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BULLETIN BOARD

PRESIDENT'S MESSAGE

HOMeward BOUND

• Jerry Hornof

The theme for 2022 was Re-imagining Westdale. It was a challenge to think about our community as we emerged from COVID and how we have changed (new families, restoring our tree canopy, home renovations). Also to think of ways to keep our community active and vibrant.

The 2023 Westdale Homeowners Association Annual Meeting was held on January 24th. I focused on three highlights for 2022. The first was the tree replacements on Butler and Coolidge Avenues. Thanks to George Oswald and Molly Selvin for their leadership and hard work. The second item was the Neighborhood Block Party held on October 8th. After a few years without a block party due to COVID, it was great to continue the tradition and see friends and new neighbors. Thanks to our neighbors on Colby for hosting; special thanks to Lauren Altman and Ethel Oderberg for shouldering much of the planning and coordination. The final highlight was the BOO on Purdue held on Halloween. The neighbors on Purdue do a wonderful job of decorating their homes and inviting the neighborhood to a fun and safe evening of Trick or Treating. Thanks to Matt Liston, Rachel Berman, and Heather Butterfield for their efforts in making this a very fun and successful event. A special shout out to Sienna Listen, a Children's Hospital Los Angeles (CHLA) Junior Ambassador, and the Purdue Avenue families who were able to raise over \$7,000 for CHLA. I thanked the Board members and officers with a special thanks to the Villager and Webpage team: Marjorie Templeton, Ina Lee, Dick Henkel and naturalist writer M. Umar. Meeting highlights with the detailed minutes will soon be available on the webpage.

The first order of business was the Board of Director election. The current Board members were re-elected. It was noted that current Board members enjoy their positions, but many have served multiple years and are ready for new neighbors to step up. So please contact me at jerryhornof@gmail.com if you have an interest in serving.



Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE
WESTDALE HOMEOWNERS ASSOCIATION

P.O. BOX 66504

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+ THE WESTDALE HOMEOWNERS ASSOCIATION + SPRING 2023 +

The first invited speaker was Mar Vista Recreation Center Director Keith Rice. Keith joined the Mar Vista Recreation Center in May. He has been working for Los Angeles Recreation and Parks for 23 years. Keith highlighted the seniors club that meets on Fridays at the park. Sports are going well with basketball this session having the largest participation since COVID. Keith concluded his remarks talking about how the successful Winter Camp was featured on LA CityView Channel 35.

Los Angeles Police Department (LAPD) Sergeant Brian Cook spoke next. Sergeant Cook is in the Community Relations Office of the Pacific Division. He reported that Year to Date Part 1 crime (includes: criminal homicide, forceable rape, robbery, aggravated assault, burglary, larceny theft, grand theft auto, arson) in our area is down 30%. The two major concerns for our area are burglary theft for motor vehicles and burglaries. The vast majority of burglary theft for motor vehicles incidents involved catalytic converters. Sergeant Brown emphasized the need to park wisely. Two other types of burglaries are also occurring. In the northern area of the Pacific Division garages are targeted with thefts of tools and hardware. In the southern area of the Division the thefts involve breaking into homes and stealing cash, jewelry, and safes. Sergeant Cook recommends good lighting and cameras as a way to deter these type of thefts.

The third speaker was newly elected 11th District Council Member Traci Park joined by 11th District Mar Vista Field Deputy Ashley Lozada, and 11th District Director Gabriela Medina. Council Member Traci Park thanked Westdale for the invitation and appreciated the opportunity to participate. Council Member Traci Park noted that one of the important and critical first actions was to recruit and build a strong, capable, and passionate staff. Council Member Park encourage everyone to visit the 11th district website (www.councildistrict11.lacity.gov) and subscribe to the weekly Better11 emails. A major objective in the first few months is to advance the legislative agenda and community outreach that was part of her campaign. Council Member Park is proud of the partnership that has already been established with Mayor Karen Bass. Council Member Park, Mayor Bass, city departments, and non-profits have utilized the Inside Safe program to house over 100 people in the Venice Bridge Home encampment area. There are plans to bring similar initiatives to the entire 11th District. Council Member Park concluded her remarks stating that she is here to be our partner and advocate, and we should reach out anytime.

Our final speakers were our Mar Vista Community Council (MVCC) Chair Tyler LaFerriere and Zone 3 Director Andrew Marton. Tyler spoke first and emphasized the

upcoming MVCC Board election on March 26th. Voting will be available by mail or in-person. It is important to note that the deadline to request by mail voting is March 7th. You will need to go to the EmpowerLA website (www.empowerla.org) to request a vote by mail ballot by that date or your only option will be to vote in person. Andrew opened his comments by thanking Tyler for his stabilizing leadership as chair. He views his role as a director is to represent the community. An important role of the MVCC is to gather input and participation from the community. Tyler and Andrew encouraged people to attend MVCC meetings and participate in the public comment portion of the meetings. The website (www.marvista.org) contains the calendar of meetings and other community related information.

In my closing remarks, I stated the 2023 theme "Westdale - Homeward Bound". Besides being a popular Simon and Garfunkel song, the theme represents the two aspects of a home. One aspect is the physical structure that offers protection from the elements and facilitates daily activities. The second aspect is home as a supporting and loving space and community. It's the happiness, contentment, and calm we feel because of the space and surroundings we're in. Home is experiencing community, a community that includes family and neighbors. That is the home we strive to establish in our Westdale community.

*Homeward bound...
Home where my thought's escapin'
Home where my music's playin'
Home where my love lies waitin'
Silently for me...*



CRIME AND SAFETY REPORT

•Leah Oye



We do live in one of the safer areas of Los Angeles, but there were significant increases in certain crimes in our area of Pacific Division during the last quarter of 2023 (Oct-Dec). Our area, A25: West — Lincoln Blvd, East — Sawtelle, North — Fwy10, South — Palms Blvd., is one of eight sections in Pacific Division.

The average number of residential burglaries for each of the first three quarters of 2022 was 22. In the last quarter of 2023, Oct-Dec, it was 36. These burglars seem to work in a group of three people. One person is the lookout while the other two enter the residence from the rear by smashing patio doors or a window. Most of these burglaries occur in the early evening between 6-9 PM. The stolen items are usually cash, jewelry and safes. Residents were home during one attempted burglary, so keep your back door locked even if you are home.

On 11/26/22, there were four garage burglaries. Police recovered property from the four victims at the encampment at Centinela and the 10 freeway.

Burglary/theft from vehicles increased during the last months of 2022. The usual number of incidents was 33 for each of the first three quarters in 2022. It increased to 78 for the last quarter of 2022. Many of these were thefts of catalytic converters. The Pruis has been the car of choice, but other vehicles are being targeted now. Please try to park your car in a garage, behind gates or at least in a well-lit location. Consider getting a shield over the catalytic converter to deter thieves. Do not keep valuables in your car. Sunglasses and phone chargers are commonly stolen from vehicles.

Property crime also increased. There were about 100 incidents in each of the first three quarters of 2022, but the last quarter had 152. Bicycles continue to be stolen. Consider registering your bike at bikeindex.org. If the officers find a bike, they can easily check the website for bike's registration number. There were more packages delivered during the holidays, so there were more package thefts. That probably contributed to the increase in property crime.

Calling 911 during an emergency is appropriate, but stress can contribute to delays in help. If you have access to a land line at the location of the emergency (home, officer, school, work), please use that. Landline addresses are automatically available to the operator. Cell calls are automatically sent to the CHP and then dispatched to the appropriate agency. Please provide as much information

as possible about why you are calling such as injuries or an accident. The dispatcher will then be able to code the nature of your call. Most importantly, give the address of the incident. If babysitting, do you know the address of your grandchildren? Does your housekeeper/caregiver know your address? Telling the operator, "It's the 3rd house from the corner" does not help the first responders. Display your address in a place that is visible, and notify your family, helpers or whoever is often visiting your home. This will save precious time.



For non-emergency situations, call 1-877-ASK-LAPD. Please report a suspicious person to the non-emergency number unless it's a crime in progress. This will give a reason for the patrol to stop and question that person. For non-emergency advice, contact Senior Lead Officer Karwon Villery at 310 622-3973 or 38717@LAPD online.



DISAPPOINTING DUES REPORT



•Westdale Homeowner's Association

Unfortunately, we have another year with very poor support for the WHOA. As of Feb 17, we have only 171 homes out of 907 who have paid their dues for a total of \$3470. The active members include 25 who have included a CERT payment and many who have paid for 3 years. You may go to the web site www.westdalehoa.org to see if you have paid.

Everyone, paid or not, benefits. Everyone gets the Villager, can attend the block party, and can get Leah's reports on crime and safety. You will also benefit from our preparation for an earthquake if one should occur.

If you value our neighborhood, please download the dues form from the web site. Click on "Membership Support" under "Membership" to pick up the form. Then mail it or deliver it to Jami Olson.

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

The Sweetest Review I've Ever Received!

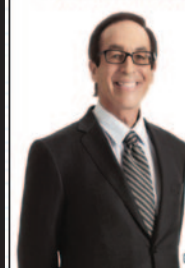
Dear Ron,

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



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

Ron Wynn Client

image: iStock.com

MAR VISTA PARK SAFETY

• Lilah Newkirk

If you or your children grew up in Mar Vista, chances are you have spent lots of time at the Mar Vista Recreation Center. Personally, this park has been a huge part of my life since I moved to the neighborhood at age 8 — from summer camps and sports teams to Halloween festivals and movie nights. It will always hold a special place in my heart. For this issue, I decided to examine how the Mar Vista Recreation Center is prepared for emergency and health-risk situations. To do this, I focused on three main areas: how Covid-19 was handled, access to safety equipment around the park, and how parents feel about the environment their kids are playing in.

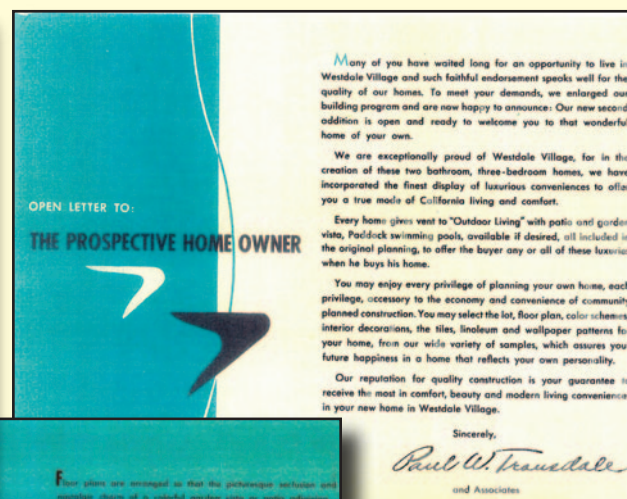


I did not have too much trouble finding safety equipment that could be utilized in emergency situations. I started out in the gym, where I immediately found two accessible fire extinguishers on either side. They were in the open with clear instructions and are registered by the state of California fire marshal. Heading outside the gym, I was able to locate the AED: in the front office. An



Automated External Defibrillator (AED) is a medical device that can send an electrical shock to the heart when cardiac arrest is occurring. This is typically done along-side CPR and is very effective in saving lives. While I was not able to inspect the AED directly, I was happy that there was an attention-drawing "AED" sign above the office door. However, something that I found interesting in a poll of 10 parents that were at the park, is that only one of them knew where the AED was located, and many of them did not even know what an AED was. It is important that more families are made aware of where to locate this important medical device in case it is needed, and also be trained on how to use it.

Overall, from discussions with a few families and my personal observations, Mar Vista Recreation Center seems to be a generally safe and enjoyable place for children. If you and your children have not spent the day at this park - give it a try - you may find lots to love.



A little bit of history
for Newcomers
to our neighborhood...

REAL ESTATE REPORT

•Debbie Kaplan

I walk most every day, and I can say that the sidewalks are in very bad shape. In 2019, I fell on an uneven sidewalk on Stoner and spent 5 days in intensive care. Last month I fell on Coolidge and suffered a fractured tibia. As a result, I have been doing research on sidewalk repair and vegetation blocking the sidewalk.

SEC. 56.08.
SIDEWALKS – STREETS – OBSTRUCTIONS.

(a) No person owning, leasing, occupying, having charge or control of any lot or premises, shall allow, keep or maintain any tree, bush or vegetation growing upon any lot or premises abutting any street or sidewalk or upon any street or sidewalk so that the limbs, twigs, leaves or parts of such tree, bush or vegetation interfere with or obstruct the free passage of pedestrians or vehicles along or upon said streets or sidewalks.

(b) Trees or bushes greater than 15’ in height growing in or upon any premises or sidewalk shall be deemed to interfere with and obstruct the free passage of pedestrians or vehicles upon said streets and sidewalks within the meaning of this section, unless the lower limbs, twigs or leaves of such trees or bushes are removed at all times so as to have a minimum clearance of 9 feet over the sidewalk and parkway areas of all streets. (Amended by Ord. No. 106,987, Eff. 3/24/56.)

It is the homeowner’s responsibility to keep bushes and vegetation off the sidewalks. Trees that overhang sidewalks as well as shrubs and other vegetation should be cut back to provide clear and unimpeded passage.

If your child or grandmother were to fall and get seriously injured while walking on our sidewalks, you would feel terrible. It won’t take much effort to remedy this situation. Trim encroaching vegetation and over hanging tree limbs away from the sidewalk, or ask your gardener to do it. This will allow pedestrians to walk comfortably on our sidewalks, assuming that they are level!

The second topic regards the sad condition of the sidewalks. Tree roots are the major cause of the raised sidewalks. There are 11,000 miles of sidewalks in Los Angeles. Several years ago, there were 1,020 lawsuits



for injuries. Over the last 5 years, the City has paid out over \$35 million in settlements. In 2010 the Willits class action lawsuit required the City to expend \$1.4 Billion over 30 years to address broken sidewalks, inaccessible curb ramps and other barriers to the pedestrians. The City Council designated the Bureau of Engineering to lead the repair program. At the end of 2016, it launched Safe Sidewalks L.A.

When the City fixes the sidewalk, it releases the care of it to the homeowner. This is the Fix and Release Program. Once it is fixed, the City will certify it for 20 years. During the 20 years, if a problem occurs, the City will fix it one more time. This program has not received publicity. The City also offers a Rebate Program. Residential and commercial property owners can receive a rebate of up to \$10,000



and also get their sidewalks repaired sooner if they share in the cost of the repairs. If you have a problem sidewalk, you can start by calling 311 or go to their website. (www.sidewalks.lacity.org) Uplifts of 1/4” – 1/2” can be leveled. If greater than 1/2”, it must be ramped or removed.

We Live & Love 90066

We have some great properties coming to market in the coming weeks – for now, we’ll leave you with a few of our recent sales within the community over the last 30 days.



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\$3,250,000



In Escrow | Representing Seller
\$1,795,000



Sold | Represented Seller
\$2,050,000



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NATURE REPORT: GULLS, TERNS, AND MORE

•M.umar

Springtime comes and goes, but in West LA part of it stays here the whole year. Los Angeles has been named America's birdiest county, and for good reason! Around 500 bird species reside here, from parakeets to peregrine falcons. In spring, most birds are busy building nests and laying eggs. This makes it a great season for birdwatching. In Westdale, you can spot agile black phoebes, theatrical mockingbirds, and tiny hummingbirds in one day.

"Mar Vista" means "ocean view" in Spanish. Before 1924, the area was called Ocean Park Heights. Climbing the hill on Grandview will lead to a view of the Pacific Ocean and surrounding city. It comes as no surprise when seagulls swoop down on our dumpsters. There are 19 species of seagulls in the Los Angeles area. You're most likely to spot the western and California gulls.

Western gulls are large with pink webbed feet and a dark gray back. They used to breed only on the Channel Islands, but they followed us

Western Gull



inland. California gulls are their smaller, paler cousins. Instead of being pink, their legs are greenish. Seagulls often cluster together in large flocks, which can include several species. To add to the confusion, hybrid and different-shaded gulls exist too.

California Gull



Seagulls share a motivation: food. Like many other urban animals, LA's western gulls switched their diet from marine life to trash. As a result, they're the bane of many beachgoers. You can often find them



chasing a stray bag of chips, like wolves after a deer. Feeding seagulls will only encourage aggressive behavior! It's better to let them find their own food. If you want to observe their behavior, you can find them near parking lots, recreation areas, schools, and the beach. Essentially, seagulls are where the food's at.

Double-Crested Cormorant



However, they're not the only seafaring avians out there. While they're less common in West LA, terns and cormorants can be observed near our waterways. Double-crested cormorants are stoic and sleek, with bright turquoise eyes. Terns have forked tails, elegant black-and-white plumage, and lipstick-red beaks. Their cousin, the Arctic tern, has the longest migration of any animal: from the

Arctic Tern



North Pole to Antarctica and back again! You can see both kinds of birds, and hundreds more, around the Ballona Wetlands. Most of it is off-limits, so you can't walk around, but there is an observation platform in the saltwater marsh.

The Pacific Ocean is an important part of our neighborhood's history. It has shaped the landscape, people, and wildlife- including the birds. While we may consider seagulls a nuisance, they're a part of our urban ecosystem too. Just don't give them your snacks. Keep looking for creatures this spring!

Why You Don't See Crocodiles In The Orchestra



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."

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MAR VISTA PARK REPORT

• Jerry Hornof

Mar Vista Recreation Center (MVRC) conducted a very successful and popular Winter Camp in December. Park Director Keith Rice reported that their Winter Camp was featured on LA CityView35. Channel 35 is the Los Angeles' municipal government channel featuring stories about city services, resources, politics, news, culture, and entertainment. The staff at MVRC really enjoyed hosting the camp and being part of a LA CityView35 segment.

The park is continually addressing improvements for park facilities. The drinking fountain by the soccer field now supports a water bottle filling station, and there are plans for a similar upgrade to the drinking fountain next to the hockey rink. Planned work includes resurfacing the parking lot off Woodbine Avenue, repairing exercise equipment along McLaughlin Avenue, and repairing the running track that had erosion damage from our recent rain storms.

MVRC and the Park Advisory Board (PAB) recognize the growing popularity of pickle ball (a sport that combines many elements of tennis, badminton and ping-pong). We have a limited number of tennis courts (6) and, due to the popularity of tennis at the park, there is no support to remove any of the courts. An option that is in consideration is to stripe one of the tennis courts to create four

pickle ball courts with portable nets. This would allow the court to be configured to support both sports.

MVRC is continually looking for activity instructors. Specifically, the park is looking for additional instructors for dance (hip-hop), drama, and youth hockey. If you or someone you know is interested in a paid instructor position please contact the park office at 310-398-5982. The quarterly park report provides an update on a range of happenings at Mar Vista Recreation Center (MVRC). Information about all the park activities can be found at www.laparks.org/reccenter/mar-vista or by calling the 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.



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