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PARK REPORT



## PRESIDENT'S MESSAGE

### WHAT'S HAPPENING?

• Jerry Hornof



A proverb thought to be of African origins: If you have to go far, go together. This proverb captures this year's theme of working together to achieve successful outcomes.

One year from now (June 2026) Los Angeles will be one of 16 cities in North America hosting FIFA World Cup games. FIFA World Cup is considered the most globally watched sporting event, and the 2026 competition has expanded to 48 national teams. Los Angeles is actively preparing to host eight World Cup 2026 matches, including the U.S. Men's National Team's opening game. The city is focusing on fan zones, stadium modifications, and legacy programs to ensure a safe, successful, and memorable event. Los Angeles is identifying locations in each council district to create fan zones for the World Cup. SoFi Stadium in Inglewood is the main venue. It is being modified to accommodate soccer pitches with the installation of a new grass field. World Cup 2026 tickets are not yet on sale for the general public. General ticket sales are expected to begin in late 2025 on [fifa.com/tickets](https://www.fifa.com/tickets). For the latest information visit <https://www.fifa.com/en>.

The Los Angeles City budget cycle is July 1 through June 30. In the 2025-2026 budget, Los Angeles is facing a budget shortfall of nearly \$1 billion due to a combination of factors including lower-than-expected tax revenue, increased liability payouts, and rising payroll costs, including negotiated pay raises for city employees. Additionally, the city is grappling with the costs of wild-fire recovery and the impact of federal policy changes. The liability payouts have increased significantly over the last three years. According to data from the L.A. Controller's Office, in fiscal year 2022 the city paid out just over \$91 million from lawsuits against the city. In 2023 that number jumped up to \$166 million, and in fiscal year 2024, it increased to \$247 million or 25% of the deficit. Mayor Bass's proposed 2025-2026 budget (\$12.82 Billion in revenue and \$12.9 Billion in expenses) reduces the projected deficit from \$1 Billion to \$80 Million. To achieve this reduction Mayor Bass is proposing over 1,647 layoffs and the consolidation of four city departments. The mayor's proposed budget reduces



## Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE  
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+ QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION + SUMMER 2025 +



staffing at most city departments, with the largest number of cuts targeting larger departments like transportation, police, street services, sanitation and general services departments. Impacts to smaller departments will result in an even larger proportion of their budgets being cut. The City Council is reviewing the proposed budget and is exploring ways to reduce or prevent layoffs. The LAIST.com article entitled “The mayor’s budget proposal could change LA. Here’s where the cuts would hit the hardest” by Jordan Rynning Published May 12, 2025 provides an informative summary. Unfortunately, many of these cuts will affect the availability of services we utilize.

Our congratulations to Andrew Marton who was re-elected

as our Mar Vista Community Council Zone 3 (includes Westdale) representative.

Westdale HOA dues are voluntary but are very important in supporting many of the activities we provide including this publication. At this time only 123 of the 907 households (only 13.5%) have contributed dues this year. You can check the web site, westdalehoa.org to find out if you have paid. Under Membership, click on “Westdale Homeowner’s Dues Status” and then on the street addresses. A form to pay your dues is found in this issue.

In closing, the 2025 theme will be Going Together. The essence of community is being, learning, and doing together. Going Together is how Westdale HOA thrives.

## WE LOVE OUR CALIFORNIA WEATHER... BUT IS IT WORTH EVERYTHING ELSE?

**IF YOU’VE EVER SAID:**  
“We don’t need this big house anymore.”  
“I’m tired of the traffic, the crime, and the homeless crisis.”  
“I just don’t know where it’s better—or what we can afford...”  
**YOU’RE NOT ALONE.**  
Many of my clients felt the same way—until they saw what was possible. You don’t have to guess, and you don’t have to decide today. You just have to start the conversation.

**HERE’S WHAT SOME OF OUR CLIENTS HAVE DONE:**

- **The Jones family** moved to Bend, Oregon for clean air, four seasons, and a close-knit town feel.
- **The Sanchez family** relocated to Scottsdale, Arizona, keeping their LA home leased for income.
- **The Nguyens** sold in Culver City and bought a ranch-style home in Boise, Idaho, with space for gardening and visiting grandkids.
- **The Chens** now live in Palm Desert during winter and Seattle during summer, loving both.
- **The Wilsons** retired to Florida’s Gulf Coast, where there’s no state tax, beautiful sunsets, warm winters and close to family.
- **The Reeds** are thriving in Denver, enjoying great healthcare and an active lifestyle.
- **The Katz Family** sold their home in Cheviot Hills, relocating to Texas for no state tax and a lower crime rate.
- **The Miller Family** left Brentwood for North Carolina, where they enjoy a lower cost of living and access to top-rated healthcare.

**Wynne** **Schwarz** **Adson**  
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**“We interviewed a few agents, but knew the difference right away.”**  
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– Myra C., Westdale

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## CRIME & SAFETY REPORT

• **Soham Patel**

I hope this letter finds you well. I wanted to share some important information about local crime trends and safety, especially since several of us will be fumigating our homes this summer.

How Safe Is Our Neighborhood Right Now?

The good news is that Mar Vista remains one of the safer places to live in Los Angeles. According to the latest data I've found from CrimeGrade.org, we're actually safer than 55% of neighborhoods in the city, but we still got a B- safety grade. Like most of LA, we're more likely to experience property crimes

than violent ones. The statistics show we have about a 1 in 63 chance of experiencing property crime, compared to a 1 in 447 chance for violent crime.

In the past few months, I've been tracking the crime reports through the LAPD's crime mapping tool, and here's what I've seen:

- Unfortunately, there was a shooting early morning on May 13th near Cotner and La Grange
- A burglary was reported on May 11th in the 2600 block of 33rd Street
- Several assaults have occurred, mostly along the busy streets and shopping areas
- There have been thefts reported around Lincoln Blvd. and Olympic Blvd.

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- Someone reported vandalism on May 10th in the 2300 block of Pico
- In the past 90 days there have been 2 home burglaries on Butler Ave.

Most of these incidents are happening along our commercial streets rather than in our quiet residential blocks. However I wanted to use this edition for a special warning about home fumigation.

As summer approaches, some of us will be scheduling termite treatments, and I wanted to share an important warning:

**Homes under fumigation tents have become targets for burglars throughout Los Angeles.** These criminals know that the houses are empty and use the tents as cover to break in unnoticed.

From my conversations with neighbors who've experienced this, here are some precautions I strongly recommend:

1. Take your valuables with you: Before your fumigation, remove all jewelry, cash, luxury handbags, important documents, and irreplaceable personal items.
2. Consider hiring security: Several neighbors have used professional security services that specifically monitor fumigated homes. The peace of mind may be worth the cost.
3. Set up temporary lighting: Bright lights are a simple but effective deterrent.
4. Keep your cameras active: Make sure your security cameras stay operational during fumigation and that you can monitor them remotely.

5. Tell the police: Our Pacific Division officers appreciate knowing when homes are being fumigated so they can include those streets in their patrol routes. Their number is 877-ASK-LAPD for non-emergencies.
6. Let your neighbors know: Please tell those of us around you when you're fumigating so we can keep an extra eye out.
7. Talk to your fumigation company: While they're not responsible for theft, they should have additional security recommendations based on their experience.
8. Secure entry points: Work with your fumigation company to keep doors locked while still allowing necessary ventilation.

The LAPD's Pacific Community Police Station at Culver Blvd. and S. Centinela Ave has officers who know our neighborhood well. 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 info is 310-622-3973 & 38717@lapd.online.

If you would like to join the Mar Vista WhatsApp Group please fill in the Google form at this URL:

<https://forms.gle/VYxRAe2aXCCDYGFo6>

Be well, and take care of each other.







# Dues, please!

**A small contribution that helps hold the neighborhood together.**

So far, 123 of our 907 households have contributed dues this year. If you've already chipped in—thank you. If not, we hope you'll consider joining us.

Dues are \$30 per household per year, and you can pay for up to three years in advance. CERT donations are always welcome. To check your status or make a payment, visit [westdalehoa.org](http://westdalehoa.org) and head to the Membership section.

It's a small act that helps keep our corner of the world connected.

## How we put your dues to work

Your \$30 annual dues support the simple things that help make Westdale feel like a true community—our newsletter, the website, the annual block party, and occasional gatherings that bring neighbors together. We also do what we can to support Mar Vista School and Mar Vista Park—because even modest contributions make a difference in the spaces we all share.

We're also proud of our neighborhood CERT (Community Emergency Response Team), which keeps emergency supplies stored at Mar Vista School. In the event of a disaster, trained neighbors are ready to step in and help. Contributions to CERT directly fund those essential supplies.

## More avenues to support the WHOA

- Join the board! We have open positions and we welcome anyone who wants to be more involved in our community.
- Become CERT certified
- Write an article for our quarterly newsletter
- Help plan or provide entertainment for our annual block party



## FROM FAULT LINES TO FIRE ZONES: SMART STEPS FOR SAFER HOMES

• *Rebecca Davis & Claire Burns*

If it feels like LA's throwing a lot at us lately. You're not imagining it. Between the wildfire flare-ups in the Angeles National Forest and that 4.9 earthquake this spring that rattled everything from our nerves to our picture frames, 2025 has been a not-so-gentle reminder that living in our beautiful city means staying ready for the unpredictable.

We're a local real estate team, but more importantly, we're two longtime neighbors who live here, raise our families here, and care deeply about this community. Lately, the questions we've been hearing sound more urgent and personal: "What can I do to protect my home?" "Why did my insurance just triple?" "How is all of this affecting property values in our area?"

Let's talk through it.

Natural disasters aren't once-in-a-lifetime events anymore. They've become part of regular life in Los Angeles, and that's especially true here on the Westside. In Mar Vista, we're seeing more homes fall within newly updated "Very High Fire Hazard Severity Zones." That means increased risk, and in many cases, increased costs. Insurance carriers are tightening their coverage criteria, and some homeowners are finding themselves dropped with little to no notice.

There are some easy ways to protect your home and your investment, starting with fire resilience. Creating a "defensible space" by clearing dry brush, by trimming back overhanging trees, and by choosing fire-resistant landscaping can reduce risk and may help with insurability.

One of the most overlooked, but critical, steps? Protecting your home from airborne embers. We've seen it time and again during LA wildfires and elsewhere: homes don't usually ignite from walls of flame, they burn from the inside out due to tiny embers carried on the wind that slip into attic vents and eaves. In fact, 9 out of 10

homes and buildings that burn in a wildfire ignite because of embers, not direct contact with flames. Installing a wildfire defense mesh over your vents is a small, low-cost improvement that can make a huge difference. By fortifying those entry points, you're helping shield your home, and by extension, your neighborhood, from a major source of fire risk. Beyond mesh, consider adding ember-resistant vents, Class A roofing, and non-combustible fencing, especially if your home is near a hillside or open space.

And we'd be remiss if we didn't talk about earthquakes. If your home was built before 1980 and hasn't been retrofitted, now is the time to seriously consider it. Retrofitting doesn't just make your home safer in the event of a quake, it can also open doors to earthquake insurance and lower premiums. And in today's market, insurance is a moving target. Global tariffs, rising labor and materials costs, and general economic uncertainty are all contributing to fewer options and higher rates, even for well-maintained homes.

That's why preparation isn't just about structure; it's about documentation, too.

Here's a tip that's wildly underrated but incredibly effective: Make a home inventory. Yep, it might feel a little extra, but it's a game changer in the event of a fire, quake, or anything in between. Take 10 minutes, grab your phone, and do a quick video walkthrough of your home. Open drawers, scan closets, narrate like you're on HGTV. If you ever need to file a claim, you'll be thanking your past self for being so brilliantly prepared. Think of it this way: while retrofitting helps safeguard the structure, creating a home inventory protects everything inside.

And for buyers navigating today's market, trust us, this all matters. We're seeing more questions up front about insurance availability, fire mapping, and structural resilience. The good news? Homes that are prepared, documented, and upgraded tend to sell faster and with more confidence. If you're planning to move in the next year or two, small steps now, like reviewing your policy, doing a quick safety audit, or scheduling a retrofit consult, can save you major headaches later.

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## MAR VISTA PARK REPORT

• Jerry Hornof

Mar Vista Recreation Center (MVRC) is a very active and enjoyed "gathering" space in our community. An important part of community input to the operations of the Los Angeles Recreation and Parks (RAP) is the Park Advisory Board (PAB). Recognizing the need for a formal method of incorporating community input on decisions affecting communities, RAP initiated the development of Center Service Associations or CSAs in the 1970's. CSAs led the way to the establishment and formalization of what we now recognize as Park Advisory Boards or PAB's since May of 1998. PABs are essential to the overall operation of a recreation facility. RAP believes that the partnership between staff and the community is of primary importance in identifying and meeting the recreational needs of the community. A PAB works with park staff to make facilities safe, clean, and hospitable while offering advice on programming and assistance in fundraising.



The Mar Vista Park Advisory Board (PAB) has been working to address many issues impacting our Park. In last month's issue of the Villager, I addressed the PAB's efforts to sustain the tree canopy at the Park. MVRC has suffered a loss of trees due to a variety of causes including wind damage, disease, beetle infestation, and aging. Members of the PAB are meeting with the RAP Forestry Division Principal Forester to address the canopy issue at the park and to get back on track to replenish this environmentally and esthetically important resource.

The PAB is also looking at bringing pickleball instruction and playing to the Park. As many of you know, pickleball is a racket (or paddle) sport in which two or four players use a smooth-faced paddle to hit a perforated, hollow plastic ball over a 34-inch-high net until one side is unable to return the ball. It was invented in 1965 on Bainbridge Island in Washington State. In 2021, pickleball was named the official state sport of Washington. For four years in a row, 2021 through 2024, the sport was named the fastest-growing sport in the United States by the Sports and Fitness Industry Association. By 2024, it was estimated there were 19.8 million participants in the United States, a 311% growth since 2021. The PAB has recommended using the gymnasium to support pickleball. The gymnasium is already striped for three badminton courts which can be used for pickleball. Stay tuned for instruction programming and court scheduling.

Finally, for many years the Park and the Mar Vista Community Council held a Fall Festival. Although the festival no longer occurs, there was a balance of funds in the festival 501 (c)(3) account. Over the last few months the PAB has identified projects and purchases for the funds. The funds are being used to complete much needed repairs on the hockey rink, to procure a portable outfield fence to support baseball programming and safety, and to procure an electronic message board for the Park office.

Please consider volunteering for the PAB. Contact Keith Rice (Park Director) if you are interested. As always, please enjoy the park and its mission to provide and support vital and enjoyable recreational opportunities in our community.

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—Jim and Marietta, Westdale.



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