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PRESIDENT'S MESSAGE

WESTDALE PARTIES

• Jerry Hornof

These vehicles, loaded with multiple sensors, are part of Waymo's fleet of driver-less cars being tested in greater Los Angeles. Waymo is headquartered in Mountain View, CA. Its mission statement is "to make it safe and easy for people and things to get where they're going. From moving people to moving goods, we're using autonomous driving technology to get to new places. Our mission is big and our work has the potential to transform lives". Waymo is on tour across Los Angeles. Starting in October, Waymo is giving Los Angeles residents a one week early access ticket to try their fully autonomous ride-hailing service, Waymo One, for free. Their schedule is Santa Monica: October 11 to November 18, Century City: November 20 to December 17, West Hollywood: December 17 to January 7, Mid City: January 8 to January 23, Korea-Town: January 24 to February 8, and Downtown LA (DTLA): February 9 to March 3 (<https://waymo.com/tour/>). I encourage you to give it a try and think about the possibilities this technology will offer in enhancing your continued mobility.



Westdale
VILLAGER

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION
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This year's Westdale Homeowner's Association Block Party (Saturday, October 7th) returned 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 and Ethel Oderberg for their excellent leadership roles. 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. Thank-you to Councilmember Traci Park's office for covering the street closure fees. Also, thank you to all the sponsors who supported the event. Thanks to all who attended and looking forward to next year.

October is always an active month in Westdale. Besides our annual block party, 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 adds 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). 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. See a complete article in this issue of the Villager.

In closing I wanted to remind everyone to visit the Westdale Homeowners Association website (www.westdalehoa.org/). Our 2024 Westdale Homeowners Association Annual meeting will occur on Tuesday, January 30. Check the website for additional information as January 30th approaches. As we look to the New Year I hope that 2024 will be a wonderful year for all of our Westdale families.



WINDWARD SCHOOL'S COMMUNITY INVOLVEMENT

•Lilah Newkirk

Windward School, a cornerstone of our Mar Vista community and the high school that I attend, is a vital part of our neighborhood. As a graduating senior with six years of experience on the Windward campus, I have come to learn all about the core values of the school. From inclusivity to creativity, Windward hopes to take in eager and curious 7th graders and transform them into ethically responsible individuals who change the world while achieving their goals. Since the beginning of our education, we have consistently been reminded of the importance of having a foundation in community service. As a result, many of us have grown into individuals who wholeheartedly embrace every opportunity that is presented to help others. A substantial amount of this service is directed toward the community that we are immersed in during our weekdays: Mar Vista.

Enrichment Home, a tutoring program started by Windward students, stands out as an example of Windward's involvement in the Mar Vista community that I have gotten to personally participate in. This program pairs our students with elementary-aged children from Mar Vista public elementary schools, enabling them to receive tutoring across a variety of subjects, including math, writing, and foreign languages. Working with these kids has been such an enjoyable experience and I am grateful that Windward has created this opportunity. Notably, Mar Vista Elementary School's "STEAM Night" also holds a special place as a favored volunteer activity among students at my school. This event, featuring activities like crafting lava lamps, experimenting with oobleck, and constructing robots, is a valuable educational platform for elementary-aged children, offering an early introduction to science, math, and art. It has also been a great way for us to pass down what we have learned in high school to the upcoming middle and high school students in our neighborhood community. The picture shows kids building a robot at STEAM night.

I wholeheartedly suggest that you look into the local volunteer opportunities that allow us to give back to the Mar Vista community. Whether it's coaching at the recreation center or volunteering at a nearby school, there are numerous possibilities that you may not even know exist. I am grateful to attend a school that cares so much about its community and has introduced me to a variety of service learning in the area. As I navigate through college and beyond, I will continue to use my foundation of service to contribute positively to each new community I join. For those interested in participating in community service, I encourage you to explore the numerous opportunities in our area – your commitment can truly make a difference.

CRIME & SAFETY REPORT

•David Konell



Does a picture tell a thousand words? I hope so as this quarter's letter is going to be a little different than those of the past. Several neighbors mentioned to me during the WHOA Block Party that the crime statistics from the Pacific Division of LAPD are useful, but they don't zero in on our neighborhood specifically. My goal is to make readers of the Villager aware of the reported crimes here as opposed to the entire Pacific Division of LAPD. As the police know, and the data demonstrates, our neighborhood is generally safer than the surrounding neighborhoods. Crime in our neighborhood is almost always property crime, and that's better than the alternative, although even those numbers have increased due to the recent physical attacks at Ralph's, McDonalds and Trader Joes.



**Black Mask = Burglary • Brown Car = Theft from Vehicle
Purple Car = Stolen Car • Fist = Assault • Green Dollar Sign = Grand Theft.**

Looking at the data from May through October, June stands out as the big month for burglaries as there were ten, yes, TEN in just our neighborhood! October was a bad month for grand theft from vehicles (this would include catalytic converters) at five. Four cars were stolen during this six-month interval as well.

On average, a home in our neighborhood is burglarized every week! Our neighborhood is being cased daily, if not more often. Our SLO (senior lead officer) Karwon Villery informs that most burglaries are occurring from 12pm to 9:30pm. Also, if your home is being fumigated (tented) assume it will likely be burglarized. The Pacific Division of LAPD is dealing with new burglaries daily.

Neighbors on Colby have created their own voluntary parking permit so that vehicles can be identified as "belonging." Most of us know our neighbors' car(s), but often there are guests or caretakers or workers that may park at or near our homes, sometimes for periods longer than 72 hours. The removable vinyl sticker can be placed on the front window or on the dashboard so that other neighbors know that the car hasn't been abandoned or is involved in casing their home. If anyone would like to get one of these, please email me and I'll make sure to get you one (or more if needed) Vivadna4@verizon.net.

There are now at least two text groups that I know of personally: one on Colby, and one on Butler. Please consider either creating or joining a group for your block within Westdale. This is the best way to keep each other informed about any suspicious activity whether it be a solicitor, suspicious vehicle or even a "Hey, watch out for the coyote."

With that, let's all stay diligently aware of our surroundings and keep an eye out for ourselves, and our neighbors. Please consider emailing a letter to our representatives letting them know the situation is unacceptable and is getting worse.

Councilmember.park@lacity.org
Lindseyhorvath@lacounty.gov

On a happier note, our Pacific Division's Santa's Sleigh plans have been finalized.

The Santa Sleigh stops in our area this year will be on Tuesday Dec. 5th starting at:

- 5pm @ 3584 Mountain View Ave
- 6pm @ 11555 National Bl (St Andrew's Church)
- 7pm @ 3270 Graville Ave
- 8pm @ 3260 Purdue Ave

90066 Homes Are A Hot Commodity

While the real estate market as a whole continues to fluctuate, our community is continuing to see strong sales as buyer demand remains solid.

If you've considered selling, reach out to understand your potential return.

\$520M+	100+	Top 1.5%
team represented transaction volume	homes represented in Mar Vista	of Realtors nationally ranked (Real Trends)



Rebecca Davis + Claire Burns
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team@davisandburns.com
DRE 0145734 | 01381493

Our Recent Neighborhood Successes



Sold with Multiple Offers Over-Asking | Represented Seller
11535 Clover Avenue, Mar Vista
\$1,999,000 Listing Price



Sold \$44K+ Over-Asking | Represented Seller
12207 Lawler Street, Mar Vista
\$2,293,373 Sold Price

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COMPASS

15 Reasons to Call Me *When You are Not Selling.* *(and one when you are.)*

1. When you need a handyman, tree trimmer, painter, plumber, electrician
2. When you need a referral agent to help you find a home in a good district less than an hour from here such as Calabasas, Hidden Hills, 1000 Oaks, Encino, Studio City, Palos Verdes, Manhattan Beach, Newport Beach, Irvine.
3. When you need a referral agent to help you when moving to The Desert communities or to explore Golf courses communities or Senior living opportunities.
4. When you need a referral to explore Real Estate in Texas, Florida, Tennessee, Colorado, Utah, Washington, Oregon, Connecticut.
5. When you need a referral to answer tax or legal questions in reference to a real estate matter, or need clarification on proposition 19 or other existing capital gains or tax laws.
6. When you need help with estate liquidation and donations.
7. When you are looking at options such as refinancing, reverse mortgage, home equity loans, loan forbearance.
8. When you are interested to receive articles, videos or blog material on a particular subject
9. When you have an interest in participating in community projects or to learn ways to become involved with the local community.
10. When you would like to meet other people in the community with similar/ common interests.
11. When you are just curious about what improvements you might make to your home to increase its value.
12. When you are also curious about what the value of your home is, without making any upgrades.

13. When you have general real estate questions such as "when is the best time to sell?" Or ... what is your forecast for the market perhaps twelve months out."
14. When you have questions about leasing your home, need rental price information, or need assistance with finding a reliable tenant.
15. When you need someone who will emphasize and listen to you about what you are going through and how momentarily things aren't going just the way you would like them to.

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MEMBERSHIP TIME

Please send in you dues! Our Homeowner's Association is being supported by a small percentage of the homeowners even though everyone benefits. Dues pays for the Villager, the Block Party, and the emergency supplies. In 2023 we had only 222 members who paid dues. Of those, 91 paid more than \$20.

2024 HOMEOWNER DUES

Please support the Westdale Homeowner's Association (WHOA) by paying your annual dues. At \$20/year, it is a bargain. Dues are used to support publishing and distributing the Villager, our quarterly newsletter. Advertising offsets only some of the cost. Dues supports the website, communication software, and the annual block party. We also support Mar Vista School, Mar Vista Park, and zoning advocacy to protect our neighborhood. We support the LAPD, and the block captain program. Supplemental payments to the Community Emergency Response Team (CERT) supports our Homeowners' emergency supplies which are stored at Mar Vista School.

The web site <http://www.westdalehoa.org/> has a link to a list of addresses of those who have already paid. Many of you have paid for future years. You may pay for up to 3 years with one payment. In spite of the name "home owners", we encourage the participation of renters.

	# Years (1-3)	TOTAL
Dues \$20 per year		
CERT optional support (suggest \$10)		
General Fund optional donation		
TOTAL		

MEMBERSHIP INFORMATION

Home Address: _____

Name 1: _____

Phone: _____ email: _____

Name 2: _____

Phone: _____ email: _____

Please make checks payable to "Westdale Homeowner's Association". If your check is a business check, give your house address as well in order to credit your house as paid. Return to Jami Olson at 3216 Barry or mail to Westdale HOA, PO Box 66504, LA, CA 90066

MEMBERSHIP INTERESTS:

Let us know if you would like to serve on the board, participate in CERT, or serve in any other capacity: _____

BLOCK PARTY

In today’s fast-paced world, where digital connections often dominate our lives, it can be easy to lose touch with our neighbors. Fortunately, the Westdale Block Party is always a wonderful opportunity to come together and rekindle our feeling of unity. This year was no different, as neighbors joined to mingle, share stories, and strengthen ties to one another. It was wonderful to see neighbors chatting over tacos and hotdogs, while children played together on inflatables and showed off their henna tattoos and ballon animals. The excitement for ice cream was felt by children and adults alike, as lines wrapped down the street.



The success of the Block Party could not have been possible without the generous contributions of our local sponsors. These businesses graciously gave back to our community while joining in the festivities as well. A huge thank you to ZGB Homes for sponsoring the taco cart, Thomas James Homes for sponsoring the inflatable slide, bouncy house, and balloon twister, Davis Burns Properties for sponsoring the ice cream truck, Complete Eye Care Center for sponsoring the henna tattoo artist, Ron Wynn for sponsoring the grill and cotton candy, Bellet/Grakal/Glick Real Estate Group for sponsoring the obstacle course, and Debbie Kaplan for making a contribution to the event! Their involvement adds a whole new dimension to the Block Party, making it even more exciting and memorable for everyone.

MAR VISTA SCHOOL NEWS

•Andrea Ebert Lowerre

It's been a busy fall at Mar Vista Elementary! Here are a few highlights from the past few months and what's to come:

◆ Our Annual Giving Campaign kicked off to raise critical funds for our enrichment programs like music, PE, computer lab, Spanish, visual arts and more, as well as our instructional aides and helping keep our class sizes small. A big thank you to all who donated, and a special shout out to our new Annual Sponsors -- Unified Global Solutions, Sentinel Bridge, Pamela's Property, Thomas James Homes, and Genius Babies. Every dollar counts toward making Mar Vista great, and it's not too late to contribute if you'd like to support our school. Please reach out to me, Andrea Lowerre (asebert@gmail.com) or Suzanne Brutocao (suzanne.brutocao@gmail.com) for more information.

◆ The Big Boo brought all the ghouls and goblins out for Halloween fun! Kids had a blast playing games, decorating pumpkins, enjoying tasty treats and visiting Nadja the Vampire's Haunted House. A special thanks to the Big Boo Committee that worked tirelessly on this beloved Mar Vista event!

◆ Partybook has been busy hosting all kinds of fun events to bring our community together and support MVE. Some of our fall events included football watching, a working moms mixer, a floral arranging class and a cookie exchange. Coming up we have our Annual Chili Cook-off where MV cooks compete for the coveted title. Be sure to follow @mvseg_org on social media for more updates on upcoming Partybook events

◆ Our teachers, staff and students continue to celebrate some of our Mar Vista traditions -- Monday morning assemblies, the 3rd Grade Feast, Little / Big Buddies, the Winter Show and more!

◆ As we move into 2024 our 5th graders will be heading off to Pali Camp and we will be embarking on a WHOLE SCHOOL field trip to the Santa Barbara Zoo! We're also gearing up for our annual Auction Gala, slated for March 16th at the Museum of Flying

Hoping everyone has a healthy and happy winter break!



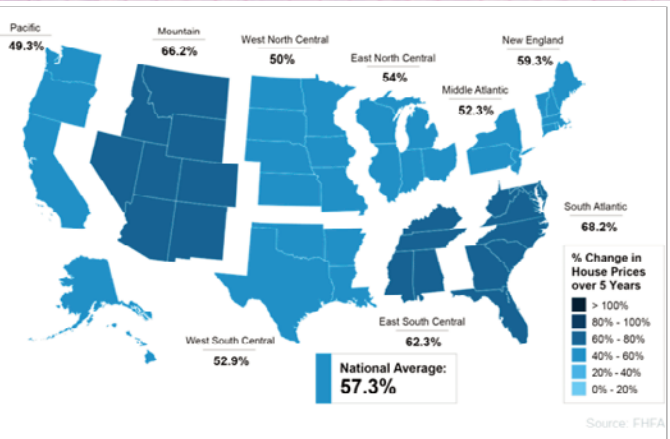
REAL ESTATE REPORT

•Adam Glick

If you're thinking about buying a home soon, higher mortgage rates, rising home prices, and ongoing affordability concerns may make you wonder if it still makes sense to buy a home right now. While those market factors are important, there's more to consider. You should think about the long-term benefits of home-ownership too.

The maps below use data from the Federal Housing Finance Agency (FHFA) to show just how noteworthy price gains have been. And, since home prices vary by area, the map is broken out regionally to help convey larger market trends.

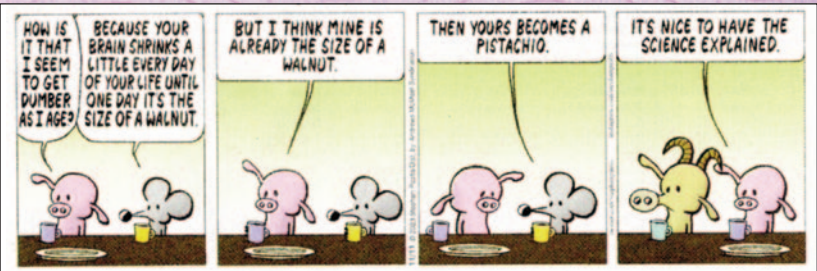
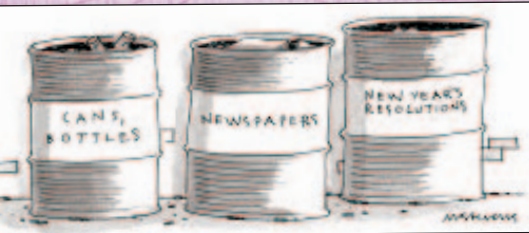
PERCENT CHANGE IN HOME PRICES
OVER 5 YEARS • Q2 2023



If you look at the percent change in home prices, you can see home prices grew on average by just over 57% nationwide over a five-year period. Some regions are slightly above or below that average, but overall, home prices gained solid ground in a short time.

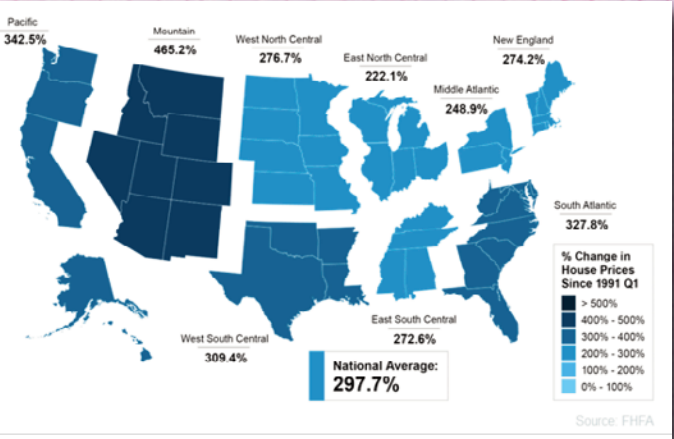
This nationwide average tells you the typical homeowner who bought a house 30 years ago saw their home almost triple in value over that time. That's a key factor in why so many homeowners who bought their homes years ago are still happy with their decision. And while you may have heard talk throughout the year that home prices would crash, it hasn't happened. In fact, experts project home prices will continue to rise for years to come.

If you're wondering if it still makes sense to buy a home today, it's important to focus on the long-term advantages that come with homeownership.



Think about this: if you know people who bought a home 5, 10, or even 30 years ago, you're probably going to have a hard time finding someone who regrets their decision. Why is that? The reason is tied to how home values grow with time and how, by extension, that grows your own wealth. That may be why, in a recent Fannie Mae survey, 76% of respondents say they believe buying a home is a safe investment. Here's a look at how just the home price appreciation piece can really add up over the years.

PERCENT CHANGE IN HOME PRICES
Q1 1991 • Q2 2023



And if you expand that time frame even more, the benefit of homeownership and the drastic gains homeowners made over the years become even clearer. The second map shows, nationwide, home prices appreciated by an average of over 297% over a roughly 30-year span.

I Care About You, Even When
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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



RON WYNN
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MAR VISTA PARK REPORT

• Jerry Hornof

In the president's message I talked about "nature is home". Enjoying nature can involve a walk at Mar Vista Park or maybe a swim in December. On October 2, I attended a meeting held by the Mar Vista Community Council Planning and Land Use Management Committee. The Los Angeles City Bureau of Engineering, in collaboration and at the direction of the Department of Recreation and Parks, presented a proposal to replace the aging 1959 Mar Vista Swimming Pool and Bathhouse Facility at the Mar Vista Recreation Center. The current swimming pool is 60'x120' and is to be demolished and replaced with an upgraded Olympic-size pool (50Mx25yards). The existing bathhouse will also be demolished and replaced with a current city standard Rec and Parks bathhouse facility (6,000 sf). The new Bathhouse and Pool will meet current green code requirements, including the City ordinance that all new municipal facilities be carbon-neutral. The scope of work will be limited only to the area around the existing bathhouse, pool, pool deck and fencing, and some adjacent surrounding landscaping. While the limit of work is confined to this pool area, the project design considers a holistic approach - seeking to enhance the overall park user experience by improving site circulation, connection to the Rec Center, and additional shaded park seating. The project will be in design for the next 9-12 months. The Bureau of Engineering will plan additional meetings as the planning advances and additional information is available. It will be a wonderful addition to have a year-round outdoor pool in our neighborhood.

Mar Vista Park Director Keith Rice announced that Kristine Lovett has joined the permanent staff. Kristine has been with Recreation and Parks for 21 years with her previous assignment at Westchester Senior Center. She graduated from USC with a degree in Kinesiology.

Mar Vista Park with the cooperation of the Eagle Rock Yacht Club plans to bring dodgeball to Mar Vista Park. This will be made available to youth and adults. Children under 13 will compete in the auditorium, and teens and adults will compete in the gym. Check with the park for scheduling and plan on joining for some fun and friendly competition.

As always, please enjoy the park and its mission to provide and support the vital and enjoyable recreational opportunities for our community.

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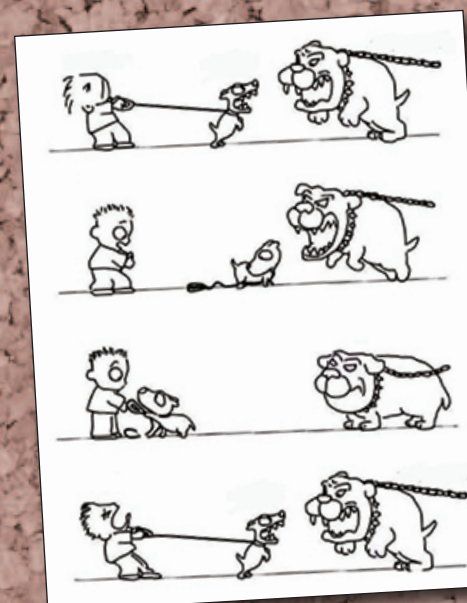
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