



Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION
P.O.Box 66504
LOS ANGELES, CALIFORNIA 90066
WWW.WESTDALEHOA.ORG

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WINTER 2019 QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION

PRESIDENT'S MESSAGE

WINTER IN WESTDALE

•Jerry Hornof



This year's Westdale Homeowner's Association Block Party (Sunday, September 22nd) was again on 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 Mickelson 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 and just great entertainment including a youth band. It was fun to talk with Mike Bonin and again thank-you to his office for covering the street closure fees. Also, thank-you to Carl Ginsburg for bringing the Community Emergency Response Team (CERT) truck. As we have been dealing with wildfires here in California, we are reminded of the work Carl and other CERT members do in preparing our community and also in providing valuable support to fire department responders. Thanks to all who attended, and we look 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 also helped sponsor the Boo on Purdue. This has become an annual Halloween evening event for our neighbors on Purdue Avenue between Stanwood and Kingsland. This year the Westdale Homeowners Association was able to assist in getting a street closure in place that added to the safety and ambiance of the nighttime experience. The Boo on Purdue included trick-or-treating, costumes, haunted house, popcorn stand, cotton candy stand, and "zombie carolers". Of special note the event was also a fund raiser in support of Children's Hospital Los Angeles. A very appreciative thank-you to our neighbors on Purdue Avenue for organizing the event and inviting all of Westdale to their Halloween Party.



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UNSOLICITED
OPINIONS™

★ WESTDALE HOMEOWNERS ASSOCIATION ★

WESTDALE HOMEOWNER'S ASSOCIATION
2020 ANNUAL MEETING
TUESDAY, JANUARY 28 @ 7:00 P.M.
IN THE MAR VISTA PARK AUDITORIUM
CITY OF LOS ANGELES - RECREATION & PARKS DEPARTMENT

★ WESTDALE HOMEOWNERS ASSOCIATION ★

In November, 11th District Council Member Mike Bonin hosted two Town Hall meetings. The first was entitled Homelessness in Mar Vista. The meeting format began with a presentation by Council Member Bonin that provided an overview of homelessness in Los Angeles with an emphasis on issues and concerns specific to the 11th District. His presentation looked at some of the causes of homelessness: mental illness, addiction, unemployment, and housing costs. In his presentation Mike emphasized that it is critical to ensure that housing is part of the solution. The success in treating mental illness, drug addiction, or unemployment is greatly diminished if housing is not part of the formula. Mike also talked about the shared responsibility between federal, state, county, and city government. Funding at the federal level (Veteran Administration) is critical to addressing homelessness for our veterans. Funding at the county level is essential in addressing health, especially mental health, for the homeless. Funding at the city level (Measure HHH) is needed to address the local housing challenges. After Mike's presentation, a panel of about 15 representatives of county and city agencies responded to questions from the audience. Of special note, Phil Ansell, Director of the County of Los Angeles Homeless Initiative, provided an excellent overview of County Measure H and the range of actions being undertaken at the County level. A full recording of the Town Hall meeting is available at <https://11thdistrict.com>.

The second Town Hall meeting was entitled Public Safety in Mar Vista. Like the first meeting, this started with a brief presentation by Council Member Bonin followed by safety guidance provided by the Los Angeles Police Department (LAPD). The panel included about 15 representatives from agencies including LAPD and the Los Angeles City Attorney's Office. There was a serious discussion about crime in Mar Vista, the importance of reporting crime, and the value of Neighborhood Watch in protecting our neighbors and neighborhoods (reminder that Leah Oye serves as our Westdale Neighborhood Watch coordinator). A valuable resource for LAPD in Mar Vista is www.lapdonline/pacific_community_police_station.

In closing I want to remind everyone to visit the Westdale Homeowners Association website (www.westdalehoa.org/). Our Westdale Homeowners Association Annual meeting will occur on Tuesday, January 28, at 7:00pm at Mar Vista Park. Be sure to mark your calendars. As we look to the New Year I hope that 2020 will be a wonderful year for all of our Westdale families!



MODERN FAMILY FILMING ON BARRY

•Laurie Irwin & Jane Qualey

The 3200 block of Barry Avenue was the filming location for a *Modern Family* Halloween episode filmed in mid-September. The Qualey house was used as the set for most of the scene with Halloween decorations on the opposite side of the street. Actors Julie Bowen and Ty Burrell were present on the set for most of the day.



Neighbors came out to view the sets and the filming until late in the evening. A full moon overhead added to the scene's ambiance. The crew was very friendly and reached out a few days before to ask neighbors for support with regard to the crew's needs, crafts, and equipment. The Burns family volunteered their home to be used as the Green Room (relaxing and waiting area for talent) and catering and craft services were set up in front of the Evans and Doss homes. Jan Burns who works as a background actor can be seen in the same episode in the restaurant scene filmed at the Westside Pavilion. Overall, it was a fun experience for the neighborhood and the *Modern Family* team was very appreciative.



CRIMES & SCAMS REPORT

•Leah Oye/Liaison to Pacific Police Division

PROPERTY CRIME

The holidays are here... busy with shopping, cooking, visitors and so much more. All these are distractions that can divide your attention. Unfortunately, this is the time of year when property crimes increase.

- There has been an increase in residential burglaries in Pacific Division. The burglaries are during the daylight hours. The burglars enter through the back yard and smash a window or glass patio door to gain entry into the house. The burglars have been described as 3-4 young people wearing dark clothing, gloves and black hoodies over the face. A recent "get-away" car was a BMW. Escape vehicles usually match the neighborhood cars, but they are usually stolen. Houses going through fumigation are also targets for burglary. Please report any suspicious persons. Check: www.crimemapping.com for a complete list of crimes in our area.

- Property crimes continue with stolen laptops, especially from Starbucks. Do you leave your cell phone on the table at a restaurant? What about valuables in a gym locker or in your car in the gym parking lot? Purses are stolen out of shopping carts at Ralphs, Trader Joes and the 99 Cent stores. Make sure you lock your vehicles and do not leave any packages in plain sight.

- The porch pirates continue. Unfortunately, it is very difficult to catch these thieves. Some even follow the delivery trucks. If you order from Amazon, you may have your items delivered to an Amazon locker (closest is Whole Foods) or to the Amazon store in Westwood. There are several other Amazon lockers/stores in the city.

- One bicycle is reported stolen each day, and many more are not reported. The police report that there is an increase in electric bicycles stolen. Take pictures of your bike. Put some "different" identifying marks on it: stickers, tape, or scratch your driver's license number. Please secure your bike with a heavy duty lock. The LAPD Pacific Division, along with Culver City, Santa Monica and WLA Division, uses "Bike Index" a free, simple, secure registry for bicycles. You may register at: www.bikeindex.org

Please send any photos/videos to the police through www.lacrimestoppers.org. This site is monitored daily by Pacific Division detectives.

SCAMS

- The scams continue. Scammers are getting more and more sophisticated about ways to take your money. Have you gotten a call from someone claiming to be from a utility company or IRS? Scammers threaten to turn off power or to jail you for non-payment of funds. The victim is told to immediately pay funds using a gift card or a Green Dot MoneyPak. These can be bought at a local store for cash. Once the card is loaded with the amount of money requested by the scammer, the victim is instructed to give the serial number on the card. Once the scammer has the serial number, the funds can be transferred to their account.

- The LAPD does not call to solicit funds for their police association. Neither does the fire department. Do not give funds over the phone. Also, the local high schools do not send their students to solicit funds for athletic equipment. Young people posing as Venice High or Culver City High school students have been in our neighborhood.

NEW SENIOR LEAD OFFICER

- Officer Jennifer Muther has been promoted and has been reassigned. Our area will not have a permanent Senior Lead Officer until sometime next year. Until then, Officer Juan Ceja, 424-215-7783, 32939@LA.ONLINE, will be covering our area. Officer Ceja has been the Senior Lead Officer in the Palms area for about 12 years, and he is very familiar with Mar Vista. Contact him for any non-emergency questions.

UPCOMING EVENTS

- First Aid Workshop, Sunday December 8, 2019, 1-3 PM, Mar Vista Park, **FREE**

This is a non-certificated course to give hand-on experience with some techniques to be used to treat common injuries. How to stop bleeding? Choking? CPR? What about young children?

- Santa's Sleigh, December 11, 2019, LAPD Sponsored.
5:45 PM, 3236 Purdue Ave (between Kingsland & Stanwood)
6:30 PM, 3237 Granville Ave. (North of Mar Vista School)



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MVCC Supports Westdale Homeowners Association



Mar Vista Community Council

YOUR Connection To The Los Angeles City Government



Public Board meetings held every 2nd Tuesday of the month

at the Mar Vista Recreation Center Auditorium (11430 Woodbine Street)

Check our Calendar for the committee and subcommittee meetings

Happy Holidays from all of us!

visit **MarVista.org**



@MarVistaCC



12225 LAWLER ST | \$1,950,000
4 BD | 2 BA | 2,411 SQ FT | 6,263 LOT



4040 GRAND VIEW | \$705,000
2 BD | 2 BA | 841 SQ FT | CONDO



17273 AVE HERRADURA | \$2,055,000
5 BD | 4 BA | 2,958 SQ FT | 7,955 LOT



2809 VIRGINIA AVE | \$1,599,000
3 BD | 2.5 BA | 1,574 SQ FT | 6,557 LOT



2615 CORINTH AVE | \$1,090,000
2 BD | 2 BA | 1,629 SQ FT | 7,018 LOT



3745 REDWOOD AVE | \$1,185,000
3 BD | 1 BA | 1,280 SQ FT | 5,216 LOT



11423 NATIONAL BLVD | \$1,140,385
3 BD | 1 BA | 1,292 SQ FT | 6,153 LOT



3301 PURDUE AVE | \$3,195,000
5 BD | 6 BA | 3,494 SQ FT | 7,570 LOT



4304 CHASE AVE | \$1,650,000
3 BD | 2 BA | 1,500 SQ FT | 5340 LOT

Happy Holidays
FROM OUR FAMILY TO YOURS



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BLOCK PARTY 2019!

•Lauren Mickelson Altman

Westdale held its annual Block Party on September 22nd with great success. The residents of Colby Avenue between Stanwood and Kingsland hosted us again this year. We had wonderful sponsorships by Councilman Mike Bonin, the Mar Vista Community Council, Complete Eye Care Center, Thomas James Homes, The Noel Team, The Burns + Davis Team, Dean Jubas, Wynn Sawaii Aston, Primo’s Donuts, Whole Foods, and all of our neighbors who donated their time and effort to make it a memorable day. This year’s event featured our traditional potluck table and barbecue grill as well as our first time with a taco vendor! Inflatable play structures dotted the party and a face painter and henna tattoo artist "deco- rated" the kids. And, of course, it was a beautiful late summer day full of sunshine and smiles. We are already looking forward to next year’s party!



A WESTDALE/TROUSDALE TRUE STORY

•Sherri Noël

As we come to the end of the year, we look at stats and mile markers for our lives and businesses. Below I have provided you with the sales data for our neighborhood that you can review and ponder. The property value has been stable, with the price per square foot dropping slightly. I’m hopeful that this information will assist you so you can determine how the facts fit into your mindset and life plans. However, what I’d also like to do is to illustrate a real-life situation that happened to one of our residents this year and how her problem was solved.

A single retired woman living on a fixed income contacted me and was in obvious distress. She owned a home in Westdale/Trousdale, and her tenants had been paying late and eventually stopped paying altogether. Her tenants also became extremely hostile, and the owner lived far away. Since she relied on this income, she needed help right away. Yes, she could call an eviction attorney and start that lengthy process, but that can be costly and take months. This solution would not solve the problem of her not having the income lost by the tenant paying late and would not address her limited cash flow issues.

After hearing her situation and driving out to Canyon Country to meet her in person, we came up with a possible solution. We reached out to several people in my database to see if anyone would be interested in buying her home with the tenant in place. We were able to find a buyer who would release their 3% good faith deposit early and buy the house as-is with no credits or repairs. This isn’t always possible, and selling off-market, in my opinion, can leave a seller wondering if they left money on the table. However, in her case, it was a classic example of “time is of the essence”. Her taxes were due, she had no other income, and this solution worked well for her.



2020 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 helps to offset some of these costs. Dues also supports the neighborhood through contributions to Mar Vista School, Mar Vista Park and zoning advocacy to protect our neighborhood. They support website maintenance, communication software, the LAPD, the block captain program as well as the annual block party. Supplemental payments to Community Emergency Response Team (CERT) support our Homeowners’ emergency supplies, which are stored at Mar Vista School, and the disaster awareness course.

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 already paid for 2020. You may pay for up to 3 years with one payment. In spite of the name “home owners,” we welcome participation of renters.

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

MEMBERSHIP INFORMATION

Name: _____

Home Address: _____

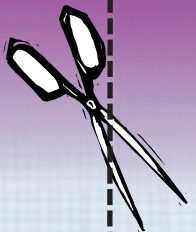
Primary Phone: _____ email: _____

Second member’s Phone: _____ email: _____

Please make checks payable to “Westdale Homeowners’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: _____



MEMBERSHIP TIME

Please support the Westdale Homeowner’s Association (WHOA) with your annual dues payment. Use the enclosed form and envelope to respond today. Mail your check in the enclosed envelope or to save postage, take a walk through the neighborhood and drop it off at Jami Olson’s house at 3216 Barry Avenue.

Those who have already paid are listed by address on our web site www.westdalehoa.org. Many have already paid through 2020. You may pay for up to 3 years with one payment. In spite of the name “homeowners,” we hope that renters will also pay dues to our neighborhood association as the owners of rental homes do not pay dues, and the benefit of our association comes to the renter.

While looking for the membership list on our website be sure to check out the rest of the web site for current news, crime and safety reports, links to city services, and past Villagers.

Westdale's Own Debbie Kaplan



I have lived in Westdale Trousdale for over 40 years. I was treasurer of the Westdale Homeowners for 15 years, and am still an active member of the Board of Directors. The Board sponsors the Villager, the quarterly newsletter, it monitors and influences such matters as adherence to building and property restrictions, graffiti controls, earthquake preparedness and response, and traffic control, and also sponsors block parties. It also runs a website, Westdalehoa.org. I am proud to continue serving on the Board.

I have been a Realtor for almost 40 years. I have first hand knowledge of neighborhood trends. No one knows your neighborhood better than your neighbor! If you were to list with a larger name company, your listing would be turned over to many different people throughout the process.

My company, DK Properties provides the individual attention and service you deserve when selling a home. You would get my total attention. I also represent buyers of properties in other counties; I know the Riverside market very well, and can help you with investments and purchases there.

Contact me for a FREE Market Analysis.
Email: debbie.dkproperties@gmail.com
Cell: 310-433-5053

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the best staging services available. On average, a staged home sells for 8% more than one that is not.



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COMPASS

PARK REPORT

•Jerry Hornof

In October, the Los Angeles Department of Recreation and Parks (LA RAP) announced Andres (Andy) De La Hoya as the new Director for Mar Vista Recreation Center. Andy has worked with LA RAP for 20 years. While Andy was a student at California State University Northridge, working with the parks program was an essential part of his enjoyment and satisfaction. Andy has a very strong sports program background. He coaches men’s and women’s collegiate basketball at Los Angeles Valley College. He also serves on the LA RAP City-wide Sports Board which coordinates youth tournament programs. We are excited and pleased that Andy has joined our Mar Vista family. We also thank Jose Aviles who served as

Acting-Director since the beginning of the year. Mar Vista Park continues to have a very active sports program. There are currently 15 volleyball teams, 33 soccer teams, 16 adult hockey teams, and 17 cultural classes.

On a very sad note, Mar Vista Park lost a very good friend with the death of Albert Torres, a Los Angeles park ranger who died after falling ill during the Saddleridge fire. Torres was the first member of the city’s park ranger department to sacrifice his life in the line of duty protecting others. Torres died on the morning of Oct. 12. Torres was 67, and had worked for the city for 45 years, most of it as a park ranger. He routinely patrolled Mar Vista Park. He will be missed.

The Mar Vista Recreation Center schedule of classes and Winter Camp can be found at www.laparks.org. It includes a variety of programs for toddlers to adults. As always, enjoy your park.

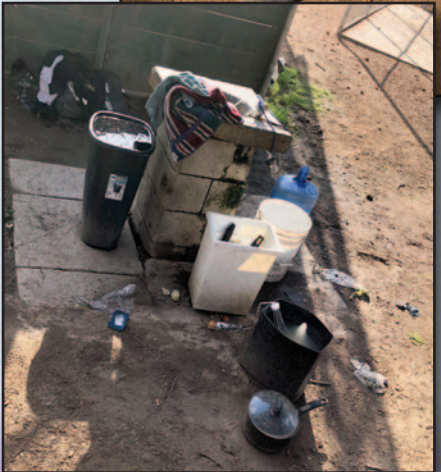
UNSOLICITED OPINIONS

•Dick Henkel

Just another day in “Paradise”. Regardless of whether or not you’ve got a home. The Park is right behind our house. Normally the most annoying thing we have to deal with is obnoxiously loud baseball fans. Times have changed.


We are now witnessing in our own backyard the problems that are plaguing the entire city, random homeless encampments and the health factors connected to them. It’s not just the overpass down on Venice Boulevard anymore. This is a problem with no easy answers.

There’s an old saying, “There but for the grace of God go I...” We have parks for dogs but none for homeless. We clean up after our own dogs and now we need someone to clean up after the park dwellers too. The police and sanitation department are doing their best but are being overwhelmed. Maybe it’s time for local communities to try and help out by increasing park staffing to help keep up with all the trash. A cleaner, safer park will benefit all of us, especially the children. I went to the town meeting that Councilman Bonin had and I saw how devious an issue this has become. But we have to do something. And soon.



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