



Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION
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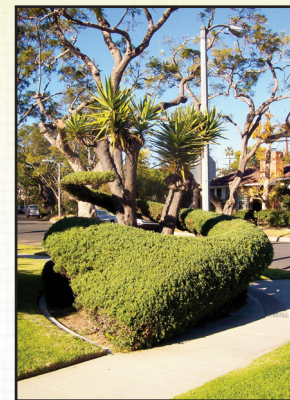
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✦ THE WESTDALE HOMEOWNERS ASSOCIATION ✦ SUMMER 2023 ✦



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✦ **INSIDE** ✦

**CRIME & SAFETY
REPORT**

✦

**MAR VISTA
SENIOR CLUB**

✦

**NATURE REPORT:
USEFUL WEEDS
AT YOUR FEET**

✦

**REAL ESTATE:
MOVING VS
RENOVATING**

✦

PARK REPORT

✦

BULLETIN BOARD

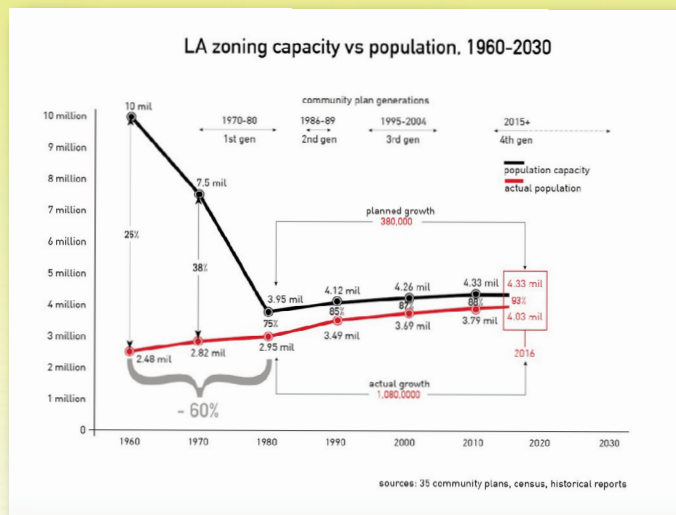
PRESIDENT'S MESSAGE

THE CHALLENGE OF HOUSING IN LOS ANGELES

• Jerry Hornof



Our 2023 theme is Westdale - Homeward Bound. This considers our home as both the physical structure that offers protection from the elements and facilitates daily activities and home as a supporting and loving space and community. Recently there has been much discussion about the Los Angeles City Planning Departments updating of the Palms - Mar Vista - Del Rey Community Plan. Community Plans are periodically updated to ensure that each community's land can "accommodate future generations in a way that aligns with environmental, land use, and development goals for the region". We are aware of the housing challenges in our community and the resultant high housing costs, unaffordable housing for moderate income earners (teachers, police, firefighters, etc.), increase commuter transportation demands, and homelessness. The Community Plan's primary tool for effecting development goals is changes to zoning. The UCLA Lewis Center for Regional Policy Studies defines zoning as "the collection of rules cities make to determine what can be built and what uses can occur on individual parcels of land". The first zoning ordinance in the United States was approved in Los Angeles in 1908. A common goal of early zoning ordinances was the separation of residential uses from "noxious" or "nuisance" uses such as slaughterhouses, oil drilling sites, and other noisy or odorous uses. The total number of parcels zoned for residential uses — and their heights, floor area, and other restrictions and requirements — all serve to put an upper limit on the amount of housing that can be built in a city. Los Angeles' "zoning capacity" was sharply reduced between 1960 and 1980. When this "downzoning" process began Los Angeles had 2.5 million residents and capacity for approximately 10 million total. By 1980 the city's zoning capacity had fallen to just under 4 million.



The proposed Community Plan calls for “upzoning” in designated areas throughout Palms – Mar Vista – Del Rey. Proposed “upzoning” in the Westdale area include the small section of McLaughlin Ave across from the park (primarily the Bentley Manor and adjacent apartment location) and the south side of National Boulevard between Whole Food Market and Butler Avenue. The McLaughlin Avenue location would allow a three story structure with bonus to five stories. The National Avenue location would allow a four story structure with bonus to six stories. I recognize that members have a variety of opinions on how best to address the housing situation in Los Angeles and our community. In addition to proposed local changes to zoning there have also been changes imposed at the state level aimed at increasing housing production, streamlining housing permitting, and increasing density (Senate Bills 9 & 10). To ensure your interests and concerns are heard, I encourage people to get involved. A good starting point is the Mar Vista Community Council Planning & Land Use Management Committee. Its mission is to “promote community input and involvement in land use, planning, beautification and appropriately sized public, commercial and residential development in the Mar Vista region, and provide recommendations to the MVCC Board of Directors regarding such issues, in order to improve the health and quality of life for MVCC stakeholders”. More information can be found at www.marvista.org.

Our congratulations to Andrew Marton who was re-elected as our Mar Vista Community Council Zone 3 (includes Westdale) representative. The complete election results can be found at www.lkrep.lacity.org/election/Mar_Vista_2023_NC_Official_Results.

The Westdale Homeowners Association Block Party is back in the neighborhood. Please plan on joining us for the 2023 Westdale Homeowners Association Annual Block Party on Saturday, October 7th. This year's location will be

on Colby Avenue. Activities include food (you are welcome to add your own favorite potluck item or dessert), visits by community leaders, LAPD & LAFD, bounce house and more. Looking forward to seeing everyone.

In closing, please participate and engage in making our neighborhood a home that is welcoming, safe, and supportive of each other.

CRIME AND SAFETY REPORT

•Leah Oye



Summer is here and many are traveling now that COVID travel restrictions are lifted. Unfortunately, our area has an increase in crime. Area 14A25 of Pacific Division, from Palms Blvd to 10 Fwy to Lincoln Blvd to Sawtelle, has a 51.9% increase in residential burglaries and a 51.4% increase in theft from motor vehicles, including catalytic converters, through May 1st.

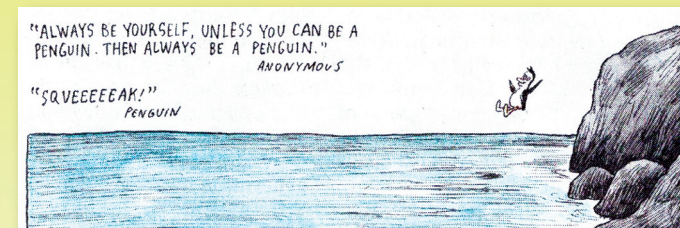
Two burglary crews have been identified in the division. One includes two people in a Black Jaguar sedan. One poses as a utility worker “looking for leaks” and distracts the resident while the other one takes jewelry or cash from the house.

The second crew usually has three people using a red Mercedes SUV. Two enter an unoccupied house with the other person in the car as the lookout. Most home entries are from the rear, smashing a patio door or window. Some have entered through a second story window or balcony, using ladders left in the garage or backyard. Most burglaries have been between noon to 10 PM.

There are other burglary crews working in the neighborhood. This is a very desirable, residential pocket in the city. Thieves can quickly burglarize a house and make a quick getaway on the freeway. Although a Mercedes and Jaguar have been identified, burglars often steal vehicles to match the neighborhood’s cars. Please be suspicious of any unfamiliar vehicles “casing” the neighborhood. Call the non-emergency number, 877-ASK-LAPD or 911 if crime-in-progress. If you notice someone peeping in windows, checking car doors, that is a 911 call, crime-in-progress.

Get to know your neighbors and let them know if you are leaving for several days. Keep lights on inside and outside the house whether you are home or away, and lock your doors and side gates. Lock your car doors and do not have valuables visible. Park in the driveway, garage or behind a fence at night, especially if you have a Prius.

LAPD Pacific Division has a special Burglary Task Force



with detectives who question residents and provide extra patrols. If you have information about a burglary or video that may be relevant, you may send it to Det. J Twycross’ email at 39624@lapd.online. If you see suspicious activity, call 1877-ASK-LAPD to notify the patrol on duty to look for these persons.

Burglars are now breaking the windows in garage doors to access the manual release cord to enter the garage and gain access to the backyard or house. Please secure the manual release out of sight/ reach from the garage front window.

Sexual assaults and property crimes have also increased. If you become a victim of a crime, please file a formal police report. Some crime reports can be made through the LAPD website. However, burglaries need to be reported directly with an officer. Posting on Nextdoor does not replace a police report. Patrols are assigned according to the number and types of crimes and incidents formally reported in the area. If you do not report, our area will not receive the appropriate attention.

If you would like notices about crime in the area, go to: www.crimemapping.com for up to date information and maps.

Are you having a disagreement with your landlord, tenant, neighbor, school or work? The Los City Attorney’s office offers FREE mediation services. Access the Los Angeles City Attorney’s website, and look under Dispute Resolution Program www.lacityattorney.org/mediation. Hate Crimes have also increased. Any crime or attempted crime directed at any person(s) based on the victim’s perceived race, nationality, religion, sexual orientation, gender or disability is classified as a Hate Crime. Please report hate crimes to help the LAPD recognize areas where education or intervention is needed. Call 911 in an emergency or 1-877 ASK-LAPD if there is no immediate danger.

Our Senior Lead Officer, Karwon Villery, can be contacted at 38717@lapd.online. Officer Villery should be contacted for any non-emergency advice.

If you would like to learn more and become involved with the Westdale Homeowners’ Association Crime Prevention activities, please contact me at lkoye@yahoo.com.



MAR VISTA SCHOOL NEWS

•Andrea Ebert Lowerre

The school year has officially ended and our students, families, teachers and staff are kicking off summer! We closed out the year with so many wonderful events including:

Sixth Annual STEAM Night — This schoolwide event features hands-on exhibits, activities, and workshops in the fields of Science, Technology, Engineering, Art, and Math. It’s a free and fun night of learning and exploration for all. This year's event was hosted by some amazing Venice High students (and Mar Vista alum)!

School Beautification Day — Thanks to all the volunteers who came out and helped spruce up our school grounds and facilities. If you're walking by the Stoner gate, you'll notice our refreshed gardens and the new plantings popping up in our raised beds.



Open House — A fun-filled night for parents to see and hear what their children have been working on and to hear from their teachers. Families got to see artwork, writing, dance performances, living museum biographies, and more!

Spring Show — the TK-K, 1st, 3rd & 4th students along with the Chorus performed “The Broadway Beat” featuring many beloved hits. It was a packed house for each show, and the students led by our music teachers, Nagel Martinez and Katherine Williamson, did an incredible job

Congratulations to all the 5th graders who culminated from Mar Vista Elementary and are off to middle school in the fall. You'll always be part of the Mar Vista community and welcome anytime to come back and visit or volunteer!

LOOK WHO'S SELLING IN THE NEIGHBORHOOD

3172 BUTLER AVENUE

4 BED | 3 BATH | 2,453 SQ FT
CHARMING HOME IN WESTDALE/TROUSDALE
LISTED AT \$1,995,000

11935 WOODBINE STREET

3 BED | 3 BATH | 1,689 SQ FT
MULTIPLE OFFERS
SOLD FOR \$200K OVER ASKING

3338 STONER AVENUE

3 BED | 2 BATH | 1,573 SQ FT
MULTIPLE OFFERS
SOLD FOR \$320K OVER ASKING



The agent does not guarantee the accuracy of square footage, lot size or other information concerning the condition or features of the property provided by the seller or obtained from public records or other sources and the buyer is advised to independently verify the accuracy of that information through personal inspection with appropriate licensed professionals. This is not a solicitation for a listing if your property is listed with another broker.

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310.488.4410 AdamRGlick@gmail.com
DRE #01982917

I Care About You, Even When You're Not Selling.

The Sweetest Review I've Ever Received!

Dear Ron,

I'm sending this to you, to my attorney, and also posting it online. Over the past 22 years I've received your newsletter, talked with you at my door, seen you at open houses and run into you at my favorite restaurant where you introduced me to your family. Besides that, I've called you for advice, and for numerous referrals, all of whom were courteous, prompt and honest.

Fortunately I'm in pretty good health and hope to have some good years still left but you never know what's ahead. I've noted you in my "after death wishes" and told both my daughters and my attorney, that when the house gets sold, you will be the agent. I've told you this previously but now you have it in writing.

With admiration for your commitment to our community and specifically to seniors.

—Alison Fairchild

I Am Your Westdale Go-to-Guy When Everyone Else Seems Too Busy and Just Doesn't Care.



RON WYNN
310.963.9944
ron@ronwynn.com

**RANKED #27 FOR ALL AGENTS IN
THE COUNTY OF LOS ANGELES**

—The Los Angeles Business Journal

Highly Likely to Recommend 5.0
11/14/2022 - Sold a Single Family Home
★★★★★ Mar Vista, CA.

Ron Wynn Client

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COMPASS

MAR VISTA SENIOR CLUB

• Lilah Newkirk

Every Friday morning at 9:30AM, Mar Vista Rec Center turns into a vital hub for those aged 50+ in our community. This center serves as a welcoming space to come together and engage in a variety of social, educational, and recreational activities. It is a place where the group can enjoy each other's company, share stories, and make new friends. For many seniors in our neighborhood, this center is a lifeline that helps them stay connected, active, and independent. To learn more about the activities offered and the overall community that is being built, I spent part of a day sitting in on the senior group.

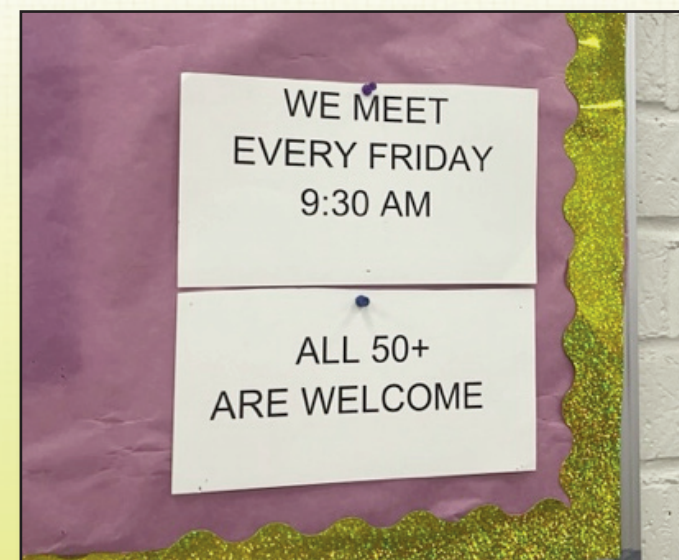
From the stories that were told, to the singer that performed, each and every person in the large group of 40+ seniors were easily entertained. Those who spoke in front of the group highlighted the importance of staying immersed in our city. Opportunities to stay involved, such



as activities taking place at the Santa Monica Pier and the Hollywood Bowl, were emphasized. Not only does this passionate group of seniors hope to stay involved in our community for fun, they also believe strongly in helping others. Talk of the 18th annual bingo night fundraiser was met with overwhelming enthusiasm and anticipation. Without fail, every individual in the room exuded an unwavering passion for helping others, demonstrating a commitment to engaging in activities like this very fundraiser. Moreover, the senior club epitomized Mar Vista's commitment to fostering a strong sense of community building. Forming strong connections with neighbors and staying involved in the community is an integral aspect of residing in Mar Vista and was highlighted in conversations regarding the importance of nurturing friendships within our neighborhood.



All in all, spending a day with Mar Vista's senior club was an eye-opening experience. From the engaging stories to the lively performances, it was clear that every individual in the group shared a strong sense of camaraderie and community spirit. Their dedication to staying involved in the city and helping others was truly inspiring. As I left the center, I couldn't help but feel grateful for the invaluable role this group plays in the lives of many seniors in our neighborhood. It's heartening to know that there's a welcoming space where older adults can come together, make new friends, and enjoy a variety of activities. If you're aged 50 or above and looking for a way to stay active and connected in Mar Vista, I highly recommend stopping by the Mar Vista Rec Center office checking out this senior club.

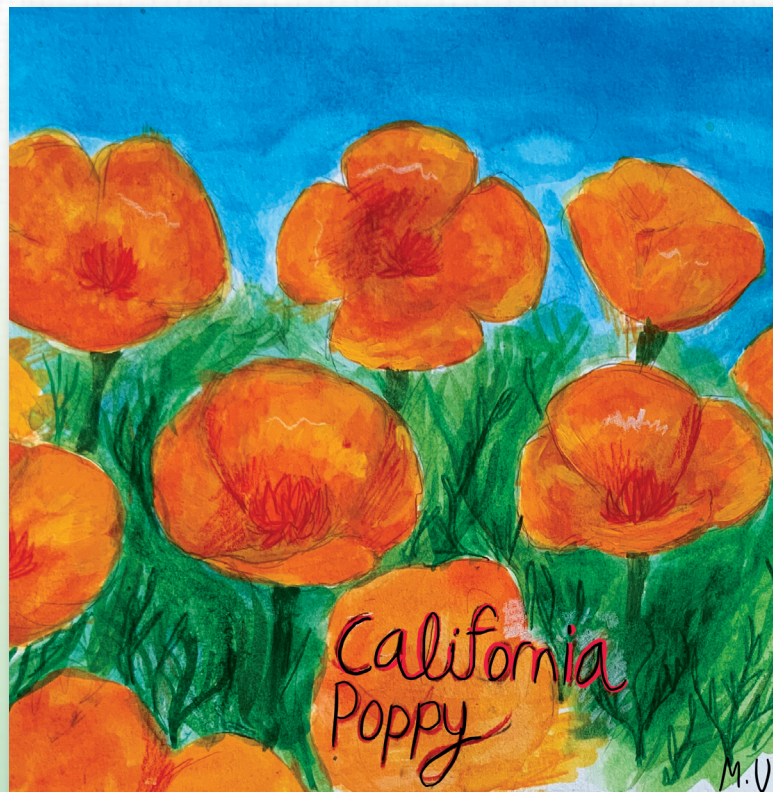


NATURE REPORT: USEFUL WEEDS AT YOUR FEET

•M.Umar

This winter, LA had its rainiest year since around 2005. There was enough rain to cause a Superbloom — hillsides covered in flowers, from indigo lupines to yellow mustard. The drab hills are exploding with color, and for many people, it's like looking into the past. There are so many wildflowers that their sunset hues can be seen from space! While the Superbloom hasn't covered our neighborhood, its effects are very visible on the nearby hills. One of the most common flowers growing is the California poppy.

California poppies are instantly recognizable with their bright orange, cup-shaped petals. They're our iconic state flower, gilding native gardens and the sides of highways. It's summer now, so they will probably stay until the middle of June (or even later than that). Both bees and beetles pollinate these low-growing flowers, although they don't have any nectar.



Since ancient times, California poppies have been used for their sedative properties. Many Native Americans used them as sources of food and medicine. The poppy has been used to help people relax or sleep better, and the green parts could be boiled or steamed.

While I don't recommend going out and picking our state flower, its medicinal properties are interesting.

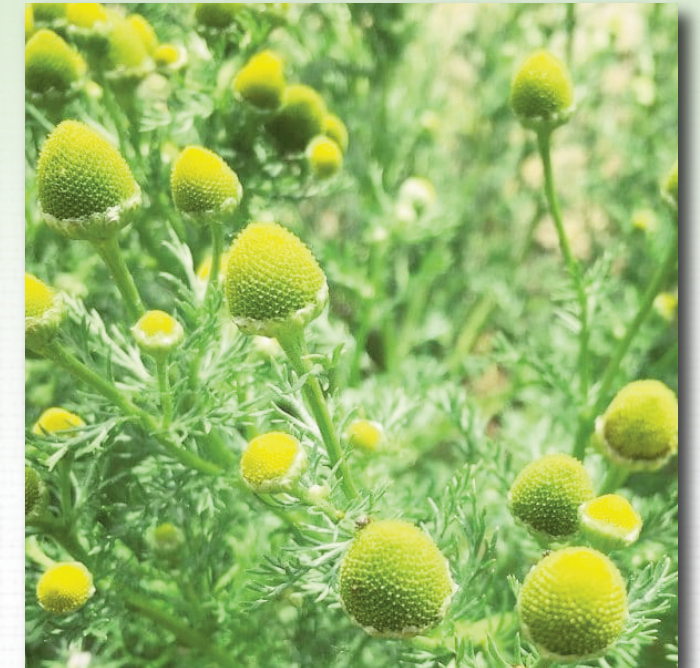
California poppies have specialized roots called taproots, which reach deep under the soil to get water. Many other plants have this feature, which frustrates gardeners to no end. One of those plants is the dandelion, with its sunburst-shaped flowers and puffy seed clusters. Dandelions are generally seen as annoyingly persistent weeds (the taproot anchors it in the soil, and the seeds float through the air to invade lawns). But like the California poppy, they have been used in medicine for centuries. The entire plant is full of antioxidants, minerals, and vitamins. The flowers, stems and leaves can be eaten cooked or raw, and the root is usually dried. While dandelion could be useful, it's not risk-free.

Very little research has been conducted on it, and it can cause allergic reactions or interfere with medications.

Another common weed is plantain, originally from Eurasia. Its oval-shaped, crinkly leaves pop up everywhere, from the Mar Vista Recreation Center to cracks in the sidewalk. Its drab flower spikes jut from the center of its flat rosette leaves like bug-chewed sundials. This inconspicuous pest



is actually edible, and it has compounds that can help heal mild wounds. Plantain leaves have some anti-inflammation properties. They may be able to reduce microbe growth, too. Don't take any plantains growing near streets or areas with pets (like public parks). And don't take any that have been sprayed with pesticides.



Those are only three of the common and useful plants growing nearby. At the Mar Vista Recreation Center, you can find pineapple weed; a small, feathery-leaved weed with gemstone-shaped flower heads. It both smells and tastes like pineapple (though considering how dogs frequent the park, it's best to try it from somewhere else.) A walk around Stoneview Nature Center reveals California lupines. Their flowery purple spires were used as a food source. However, they contain alkaloids and can be toxic, so do NOT try casually eating them. They are pretty to look at, though.

Plenty of "weeds" are very useful. While it's not a good idea to use them as an actual replacement for medicine, many common plants here have healing powers. The Superbloom won't last forever, so go out and see it if you can! The eye-popping colors are amazing to look at.

Keep looking for plants this summer!

LESSONS LEARNED: MOVING VS. RENOVATING

•Rebecca Davis and Claire Burns

Who else could use more space at home? With work from home, family additions, and many other life changes - you can quickly outgrow your home. But what happens when you do? With housing prices up, this is where the decision to build vs. buy a new house comes into play. Sure, since you moved in, you thought about building a second story or maximizing your backyard space with an ADU, but is that feasible or will it cost more in the long run?

One-half of our dynamic Davis and Burns duo recently wrangled this dilemma. After weighing her options, she chose to renovate and add a second floor to their existing home rather than move, because she loved her street, her location, and her Barry Avenue neighbors too much to leave. If you too love where you live and are debating renovating your existing home, here are a few learnings and takeaways to consider.



Our first piece of advice? Seek marriage counseling and then go from there (kidding - well, kind of). With all jokes aside, here are a few bits of advice and some pitfalls to avoid if you're thinking of renovating:

Hidden costs not only exist but are inevitable. We know you've probably heard this a thousand times before, but trust us, this is practically unavoidable. Between the hidden costs of opening walls to find electrical that is no longer up to code, critters that have eaten through your insulation, or getting so caught up in the details that you spend more here and there "to get it right," there are hundreds of

ways that you can, and likely will, exceed your budget. And if you're saying, "No. That won't be me..." that's what we said too, but it happens to the best of us. So, pad your budget accordingly and add 15% to what you think you'll spend.

Timeline, shmiline. "I don't see any reason why we can't get this done in 6 months... 9 months...1 year...right?" Though supply chains are starting to normalize after COVID, some items will take far longer than anyone can anticipate. Currently, windows are a big culprit with fabrication and delivery taking 8+ months for many brands. And the City is still taking longer than normal to approve plans and issue permits. So plan ahead and let the phrase "patience is a virtue" be your calming mantra.

Trust but verify. "You get what you pay for" is true for construction. If you want to cut costs, consider more economical options on the furnishing side, but don't skimp on construction. When choosing the right construction team, be sure to fully vet - yes, fully. We're talking about checking references and viewing past projects to determine the quality of work. From how clean the site is to how straight the

tile is, it all matters. Picking the wrong contractor can lead to lots of regrets and even higher costs if things aren't completed correctly or on time.

Comfort at a cost. If you can't or don't want to live through the chaos of construction, be sure to add the rental costs to your overall budget. In today's market, the average home in the area is renting for around \$5,500-\$7,500 per month. This is of course on top of the mortgage you are already paying on your primary residence. Also, don't forget to add the cost

to move twice in one year to the budget. These costs add a considerable amount to your bottom line and should not be dismissed when considering the whole picture.

There is often a lot of weighing and balancing that goes into the decision to stay or go, and we have an intimate knowledge of the pros and cons of each. So, whether you read this article and decide that renovating your home is for you, or rather determine that selling your home suits your needs better, we hope you'll contact us for renovation recommendations or a strategic selling strategy.

Neighbors Helping Neighbors

We're proud to be neighbors and active members of the community. We've enjoyed meeting more of you through events like the Mar Vista Elementary Gala and Golf Tournament, Fall Block Party, Big Boo – and more. If we haven't met you yet, we hope we get a chance to meet at the next community event.



Our Recent Mar Vista Sales – Last 30 Days



Leased | Representing Landlord
3373 McLaughlin Avenue • \$6,950/month



Sold | Represented Seller
3525 McLaughlin Avenue • \$2,260,000



Sold | Represented Buyer
3163 Federal Avenue • \$1,940,000



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DRE 01457341 | DRE 01381493

\$520M+ Team Transaction Volume
\$108M+ Mar Vista Transactions
80+ Homes Sold in Mar Vista
Real Trends "America's Best" REALTORS (Top 1.5% Nationally)



Once you sell your home it's difficult to come back.

The Fear That It Won't Work Out

There's a handful of good reasons, to sell your home when it gets too big, too difficult to maintain and too far away from your loved ones. Even though your home is your palace and is filled with incredible memories, at the end of the day what's most important is to be safe, healthy and close to your family and loved ones. Many seniors complain that most of their friends and family are gone and that their greatest desire is to "age in place" and to you I say, "you should"! You should, assuming you are safe and if not, that you have in-house care to keep you safe at all times.

For most people who are not 100% self sufficient, the first best choice if they are living alone in a big house is to enlist a caregiver, house manager or assistant. In cases where mobility or dementia may be in an early but progressive stage, advance planning would suggest interviewing for in-house nursing care to provide a combination of companionship and the necessary safety, cooking and hygiene assistance to assure a comfortable and sustainable existence.

Yes, this might be the most desired scenario by most, but unfortunately, it's also one of the most expensive choices, emphasizing that "aging in place"

is not within everyone's financial capacity. Often, the alternative choices of assisted living, skilled nursing homes and independent living, all would be choices at varying costs that would necessitate a move from one's current place of residence.

Another of the more popular choices when family and seniors are in concert with one another, is to move in with each other, either into an existing home of the senior or the children, maybe directly moving into the home or perhaps taking residence in an adjacent apartment, guest quarters, ADU or an adjacent detached home.

6 Reasons People Need To Lease

1. Because they already sold their home.
2. Because they are waiting for prices or interest rates to adjust before they buy.
3. Because they are building a new home nearby, or perhaps remodeling.
4. Because they want to put money into expanding their business or to reduce debt by using the equity they built in their home.
5. Because they only plan to stay in the country for another year or two.
6. Because it's a better location, closer and more convenient to school, an in-law, or where they work.

6 Reasons To Lease Your Home

1. Because you could use the income.
2. Because the appreciation and write-off is attractive.
3. Because you or a family member might want to move back in later.
4. Because the house has sentimental value.
5. Because the income taxes would be painful.
6. Because you are waiting for a step up in basis.

Here's My Humble Advice

Rent or lease your home out before totally committing to give it up completely, just in case you want to come back and totally regret the decision that you made. Give it one year, to feel it out and get comfortable, and then make a decision to sell, move back or renew your lease. This way, you'll keep your taxes, keep your low interest mortgage, and sleep easier at night, knowing that your home is happily waiting for you, if you get home sick and decide to come back.

Live Without Fear!

When the real estate agent you interview keeps telling you, that you better sell because prices are going down, that's when you say,

"I Think I Better Call Ron Wynn."

Call Me for Leasing Information.

Ron WYNN
310.963.9944
email: ron@ronwynn.com
online: www.ronwynn.com

DRE#00420987



Solutions by Collaboration

We are leasing specialists and always have your best interest at heart.

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MAR VISTA PARK REPORT

• Jerry Hornof

The Department of Recreation and Parks' Municipal Recreation (MRP) Funds for Mar Vista Recreation Center (basically the operating revenue for the park) is being successfully rebuilt after the loss of funds due to the pandemic and reduced programming over the last few years. Park staff report that the MRP is currently \$100,000 more than it was this time last year. This is very important to maintaining, enhancing, and supporting the programs available at Mar Vista Park.

At our most recent Park Advisory Board meeting, we had a good discussion regarding the awarding of trophies versus medals versus other awards to sports program participants. As parents of children who participated in sports programs, we all can relate to boxes of trophies that remain from our children's participation in sports programs. Mar Vista Recreation Center is considering a change in the award program. They are considering continuing to award trophies to younger children (ages 5-8), but to award tee-shirts for older children (ages 9-15). Their initial research indicates that tee-shirts have proven to be a very popular alternative.

Every few years the basketball court in the gymnasium needs to be resurfaced to maintain and protect the

hardwood flooring. The Los Angeles Clippers Foundation should be recognized for the financial support they provide to the entire Los Angeles Recreation and Park Department facilities to fully fund this very important maintenance requirement.

As summer approaches it is important to remind Mar Vista Park neighbors about the wonderful camp program offered by the park. Both my sons participated in the program as both camp participants and, when they got older, as junior counselors. The camp is available to children ages 5-13 and includes a Wednesday field trip every week. This year's field trip destinations include Magic Mountain, Knott's Berry Farm, and Raging Waters. The camp begins June 12th and runs through August 11th. Signups are available on a weekly basis and registration is now open.

Besides the sports programming available at the park, it is important to remember the large variety of other programs. These programs include guitar, piano, arts & crafts, drums, and theater & acting. Visit www.laparks.org/recenter/mar-vista or call the office at 310-398-5982 for additional information and registration instructions.

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

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