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PRESIDENT'S MESSAGE

HOME IS AN OASIS

• Jerry Hornof



At the January annual meeting I stated the 2024 theme Home is an Oasis. I wanted to capture the concept that home is many ways is like an oasis in that it provides refuge, relief, and a pleasant escape for our often very hectic life. Our May and June weather on the west side of Los Angeles hardly feels like a desert. Referred to as June Gloom (surrounding month names include Graypril, May Gray, No-Sky-July, and Fogust) this is a term for a weather pattern that results in cloudy, overcast skies and cool temperatures and usually clears to sunny skies by mid-morning or early afternoon. June Gloom is stronger in years associated with a La Niña (we are currently in La Niña), and weaker or nonexistent in years with an El Niño. June Gloom is a rare weather pattern that occurs in only a few other parts of the world. A combination of atmospheric and oceanic conditions must be just right in order for June Gloom to form, and these conditions usually align only around May and June of each year. The patterns include the marine layer effect (that moves on shore at night) common to the West Coast of the United States, an atmospheric inversion caused by subsidence of high-pressure air from the subtropical ridge, and sufficiently cool ocean water off the coast. The June Gloom pattern is also enhanced by the Catalina eddy local to southern California. When I moved to Los Angeles from Seattle in June, I remember thinking how similar the overcast was to Seattle. Although we might hope for more sunshine and warmer temperatures now, by August and September we will probably be wishing for some June Gloom.

Metro's Sepulveda Corridor transit project will bring relief to commuters in the San Fernando Valley and Westside, but local residents and the public are still deciding what exactly that system will look like. Metro's proposals for the corridor have generated a fair amount of discussion. Metro is studying the possible routes for the new line, as well as where to put new metro stations. Some of the proposals include new stations at UCLA, the Getty Center, and Ventura



Westdale VILLAGER

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Boulevard. The primary decision point is whether to have an above ground monorail along the 405 corridor or to have a tunneled subway system (referred to as heavy rail) like the system currently being built along the Wilshire Boulevard corridor. Our E Line (Santa Monica to Downtown) is referred to as light rail and is limited in its capacity and speed and is not considered appropriate for the Sepulveda corridor. Although this binary decision (subway v. monorail) is important, there are additional factors to consider including cost, system compatibility, and station locations. The subway advantages include increased capacity, shortened travel times, and interchangeability with other subway lines. Building heavy rail would open up an opportunity for Metro to use trains and even conductors from elsewhere in the system. All of the subway proposals would have a stop (no transfer needed) at UCLA. Much of the opposition to heavy rail has come from homeowners in Bel Air who oppose tunneling underneath their properties and noise concerns in Sherman Oaks. The monorail would involve less tunneling and that would likely lower construction costs and allow the project to be completed sooner than the subway. Most of the monorail proposals would require a transfer to get to UCLA. Another concern is that monorail technology is less common than light or heavy rail and a new technology for Metro to support. Please visit www.metro.net/projects/sepulvedacorridor/ to stay informed.

In March of this year we lost Leah Oye, a cherished member of our Westdale and Mar Vista community. Leah was a long standing member of the Westdale Homeowners Association Board of Directors. For two decades, Leah had been responsible for the Westdale Homeowners Association Block Watch Program and Los Angeles Police Department (LAPD) liaison. Leah worked tirelessly to provide information to the community to enhance our safety and security. She worked with the LAPD Senior Lead Officers and the Mar Vista Community Council to support their effectiveness, outreach, and coordination with the community. We will all miss her joy, commitment, and dedication. Our thoughts and prayers go out to her husband Bob and her entire family.

I wanted to update you with some changes to the Westdale Homeowners Association Board. After many years of service as Vice President Ethel Oderberg has decided to step down. I want to thank Ethel for all her hard work especially her efforts every year to make the block party a success. We will miss you but I know you will always be part of the Westdale family. Jay Swerdlow has also been a long time member of the Board serving as Treasurer. A few years ago Jay started hinting at wanting to step down as treasurer but remained dedicated to the

office. I really appreciate Jay's commitment and service and, like Ethel, I know he will continue to be part of the Westdale family. David Konell has served as out Block Watch Program coordinator and LAPD liaison for the past two years. David stepped up when Leah was no longer able to continue in her role. I thank David for his time and service to Westdale. He and his family are moving to Santa Barbara and I wish them the very best. Westdale will miss you. We have been able to add three people to the Board activities. I want to welcome and introduce Soham Patel, Sarah Poe Archibong, and Jill Henkel. Soham has volunteered to serve as our new Block Watch Program coordinator and LAPD liaison. Sarah has assumed the role of finding and coordinating advertisers for the quarterly Villager publications. Finally, Jill has become our new Treasurer. I want to thank Soham, Sarah, and Jill for your support of Westdale Homeowners Association. It is very appreciated.

As we look to the beginning of summer, I hope that everyone will have fun, remain safe, and enjoy our Westdale oasis.



MAR VISTA SENIORS CLUB 35TH ANNIVERSARY

•Paul Stalcup

The Mar Vista Seniors Club will celebrate its 35th Anniversary at Mar Vista Park Recreation Center on Friday, August 23, 2024. The Hawaiian-themed party will feature live music and a luncheon. Tickets are \$10 and limited to 100 people. For information, call Byron @ (310) 351-9876.

VILLAGER ARTICLES

•Margie Templeton

Lilah Newkirk is going off to college. Her last article appears in this issue. She has done a wonderful job as a reporter for our neighborhood. Please let me know if you would like to write an article. I would welcome another



regular neighborhood reporter, but I also would welcome any "one time" articles about our neighborhood. However, I will not accept articles that are promotional.



CRIME & SAFETY REPORT

•Soham Patel



Our dear neighbor and Crime & Safety writer, David Konell, is moving out of the neighborhood after 22 years. We will miss David and Andrea's leadership in the neighborhood, and I will do my best to fill David's shoes: My name is Soham Patel and I reside on Butler Ave. with my family.

If you are new to Westdale you should know that we live in LAPD's Pacific Division, Section 14A25 which is captained by Officer Karwon Villery. Officer Villery is assigned to our neighborhood specifically and his public contact information is 310-622-3973 and 38717@lapd.online.

Since Q1 2024, our neighborhood has experienced one car break-in and three burglaries, according to crimemap-ping.com, a great resource to have your fingertips. For comparison, in Q1 2024 we experienced 8 car break-ins/thefts and three burglaries. LAPD continues to make criminal arrests of burglary gangs; You may have caught the headlines in local papers earlier this year.

For me, the most important attribute of feeling and being safe has been knowing my neighbors and being in communication with them. As such, I want to share a Google Form that our neighbor on Colby Ave, Andrew Meengern, has created so he can add you to a WhatsApp group for our neighborhood: <https://shorturl.at/bJNR9>

Colby Ave., similar to Butler Ave., has a vigilant and active messaging thread, and we'd love to combine forces on WhatsApp. Please take a moment to fill-in the Google Form in the above URL.

MAR VISTA SCHOOL REPORT

•Andrea Ebert Lowerre

It's been a busy spring for Mar Vista Elementary! See below for a few highlights from spring and some important dates for the 24-25 school year:

Bids for Kids Gala - MV parents, teachers and staff gathered at the Museum of Flying to celebrate our school and raise much-needed funds for our enrichment programs. Parents raised their paddles to support our Spanish program, bid on amazing items and gift baskets, and danced the night away. Special thanks to Jen Bailey and the entire committee for making it a magical night for everyone.

Field Trips - MV kids have been busy exploring and learning through recent field trips. 1st graders explored hands-on activities at Kidspace, 2nd graders visited Underwood Farms and the Leonis Adobe House, 3rd graders attended Dodger STEM day and a performance at the Morgan-Wixson theater, 4th graders explored the Sepulveda Basin, Ballona Wetlands, San Fernando Mission and Banning House, and 5th graders visited the Space Force and Pali Science Camp. Special thanks to the PTA for helping fund bus transportation and to all of our chaperones!

Spring Show - Shout out to Ms. Williamson and Mx. Martinez for a great show! The children performed folk music from around the world, showcasing what they've learned through songs and instruments.

STEAM Night - Thanks to MV alumni Sarah Jaffe, Jeremy Siguenza and Ella Kim for planning a fun-filled and educational evening. Classrooms were filled with activities, and students of all ages got to explore hands-on learning.

Congratulations to Ms. Treves on her retirement! We're so grateful for all her years at Mar Vista and wish her the best in her retirement.

New Families - We are planning some fun events for our new families, especially those in TK/K. If you have a new student in any grade and you'd like to be included on our New Family Outreach emails or part of our Host Family program to be paired up with an experienced MV family to show you the ropes, please reach out to NewFamilyOutreach@gmail.com.



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THE DOGGY DIARIES OF WESTDALE-TROUSDALE

•Lilah Newkirk

Other than the gorgeous trees, playing children, and bonding families, if you look outside in the Westdale-Trousdale neighborhood, you will find many dogs. Whether it is the park nearby or the scenic walk around the neighborhood, this has always been an ideal place to raise a puppy. While you may recognize a few familiar furry faces, it is nearly impossible to know every dog in the neighborhood. Doggy diaries, a Villager special, will introduce and showcase some of the amazing sweet pups who live within our neighborhood.

Next time you see one of these doggies on a walk, don't forget to say hi!



Oliver & Charlie



Sammy

These sweet boys are 3 and 14 years old. Oliver, the little one, loves to spend time in warm laundry baskets. Everytime there is fresh laundry, that is where you will find him! Charlie is the mayor of Barry Avenue. He loves to sit and watch everyone walk by and loves to meet everyone.

Sammy is a 6 month old silver lab. She loves taking walks around our neighborhood, chasing squirrels, and taking naps in the sun! Even though Sammy is a strong, brave pup, she is actually afraid of little dogs!



Potter



Cash

Potter is a very playful dog who loves his toys. He also enjoys taking walks around the neighborhood, snuggling up in bed, and of course, he LOVES food and treats! His favorite activity is running around with his human sisters. He also likes to eat the soil in the garden, yuck!

Cash is a social dog, who loves to meet new friends. In his day-to-day life, he plays with his little human brother, runs around at Mar Vista park, and chases squirrels (even though they don't seem to want to be friends with him). He loves to chase tennis balls...but he hardly ever actually retrieves them. He also keeps his humans safe by guarding the house whenever a delivery driver tries to invade!

LOS ANGELES, CITY OF PARROTS

•M.Umar

You might have heard them loudly squawking overhead. Or you may have seen them hanging out in palm trees (a group of them is sometimes called a pandemonium, amusingly enough). As unlikely as it may seem, these are parrots! They're often seen flying around West LA, having moved here under mysterious circumstances. Parrots certainly aren't native to the Los Angeles area. Various species have origins in South America, Central America, and the Indian sub-continent. The state of California doesn't classify them as invasive, as they've assimilated without bothering native birds too much.

The most common species you'll see in the neighborhood is the mitred parakeet. Originally

from the foothills of the Andes Mountains, these birds are bright green with a contrasting splash of scarlet on their faces. Their call is a noisy, squeaky squawk. The most common parrots in Los Angeles overall are red-crowned parrots. They share the mitred parakeet's rich green plumage, but their bright red foreheads also have a smudge of blue. Surprisingly, there are more red-crowned parrots in L.A. than in their homeland of Mexico. Other species, like lilac-crowned and rose-ringed parakeets, share their green bodies and gift for making noise. It's almost surreal seeing them around the neighborhood.

But how did all these birds get here? Theories abound. Did they fly away from a Pasadena pet store set afire? Did they formerly reside at the Van Nuys Busch Gardens, escaping once the theme park closed? What if the rumors of mass parrot releases in the 90s are true? There's no concrete answer, but the general consensus is



that the birds got here through the pet trade. Parrots aren't as easy to take care of as they may seem. Once their owners realized this, it's possible they intentionally let them go. Of course, this is a bad idea with any kind of pet. (Also, parrots are valuable- take rumors of intentional releases with a grain of salt.) Maybe they escaped on their own. However the parrots arrived, they're here to stay now.

You can see mitred parakeets all around West L.A., usually in their communal roosts. If you're in a spot with lots of palm trees, look up and you could see a parrot or five. If they're camouflaged among leaves and branches, you'll probably still hear the distinctive racket they make. Depending on how long the noise lasts and how early in the morning it is, this can be either exciting or aggravating to hear. There have been many mitred parakeet sightings on East Blvd. If you're going out of your way to observe them, that could be a place to look.

With this column, I'm trying to show how Los Angeles is a city full of life. After all, we're located in a biodiversity hotspot! Plenty of that life is surprising- I remember seeing wild sea turtles in the San Gabriel River, and a small salamander in my backyard. Unlike these animals, parrots were introduced to L.A. But like many other creatures, they've adapted and become permanent residents. Seeing actual parrots in palm trees outside my house is an experience like no other. They're loud, but their iconic bright plumage brightens my day in turn.

Keep looking for creatures this summer!

SANTA MONICA AIRPORT



•Margie Templeton & Kent Ugoretz

We are sad to hear that the Santa Monica Airport will likely close in 2028. In addition to being an important asset supporting private aircraft owners as well as business and government aviation, it has been historically important in the development of the aviation industry in Los Angeles. The Los Angeles Metropolitan Area was once home to major aerospace companies including Douglas Aircraft (where Kent worked), which was located at the Santa Monica Airport, as well as Hughes Aircraft, North American Aviation, Northrup, and Lockheed. Other engineering and research companies centered in the area that supported the US military and the aircraft companies included Rand, System Development Corporation (where Margie worked), TRW, and the Aerospace Corporation. The Santa Monica Airport is still important for our US Presidents who fly into Santa Monica Airport with helicopters after Air Force One delivers them to LAX when they visit LA. Kamela Harris also rates helicopters when she visits her home here. Life flights for the area hospitals, police and government agencies also use the airport when needed.

Santa Monica Airport was initially named Clover Field after a World War I US Army pilot, Lt. Greayer "Grubby" Clover. Clover Field was the location of the development, production and first flight of a DC-3 in 1935. In addition to development, testing and production of the DC-1 through DC-7 series of commercial airliners, the site at Clover Field was important for producing planes used in WWII.

If you want to learn more about LA's history of aviation, visit the Museum of Flying located at the Santa Monica Airport. It is a gem of a museum right in our neighborhood. It is open from Thursday through Sunday from 10 to 4. It covers aviation including the Wright Flyer, complete with a replica of their plane, aircraft used in movies, the front of a FedEx 727-200, pictorial displays, and a recreation of Donald W. Douglas' Santa Monica facility office. The nose section protrudes from the museum, and the cockpit is open to visitors. If you are really adventurous, you can ride in a flight simulator. They also host lectures about aviation. According to Steve Benesch, the Director of Operations, the city of Santa Monica wants to keep the museum open even if the airport is closed.

According to Margie's pilot son, Chris, the FAA owns a beacon that brings in the planes from Asia and down the coast of California. The planes then go directly over our houses. Some people complain, but we have the "Plane Finder" app on our phones which tells us the type of plane and where a plane comes from. It is always interesting to learn about the planes going overhead. This beacon is essential for air traffic control and will remain at the airport in some form.

On August 8, the "Palms to Pines Air Race" from Santa Monica to Oregon will start at the Santa Monica Airport. The LA Chapter of the "Ninety-Nines International Organization of Women's Pilots" is hosting the start of the race. The women will fly to Oregon with two stops for the night. Women pilots from across the country will be bringing their planes into Santa Monica for the race.

We still hope that the cost of losing the airport revenue and the cost of developing a park will bring the city of Santa Monica to their senses. The worst case would be if they give up the park idea and build another Century City.

How Real Estate Can Stretch Your Wealth (Without Shrinking Your Dollar)

•Claire Burns & Rebecca Davis

So, you're ready to dive into the world of investing? Well, buckle up because we're about to take a ride on the Warren Buffet Express, destination: real estate riches!

First things first, before you start envisioning mansions and beachfront villas, let's ground ourselves. There's no 'get rich quick' solution, but with a well-crafted strategy, you can certainly take control of your wealth creation journey through real estate. And let's face it, when inflation is challenging our financial stability, exploring additional options to build wealth becomes a necessity.

Now, we're going to assume everyone has heard of or knows who Warren Buffet is; after all, the financial guru has a net worth that could probably solve world hunger two or three times (we've heard around \$132 Billion), so we'd say the guy knows a thing or two about where to invest your cash.

According to the "Oracle of Omaha" himself, when inflation comes knocking, real estate is one channel you'll want to consider investing in. Why? Because while the value of your dollar may be shrinking faster than your favorite sweater in the dryer, real estate tends to hold its shape and, if anything, stretch some in all the right ways over time. And who doesn't love a big, comfy sweater?

Don't just take Buffet's word for it. According to the U.S. Department of Housing and Urban Development (HUD), about 70% of rental properties in the U.S. are owned by individual investors, and in a more recent Gallup poll, the majority of people think their money is best invested in real estate over the long term.

With Buffet's ideals in mind and the data substantiating them, we wanted to share just a few ways you can invest in real estate:

1. Direct purchase: When you purchase a specific property such as an apartment building a duplex, a condo etc.

2. REIT: Real estate investment trusts (REITs) are companies that own, operate, or finance income-producing real estate and then collect rent, operating expenses, or interest payments from the properties

in their portfolio and use those funds to pay dividends to shareholders. As a consumer, you often-times can buy shares of a REIT in a taxable brokerage account, as well as a tax-advantaged retirement account such as an IRA or employer-sponsored 401(k) (if the plan allows it).

3. Real estate sponsor: A sponsor is an individual or company in charge of finding, acquiring, and managing a property on behalf of investors. Sponsors typically invest in the property as well but don't have to invest as much capital as the other investors involved.

4. Investing apps: There are brokerages and investing apps that offer fractional investment options. These options allow you to buy small shares of an individual property or real estate fund at a relatively low cost and even earn monthly dividends. This can be an easy way to get your foot in the door of real estate investing.

Another investment opportunity that isn't directly certified by the "Oracle of Omaha" but is a strategy many seasoned investors leverage is to sell a real estate asset via a 1031 exchange and use Delaware Statutory Trusts (DSTs) in conjunction. DSTs provide access to institutional-grade real estate investments, often with greater passive income potential, and simultaneously streamline the estate planning process, reduce tax liabilities, and accelerate generational wealth building. As stated, this is a more strategic investing strategy leveraged by more seasoned investors. We'd be happy to speak further if you'd like to learn more or have a potential building to sell.

As we've discussed, there are a wide variety of options to consider when investing in real estate. And if it seems daunting, just remember it starts with ABC...and by ABC, we mean "Always Be Considering" your options. If you're interested in learning more or just want to share your two cents on the topic, we'd love to hear from you—team@davisandburns.com.

Sources:

- 1. CNBC, Most of Warren Buffett's wealth was accumulated after age 65. Here's what that can teach individual investor
- 2. Moneywise, "It's not taxed at all": Warren Buffett shares the 'best investment' you can make when battling inflation"
- 3. Money, Stocks, Real Estate or Gold? Here's What People Think the Best Investment Is Now
- 4. FORTUNE
- 5. re-transition.com

*The information provided on this page does not, and is not intended to, constitute legal or investment advice; instead, all information, content, and materials available in this document are for general informational purposes.

BRINGING DREAMS TO DOORSTEPS:
A Snapshot of Sales in The Last 30 Days

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\$2,455,000 Sold Price
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REPRESENTED SELLER
\$15,000,000 Sold Price
Santa Monica

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Villager Bulletin Board

MAR VISTA PARK REPORT

• Jerry Hornof

Mar Vista Recreation Center continues to be a very active and enjoyed oasis in our community. Sports programs, including soccer, tennis, volleyball, and inline hockey, continue to draw hundreds of youths and adults to the park on a weekly basis. If you pass by the park on a Saturday morning you will see a very busy soccer program with 600 participants this spring. The girls' volleyball program has an enrollment of 170 participants, and the tennis program has 200 participants of all ages. I continue to encourage everyone to visit the Los Angeles Recreation and Parks website www.laparks.org/reccenter/mar-vista to see the wide variety of programs and activities offered at the park. Of special note, the summer Day Camp program will begin the week of June 17th with a regular camp and a co-ed soccer camp being offered.

The tennis courts will undergo resurfacing maintenance which is planned to begin on June 9th. The expectation is to complete two courts at a time allowing four courts to continue to be available. The work should be completed in 6-8 weeks.

Dogs on leash are welcome at the park. Illegal off-leash dog usage of the park continues to be an issue. Evenings generally attract 20-30 participants. The park continues to reach out to enforcement (LAPD, Park Rangers, and Animal Services) for assistance. Park staff have a megaphone and ask dog owners to please leash their dogs. There is minimal compliance with their requests. This is an issue throughout the entire Los Angeles Recreation and Parks (RAP) system. Unfortunately, there have been dog bite injuries at Mar Vista Park associated with this activity. It would be helpful to have more community awareness and compliance in addressing this issue. Park management requests that the community report all incidents involving dogs off leash.



On Saturday May 6th Mar Vista Park hosted an inline adult hockey tournament. Labelled an "ironman" tournament, men and women participated in games of 12 minutes with no substitutions. Twelve teams from around the area participated in two divisions. The regular program adult inline hockey has league games on Monday, Tuesday, and Wednesday evenings. If you have not watched a game, I encourage you to come down to the rink and observe the competition.

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

Trombetta Education Group


 Shanna Trombetta
Educational Therapist-Director

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Email: trombettatherapy@gmail.com
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