities of a batting cage. The primary concern of the Park Advisory Board (PAB) was identifying a suitable location that did not impact neighbors and did not impact open space at the park. The area being recommended is along the western fence of the tennis courts between the two baseball diamonds. The batting cage will extend out from the tennis court fencing by about 12 feet. The batting cage will remain under MVRC management and would be available for use by park programs. Outside groups will be able to use the cage with a permit and fee requirement. MVRC and district staff are researching rules of use and fee structure. The PAB and MVRC staff are looking at the feasibility of installing a shade structure for the children's playground area. As we experience the hot and sunny summer days, it is clear the playground structures (slides, swings, etc.) get very hot. Below is an example from Westwood Playground. Keith Rice reported that the MVRC playground is one of the older playgrounds in the park system. Los Angeles Recreation and Parks is reviewing playgrounds citywide and MVRC is definitely in that review and will hopefully be in line for an upgrade which should include new ground cover and shading. Please enjoy the park and its mission to provide and support the vital and enjoyable recreational opportunities for our community.



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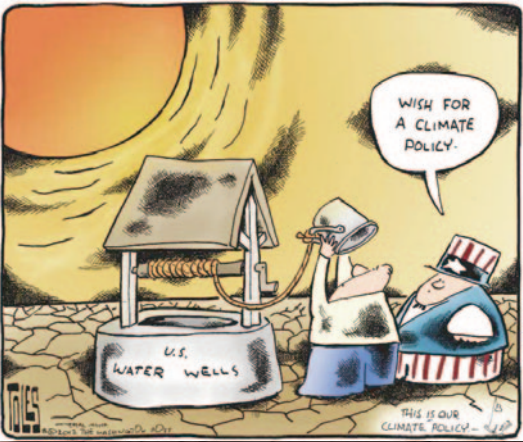
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REVIEW: "Ron Wynn was truly there for us as he promised he would be, from start to finish. We knew of Ron's success but were concerned that he could give us the special hand holding we needed. We couldn't be more pleased and would highly recommend Ron to any Mar Vista homeowner moving, particularly for people with many concerns, who haven't moved in over 25 years."  
-Denise Melnick

Highly Likely to Recommend 5.0  
10/12/2021 - Sold a Single Family Home  
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