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PRESIDENT'S MESSAGE

REIMAGINING LAX

• Jerry Hornof



Our theme for 2022 is Reimagining Westdale. As we enter into the holiday period many of us will need to utilize Los Angeles International Airport (LAX) to meet arriving friends and relatives or to travel ourselves. Recent trips to LAX are met with significant traffic congestion in the midst of large-scale construction. This LAX project is a reimagining of how access to the airport will operate in the future. The history of LAX began in 1928 when the City Council chose the area known as Mines Field as the location for the City's airport and the forerunner of Los Angeles International Airport was born. The last major upgrade to LAX was completed in 1983 in preparation for the 1984 Olympic Games. That upgrade involved the construction of a second-level roadway and ticketing connector buildings which we refer to as the Departure Level. Ironically, the current upgrade is targeted for completion to fully support the 2028 Olympic Games. The centerpiece of this Access Modernization upgrade is the Automated People Mover (APM), a 2.25-mile elevated train system. The APM is designed to "revolutionize the traveler experience by providing easy access to the airport and LA Metro's regional transportation system—improving reliability and mobility, while reducing congestion and emissions". The APM will consist of six stations along the 2.25 mile long system. The three western stations will service the airport terminals. The fourth station will be along 96th Street between Sepulveda and Airport Way to provide access to the Transportation Facility servicing airport short/long-term parking and a convenient pick-up/drop-off area. The fifth station, located at Aviation Boulevard and 96th Street, will connect regional transportation (Metro bus and light rail) to LAX via the Green and Crenshaw/LAX Lines. This facility is being funded and built by Metro. The sixth station at 96th Street and the 405 Freeway is the Consolidated Rent-A-Car (ConRAC) Facility. The



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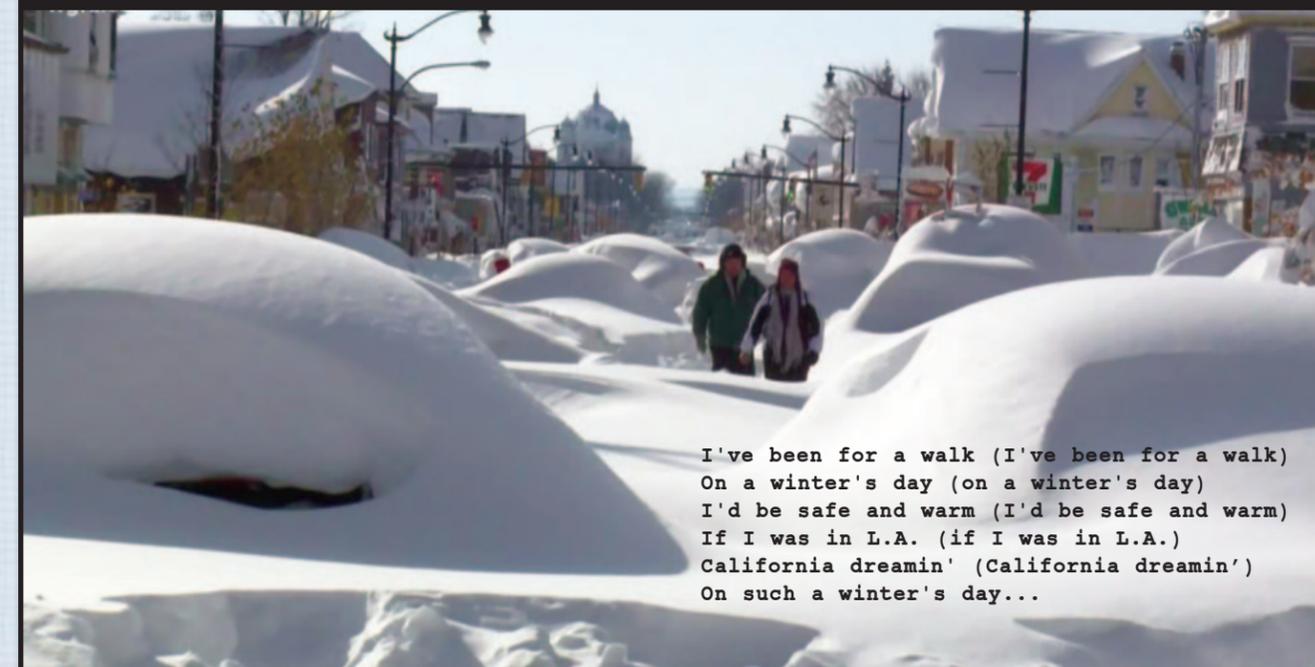
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BUFFALO NY 11/2022

Westdale
VILLAGER

QUARTERLY NEWSLETTER OF THE
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I've been for a walk (I've been for a walk)
On a winter's day (on a winter's day)
I'd be safe and warm (I'd be safe and warm)
If I was in L.A. (if I was in L.A.)
California dreamin' (California dreamin')
On such a winter's day...

+ QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION + WINTER 2022 +

ConRAC will relocate existing rental car locations currently dispersed around the airport area into one convenient facility. The APM is scheduled for completion in 2023 with the other facilities having later completion dates, all planning completion for the 2028 Olympic Games. These upgrades will reimagine how we access LAX. Living with the construction will be challenging, but hopefully knowing more about the scope of the project will assuage some of the frustration. For complete information visit www.lawa.org.

This year's Westdale Homeowner's Association Block Party (Saturday, October 8th) returned (after missing two years due to the pandemic) to Colby Avenue between Stanwood and Kingsland. It was a wonderful event attracting hundreds of Westdale families. I appreciate and thank the families on Colby for making this a success. A special shout-out to Lauren Altman for her excellent leadership role. The block party is an opportunity to see the transition occurring in Westdale. Each year we see more new families with young children enjoying and participating in the event. There was good food, games, moon bouncers, taco stand, and ice cream truck. Again thank-you to Councilmember Mike Bonin's office for covering the street closure fees and all of the sponsors. Also, thank-you to Carl Ginsburg for bringing the Community Emergency Response Team (CERT) truck. Thanks to all who attended and looking forward to next year.



October is always an active month in Mar Vista and Westdale. Besides our annual block party, this year the Westdale Homeowners Association again helped sponsor the "Boo on Purdue". This has become an annual Halloween evening event for our neighbors on Purdue Avenue between Stanwood and Kingsland. The street closure added to the safety and ambiance of the nighttime experience. The "Boo on Purdue" included trick-or-treating, costumes, haunted house, popcorn stands, cotton candy stand, and "Halloween carolers". Of special note, the event

was also a fund raiser in support of Children's Hospital Los Angeles (CHLA). Sienna, our Junior CHLA Ambassador, was able to raise \$7,358 for CHLA. Thank-you to all who contributed. A very appreciative thank-you to Matt Liston, Heather Butterfield, and Rachel Bregman for coordinating and to all our neighbors on Purdue Avenue for participating and inviting all of Westdale to their Halloween Party.

In closing I wanted to remind everyone to visit the Westdale Homeowners Association website (www.westdalehoa.org). Our 2023 Westdale Homeowners Association Annual meeting will occur on Tuesday, January 24. Check the website for additional information as January 24th approaches. As we look to the New Year I hope that 2023 will be a wonderful year for all of our Westdale families.

CRIME AND SAFETY REPORT



• Leah Oye

The leaves are changing colors, the air is brisk, the holidays will soon be here. Our lives are slowly getting back to a new normal. We hope to see our friends and relatives again for this holiday season. Although we live in a safer section of Los Angeles, we cannot totally escape incidents here. There has been a 36.6% increase in Grand Theft Autos, with 30% having keys left in the vehicle. There is a 29.4% increase in Robberies as well as a 2.6% increase in burglaries. These statistics are from late October to mid-November.

During the covid lockdown, many people stayed at home. Our lives are more open now, especially with the school back in session and holiday travels. Please be aware of your surroundings. Try not to follow the same schedule, vary it a bit. This is difficult to drop off and pick up from school, but consider using a different route. Do you have motion lights that go on at night? Are your side gates locked? Once the burglars get into the backyard, they are not visible from the street and can enter the house without being noticed. Do not leave ladders in the backyard. Burglars have gained entry though a second story window, by using the ladder in the backyard.

Let neighbors know if you will be out of town. Do not have packages delivered during your absence. You can stop your mail through the US Postal Service. Do you have lights on timers inside the house?

Most residential burglaries in our neighborhood have been during the day. These criminals are watching your movements. If you do notice someone or something "strange", it probably is. Please make a note of it and notify

HAPPY THANKSGIVING FROM THE NOËL TEAM



It was a great to see everyone having fun at the Westdale Block Party! We hope you enjoy Thanksgiving with your loved ones - whether you're staying local or traveling.

Happy Thanksgiving
- Sherry



THE NOËL TEAM.NET

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the LAPD by calling the non-emergency number, 1-877 ASK-LAPD, or calling 911 if it's a crime in progress. By notifying the LAPD, it gives the patrol officers a reason to question that person(s). The Officers are able now to talk with that person, because a report of "suspicious" activity has been reported. Since March 2022, the Officers are not stopping people for non-moving violations (expired registration, equipment violations...) as they do not put anyone at risk.

Catalytic converter thefts have been nationwide. These vehicle parts are removed from the vehicle, then sold to for precious metals including platinum. The Department of Justice has arrested 21 people nationally for these crimes (LA Times, Nov. 2nd). Hopefully, this will curb most of these thefts. You can best protect your vehicle by parking in the garage or behind gates at night. A mechanic may also place a shield over the catalytic converter. LAPD has done free etching of the converter with your VIN number. Another etching event is being planned for next year.

Identity theft can be devastating. Thieves can use your information to purchase items, open accounts and much more. It is frustrating to work through the system to get things RIGHT! Immediately contact your financial institutions, DMV, social security, LAPD and credit bureaus.



The holidays are the season for shopping and gifts. Porch thieves are a daily worry for us. If ordering from Amazon, try using the local Amazon lockers at Whole Foods and Rite Aid. There is no charge, and you have 3 days to pick up your packages.

Don't forget to use the MyLA311 app or website. Here you can request new trash cans, schedule bulky items pick up, report homeless encampments, and report graffiti and dangerous animals. It's easy and you will get a notice once the task is complete.

Have a safe holiday.

UNITED TO HOUSE LA (ULA) "THE MANSION TAX"

• Adam Glick

On November 8th, Angelinos voted on Initiative Ordinance ULA. Also known as Measure ULA or "the Mansion Tax", the measure asked L.A. voters to fund and authorize affordable housing programs and resources for tenants at risk of homelessness. In the run-up to casting our votes, there was some confusion on the measure. Here are some highlights:

- The tax would levy a 4% tax on sales/transfers of real property exceeding \$5 million, and 5.5% on properties of \$10 million or more until ended by voters.
- The tax is estimated to generate \$600M-\$1.1B annually. 92% of the proceeds would be used by the Affordable Housing Program and the Homeless Prevention Program.
- Currently, the City of Los Angeles raises an average of only \$207 million per year from transfer taxes and the revenues are added to the General Fund, but not earmarked for housing.
- Measure ULA's tax would affect approximately 4% of real estate transactions in a given year and 72% of its revenue would come from properties sold for over \$10 million. Under 3% of single-family homes or condos sold in a given year would be affected.

• Revenue from this citizen-sponsored ballot initiative, if passed, could mean as many as 26,000 new residential units over the next 10 years as well as money to help tenants pay rent.

• The property value threshold subject to the tax would be adjusted annually based on the Chained Consumer Price Index. Qualified affordable housing and government entities would be exempt from the tax. Where are they finding space in this crowded city for 26,000 new homes? Experts are looking at adaptive reuse and renovation of under-used existing buildings like hotels, office buildings and warehouse space.

This is a City measure, so it doesn't cover Greater Los Angeles. Measure ULA could make a big dent in the shortage, but any policy response that doesn't take into account the wants and needs of homeless people may not be successful.

As of November 10, 2022, election results on Measure ULA are too close to call. Yes votes: 251,562 (53.56%) No votes: 218,077 (46.44%) Keep in mind that in tight races, the results may not be determined for days or weeks after Election Day. Results must be certified by election officials by December 8th.



Westdale Block Party 2022

Block party memories... —It was a perfect day, the weather was amazing and the spirit was just as we had hoped for. I sincerely hope everyone enjoyed the Westdale Block Party 2022. It was great to see everyone after two years of masks and isolation.

Please feel free to contact me for:

- HOW TO GET YOUR HOME READY TO SELL
- PROPERTY TAX POSTPONEMENT APPLICATION
- REVERSE MORTGAGE INFORMATION
- A STEP-UP IN BASIS APPRAISAL

WESTDALE
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ANNUAL BLOCK PARTY UPDATE

• *Lilah Newkirk*

With the end of the year growing closer by the day, I am pleased to say that the annual Westdale block party was a success. After being separated for so long during the pandemic, it was incredible to see the whole neighborhood together, enjoying various activities that kept both kids and adults occupied. These exciting block parties have been a tradition in our neighborhood for many years due to the irreplicable bonding with neighbors and break from school/work duties.

At one end of the street - amongst kids whose faces lit up with smiles and bright eyes - were what may have felt like a never-ending loop of bouncy houses. Bounce houses have always been a fan favorite at our neighborhood block parties - and a great distraction for all the neighborhood kiddos so that parents can get away and socialize. Everyone was excited to see the ice cream truck, which quickly became a popular social spot. If one thing can bring everyone together, it is definitely ice cream.

Additionally, if you were at the block party this year, I am sure that you saw face-painted kids with henna covering their hands running up and down the street. From participating in arts and crafts to getting a lion painted on your face, the block party is always an ideal place for creativity. As usual, the food we all got to eat was incredible. The taco stand was a hit and is definitely something people want to see again in the upcoming years.

After grabbing a taco, hot dog or lunch of your choosing, the wide variety of sweet treats was a great place to satisfy your sweet tooth.

There were many contributions from neighbors at the dessert table. Thank's to everyone who brought food.



MAR VISTA SCHOOL UPDATES

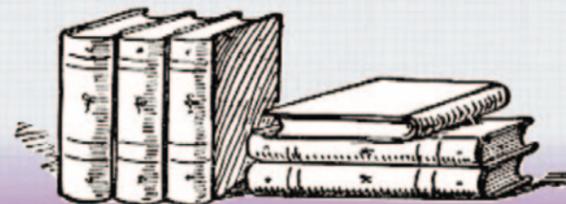
• *Andrea Ebert Lowerre*

It's been a busy fall for Mar Vista Elementary! We were so excited to bring back the beloved Big Boo Festival and loved seeing so many members of our extended community in attendance. A HUGE thank you to all who attended, supported or donated!

There's been a lot happening both in and out of the classroom with activities like the 2nd grade Publishing Parties and Balloon Parade, the 3rd grade Feast, 5th grade's field trip to UCLA Women's Basketball, School Beautification Day, PTA Community Food Drive and Red Cross Blood Drive. We also held our Winter Show on December 9th, with incredible performances from our Chorus and the Kinder, 2nd and 5th graders.

Be sure to follow Mar Vista PTA and MVSEG on Facebook and Instagram to stay up to date on all of our happenings and ways to support our school.

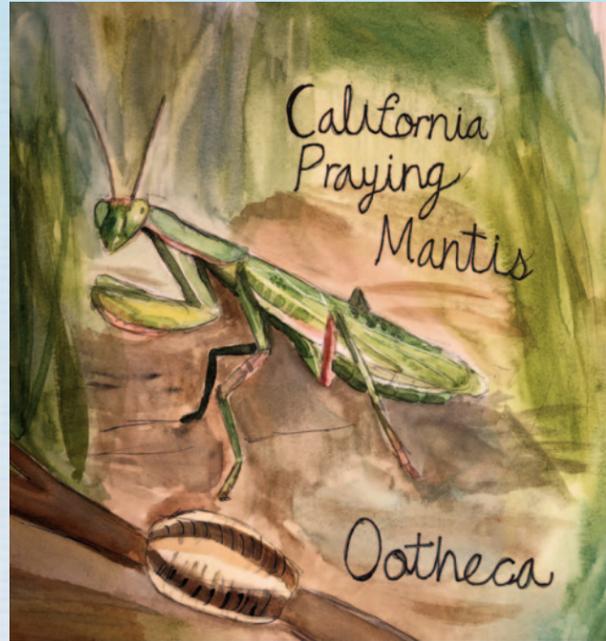
Wishing everyone a healthy and happy Winter Break!



*Wonderful People
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We're blessed...*

MARVELOUS MANTIS

•M.umar



In Los Angeles, praying mantises are difficult to find in the winter. Still, their egg cases- known as oothecae, singular ootheca- adorn twigs, branches, or fence posts from November to May. Oothecae are papery, shaped like loaves of bread, and can contain hundreds of young praying mantises, or nymphs. Nymphs look like miniature versions of the adults. Unfortunately, very few will survive to adulthood.

There are seven species of praying mantis in Los Angeles. The three that are most common in Westdale are the California, Arizona, and European mantises. California mantises are 2 to 3 inches long and green, yellow, or woody brown. They're often found in drier areas with chaparral habitat. European mantises, despite their name, are found throughout Eurasia, Africa, and North America. Females are larger than males. Arizona mantises, also known as bordered mantises, are a native species. They have multiple color variations, most in shades of green or brown. The other four species of praying mantises in Los Angeles are the Carolina, Chinese, Mediterranean, and agile ground mantises. The latter is a native species.

Praying mantises are charismatic and beneficial bugs. If you find one, take a moment to observe how it tilts its head while looking at you. Does it have wings? How large is it? You can also snap a picture and upload it to the app iNaturalist. If you discover an ootheca, don't hatch it inside your house! You can clip off its branch and carry it to your garden. While the infant mantises will still have a slim chance of survival, they can help your plants by eating pests.

Keep looking for creatures this winter!



One summer day in West Los Angeles, a dramatic scene is unfolding. A predator lies in wait, folding its upper limbs as if in prayer. Its coloration helps it to blend in with the thick greenery. After a moment, its prey comes along, making a buzzing noise. It barely stands a chance: the predator lashes out with its forelegs, almost too fast to register. The blow is lethal.

This scene is common. The skillful predator is a large insect abundant in the Westside: a praying mantis. Praying mantises' unique appearances make them easy to identify. They have triangular heads with two bulbous eyes. Their gangly front legs are modified to catch insects including flies, crickets, and grasshoppers. Their diet consists mainly of garden pests. It's a good idea to have praying mantises in your garden, as they will eliminate harmful insects. These carnivores hunt by waiting patiently, then striking their prey with their powerful forelegs. When they're hunting, their bent legs resemble a praying position, hence their name.

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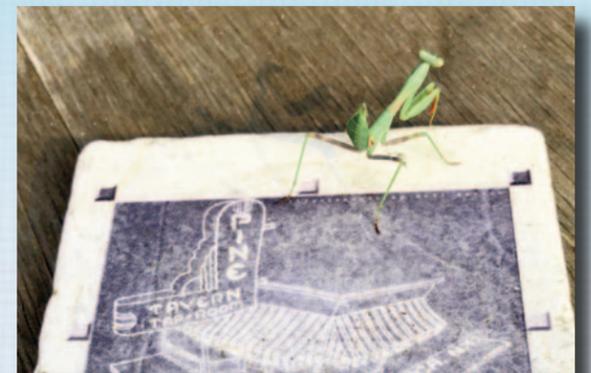
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MARVELOUS MANTIS CONTINUED...

PHOTOS: D. Tator



Villager Bulletin Board

4 Questions I Can Answer In 3 Minutes!

By **RON WYNN**

SCAN THE QR CODES WITH YOUR CELL PHONE'S CAMERA



1. Is There an Easy Way to Figure Out My Capital Gains Tax?
The long term capital gains tax is the tax on the profit that an homeowner makes when a property is sold. Watch my video to figure out what deductions you may have to offset the tax that is owed.

2. How Reliable Is Zillow for The Value of My Home?
Zillow claims that most Zestimates are within 10% of the selling price of the home. However, it's just not as simple as they make it seem. Listen to my short video to find out why.

3. So What is Causing the Low Inventory?
Buying a house is exciting, but many people are struggling to find the home of their dreams due to the real estate market's lack of options. Scan the code for a short video on why I believe the inventory is so low and what options you still have.

4. What Is SB9? SB9 gives homeowners in R1 single-family zones the ability to build additional units on their current property or subdivide their land into two separate entities and sell one of the lots. However, there are some issues making it not that simple for some people. Scan the code for my video.

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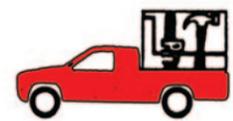
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—Elvis Presley



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SEASON'S GREETINGS AND HAPPY NEW YEAR FROM THE WESTDALE VILLAGER TEAM!

MAR VISTA PARK REPORT

• Jerry Hornof

The quarterly park report provides an update on the happenings at Mar Vista Recreation Center (MVRC). The park offers a wide range of opportunities for toddlers through adults. Current sports activities include inline hockey, ping pong, badminton, basketball, volleyball, soccer, and tennis. Tennis is especially popular and the park has added additional instructors to match the demand. Tennis lessons are available beginning at age 5 through adult, and all skill levels are welcome. Program activities include guitar, piano, arts&crafts, dance, and pre-school (ages 3-5). Finally, if you are planning ahead for winter break, the park will be offering a 3-week winter camp. Information about all the park activities can be found at www.laparks.org/reccenter/mar-vista.

The City of Los Angeles has recently updated their COVID-19 protocols in relation to official park activities. On the topic of masking, masks are no longer required but strongly recommended for indoor activities. Masks are also optional for outdoor activities. Masking continues to be required when a participant becomes symptomatic (the recommendation is to stay home), when serving buffet style meals, or for all food handling at senior events. Physical distancing is focused on avoiding overcrowding. Classes and clinics no longer require small groups

(cohorts), and there are no longer class size limits. The indoor capacity for senior events has been increased to 80% of capacity. Proof of vaccination is still required as a condition for all program activities as well as entrance to indoor facilities. Those requiring a vaccination exception should contact the park for addition information on alternative options.

As was reported in the Fall edition of the Villager, Windward School has made 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 batting cage construction began in late October and is located along the western fence of the tennis courts between the two baseball diamonds. Construction is planned to be completed by the end of November. 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 is continually looking for activity instructors. If you or someone you know is interested in a paid instructor position please contact the park office at 310-398-5982.

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