



Westdale VILLAGER

QUARTERLY NEWSLETTER OF THE
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PRESIDENT'S MESSAGE

TOGETHER SUPPORTING WESTDALE

• Jerry Hornof



This year's theme is Going Together. We are bound together by our geography: North of Palms, South of National, East of Inglewood, West of Sawtelle: We are the Westdale Homeowner's Association. I am beginning this message with an appeal to please help support our association. We request a small annual dues which allows us to communicate with, and in small ways, take care of our small pocket of homeowners and renters. The membership dues pays for our communications (this newsletter and website primarily), the annual block party and other community events. We also support Mar Vista School and Mar Vista Park - doing what we can to make them neighborhood gems for our residents. Community Emergency Response Team (CERT) contributions pay for supplies that go in our WHOA emergency supplies container stored at Mar Vista School. Neighborhood CERT members are prepared to use those supplies to take care of those in our community in case of an emergency. We cherish our Westdale community and appreciate your support. So far we have received contributions from less than 200 of our 907 homes. Please consider paying your dues of \$30 per year for up to three years, and any contributions to CERT are also appreciated. You can check to see if you have paid for 2025, 2026 or 2027 on our website westdalehoa.org or using this Quick Response (QR) code:



★ QUARTERLY NEWSLETTER OF THE WESTDALE HOMEOWNERS ASSOCIATION ★ FALL 2025 ★

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You can pay by mail, drop off a check, or submit electronically and pay via Zelle. We also welcome you to be a part of the community by filling a board position, writing an article for the newsletter, or helping to plan our annual block party. Send us a note at westdalehoa@yahoo.com. Thank you in advance for your support.

I have written before about the Sepulveda Transit Corridor. It is a proposed high-capacity rail line that will provide a crucial north-south transit connection between the San Fernando Valley, the Westside and eventually Los Angeles International Airport (LAX). Currently under environmental review, Metro is evaluating multiple alternatives — including heavy rail and monorail technologies — to address one of the most heavily traveled and congested corridors in Los Angeles County. I felt the following video is an informative summary. This is not an endorsement of the recommendation by the analyst but rather provided for information.

www.youtube.com/watch?v=719GrGCI_wA

Senate Bill 79 (SB 79) proposes to make it faster and easier to build multi-family housing near transit stops, like train and rapid bus lines, by making it legal for more homes to be built in these areas. As a statewide measure it would preempt more restrictive local control of most new housing near publicly-funded transit stops. The type of new homes that will be allowed is determined by the distance of the housing from a transit stop; the transit type and frequency; and the overall level of transit infrastructure in the region. Proponents state that SB 79 will help lower housing costs by increasing the supply of homes in these areas, bolster transit use and improve the funding stability of public transportation systems, reduce traffic congestion, reduce pollution, and make it possible for more Californians to use the transit systems they paid for. Opponents SB 79 state that the bill's provisions impermissibly impose billions of dollars of costs on cities like Los Angeles and other local jurisdictions, undermine local governance, circumvent local decision-making processes, and impose unintended burdens on communities. SB 79 is highly contentious and I encourage you to track its progress through the California legislature.



The essence of community is being, learning, supporting, and doing things together. Going Together is how Westdale HOA thrives.

CRIME & SAFETY REPORT

• *Soham Patel*



Our little pocket of Westdale continues to be Mar Vista's safest area, and the numbers prove it. Our crime odds remain 1 in 34 compared to 1 in 24 in the central Mar Vista areas. The Mar Vista Community Council reported that for July 2025, there were only "slightly more property crimes than usual" — when "usual" is already low, this indicates continued neighborhood stability.

Our organized community continues providing security advantages through the Westdale Homeowners Association, direct access to Senior Lead Officer Karwon Villery (38717@lapd.online), and active Zone 6 representation in the Mar Vista Community Council.

Summer 2025 Crime Trends: Historic Lows

Los Angeles Citywide (May-July 2025):

- On pace for lowest homicide total in 60 years: 116 homicides through June 28, down from 152 in the same period 2024
- 20% decrease in homicides in the first half of 2025
- Los Angeles County Sheriff's Department: 63 homicides as of May 2025, down from 184 in 2024

Local Mar Vista Intelligence:

- July 2025: "Slightly more property crimes than usual" per Community Council
- Westside neighborhoods recording zero homicides in recent reporting
- Community programs showing continued effectiveness in crime reduction

Recent Summer Challenges to Know About

Jewelry Theft Alert (July 2025): The Mar Vista Community Council issued a specific warning about suspects targeting elderly residents in parking lots or while walking, approaching under pretenses of asking directions or offering to pray/bless victims. These are isolated incidents but worth awareness.

Seasonal Crime Patterns: Summer typically sees slight increases in property crimes due to vacation travel and increased outdoor activity. Our "slightly more than usual" report for July follows this normal seasonal pattern.

Reminder of Westdale's Law Enforcement Resources

- Senior Lead Officer Karwon Villery: 38717@lapd.online
- Non-emergency LAPD: 1-877-ASK-LAPD
- Emergency / Crime in Progress: 911

LAPD continues intensive community partnership strategies that our officials credit for the historic crime reductions. Let's stay vigilant and stay connected — 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.

EVERYONE IN THE POOL!

• *Nikki Coburn*

When the temperature soars and the sun is beating down on Mar Vista, the first thing you might want to do is...jump into a refreshing pool! Durning summer, we are lucky to have the Mar Vista Swimming Pool at Mar Vista Park.

The Mar Vista Pool is mostly known for family swim, also known as recreational swimming. In the past they have offered a



swim team, junior lifeguards, artistic swimming, and swimming lessons. The admission fees are all different depending on one's age. General admission for adults 18-49 is \$4.00. Children 0-17, adults 50 & older, and anybody with disabilities are only \$1.00.

This season has started off on a bad note. Thieves broke into the storage area and stole all the equipment including the lane dividers. And without lane dividers, we cannot have lap swimming. However, Mar Vista Pool has not had lap swimming in a few years, because of a lifeguard shortage. This is a nationwide problem. Without the adequate number of lifeguards, Mar Vista Pool had to adjust by limiting the number of swimmers allowed to swim and by shortening swimming lessons. Another minor issue is that the pool is not heated so some might find the water too cold. Overall, the Mar Vista Pool is a great pool for nice, hot summer days for all ages and abilities.

COUNCIL THRIFT STORE

• *Margie Templeton*

As I was dropping off a bag at the alley entrance to th Council Thrift Shop on Venice, I was amazed at the piles of goods in the receiving area. It is such a small shop. How can they possibly use all of these goods? Another time I was present when the garbage was being collected, and I was amazed at how much went into the garbage truck.



The Venice location is one of 7 loacations in Los Angeles. It is run by the National Council of Jewish Women to provide cash assistance and goods for people in need. They support women with job placement, they provide cash assisstance for low income working women with diabetes, they provide cash assistance for tuition to women, they have networking and financial workshops at their Wilshire/Highland office or via Zoom, they provide cash assistance to low income pregnant women, and they give gift cards that can be used in one of their 7 shops.

The thrift shop is able to use 85-90% of what is donated in the store. A small percentage goes directly to the trash. However, most of what is not used in the store is donated to another organization that distributes it to those in need. I happened to be there when the excess was being picked up.

If you have things that you don't need, bring them to the thrift shop. They won't be wasted.



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By Ron Wynn!**



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NATURE REPORT: FALL FOLIAGE

•M.umar

Like any other season, autumn in America leads to certain inevitabilities. Coffee shops start to capitalize on pumpkin spice products, colorful leaves are referred to as “foliage,” and Halloween parties become common. In Westdale, these things happen every year.

Some may be skeptical about the foliage part. While trees changing color in the fall isn’t widespread in Los Angeles, it still happens. Westdale’s most prominent example is the sweetgum trees on McLaughlin Ave, near the Mar Vista Recreation

Center. Every year, their star-shaped leaves turn various brilliant shades of orange and red. As with other deciduous trees, this happens because a lack of sunlight causes chlorophyll to break down in the leaves, eliminating the color green. The remaining colors were either there all along but hidden by chlorophyll (yellow and orange) or caused by trapped sugars (red).

In addition to changing color, sweetgums also shed their leaves and spiny fruits. This can be difficult for both homeowners who have to clean the leaves and pedestrians who sometimes step on the fruits. Their roots can also damage sidewalks, forcing people to be more careful on walks. However, many animals such as squirrels and birds use sweetgums as a source of food and shelter. While these trees are

understandably polarizing, there are still some benefits to having them around.

Another prominent autumnal Westdale resident is the monarch butterfly, which can easily be found in backyards and parks. This large insect has a recognizable veiny black pattern on its saturated orange wings, making it resemble stained glass. The bright color is a form of aposematism, or alerting potential predators that the organism is toxic. Another species, the viceroy butterfly, has a similar pattern with thinner black lines. Because both butterflies are poisonous, this is an example of Müllerian mimicry.

Monarchs get these toxins from the milkweed plant, which they consume as caterpillars. Adults feed on nectar from various flowers, including goldenrod, lantanas, and lilacs. Viceroy caterpillars absorb

salicylic acid from eating specific trees, making them unpalatable. Adult viceroys have more diverse tastes than monarchs (in addition to nectar, they also consume animal dung). However, viceroys are difficult to find in California. If you see an orange and black butterfly, it’s almost guaranteed to be a monarch.

These insects are known for their multi-generational migration process. No single butterfly completes the journey, and there are about four generations of monarchs born every year. But due to humans planting tropical milkweeds, monarchs here have a year-round source of food. As a result, Los Angeles monarchs have no reason to leave in the winter. Some of them may roost on beaches such as Leo Carrillo State Park or migrate north in the spring, but the rest remain local.

Pesticides and habitat loss are causing monarch populations to dwindle on both sides of North America. The best way to help them is by planting milkweed in your yard or window box. California, desert, woolly, and heart leaf milkweeds are all good options. If the plants have no pesticides, monarch caterpillars will be able to hatch and metamorphose. Autumn is often a transitional period between extreme temperatures (or, in Los Angeles, between extreme heat and slight coolness). This is echoed in both nature and human activity. People head back to school or work, days get longer, and trees gradually shift colors.

In Westdale, time can seem static. More often than not, the weather is mild and the trees are verdant. Butterflies, among the most well-known symbols of transformation, don’t even have to migrate when living here. Human settlers caused much of this by introducing things like tropical plants, sprinklers, and green lawns in efforts to create an exoticized oasis. But change still happens every year, albeit in an L.A.-specific way. Some may claim that there are no seasons here, but that’s ultimately unfounded. After all, this is a seasonal newsletter.

Keep looking for nature this fall!

SANTA MONICA AIRPORT’S FUTURE

•Margie Templeton

I have been dismayed by the potential closing of the Santa Monica Airport. I keep hoping that the Santa Monica City Council will come to their senses after the fires since the airport played a major role in the fire fighting. I talked to Mike Machat at the Museum of Flying to learn more about the airport’s closure. He feels that there is a good chance that the city will decide not to close the airport.

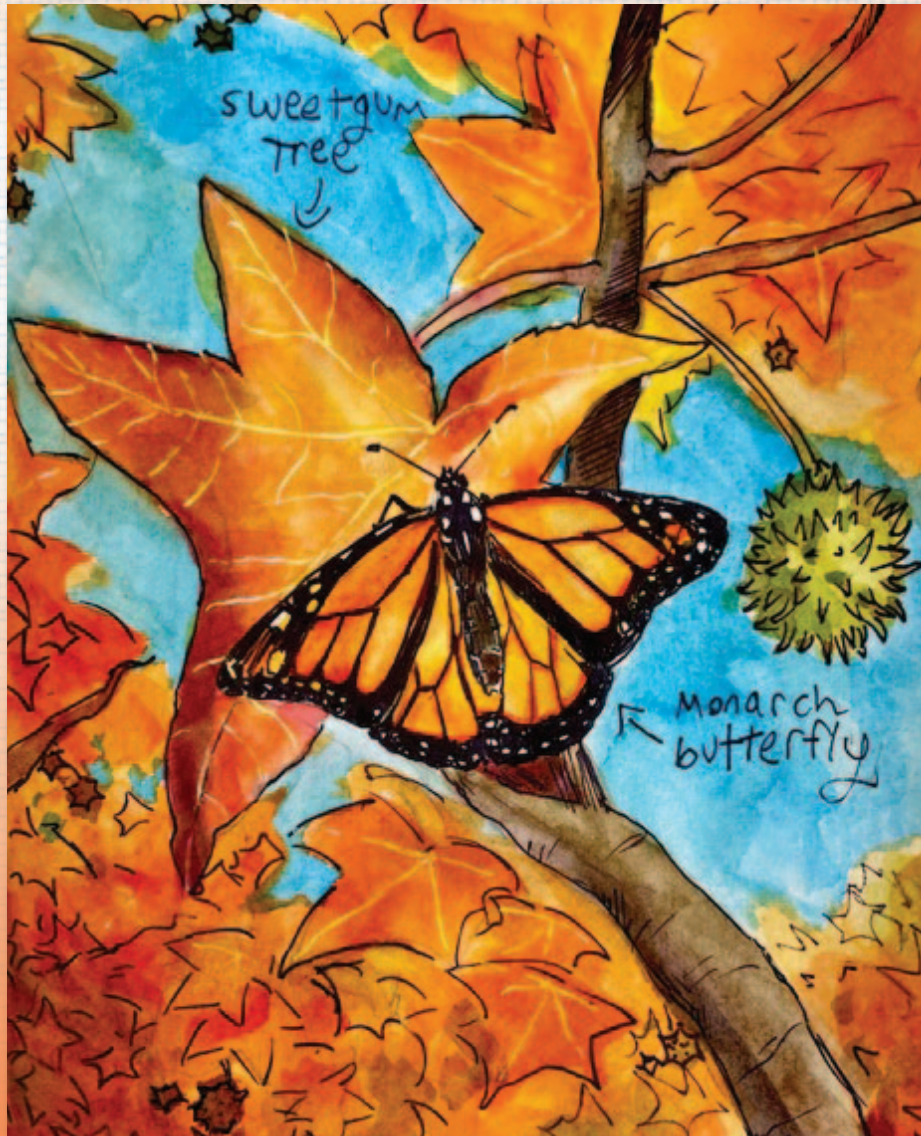
The airport will be transferred to the city on December 31, 2028. This is final, but what happens next is to be decided. The transfer will include the property north of Airport Boulevard so it will not affect the Museum or the other buildings to the south. However, the office buildings on the north side along Ocean Ave will be transferred to the city. It is uncertain how this will affect the rents and taxes paid for these buildings. The city will also lose the income from the airport: landing fees and parking fees. Any park that replaces the airport will add costs for the city.

There is beacon at the west end of the airport where all planes flying in from Asia and down the coast line up that is owned by the FAA. This beacon will continue to operate. Currently, planes must fly over the beacon and airport at 7,000 feet. Once the airport is gone, they may come in at 3,000 feet which will increase the noise in the flight path across Santa Monica and Westdale.

Hopefully, the use of the airport for 10 days during the fires will wake up the city council. Fifteen helicopters were stationed at the airport to fight the fire. They were fueled at the airport. They could dip water from the ocean for a short trip to the fires. At one point all of them were circling over the fires while they were directed by 2 helicopters acting as flight directors. If the airport were not here, the closest airports for helicopters are Camarillo and Van Nuys. Without the Santa Monica Airport, the fires could have spread even farther due to reduced air support.

A final issue is the cost of cleanup. The soil under the airport is highly contaminated.

Those who want the airport closed have focused on the noise which has already been reduced. Already there is a reduction in noise from planes at the Santa Monica Airport. More of the current planes are electric. They are half the cost and make half the noise. Currently they are used as trainers, but more private planes are becoming electric. Eliminating the SM Airport planes will be more than compensated by additional noise from the jets on their flight path into LAX.



When’s the Best Time to Buy a Home?

• Adam Glick

Why timing the market could give you an edge—and why the best time might just be when you’re ready.

For many homebuyers, the journey to homeownership begins with a dream. Maybe it’s more space to grow, a quieter street, a better school district, or finally saying goodbye to renting. But as the dream starts to take shape, a practical question comes up: When is the best time to buy a house? The truth? There’s no one-size-fits-all answer. Real estate is deeply personal, often driven by life milestones—like starting a family, taking a new job, or deciding it’s finally time to put down roots. But beyond personal timing, the market itself moves in seasonal rhythms. Understanding these patterns can help you make a more informed—and more strategic—decision.

Spring: High Energy, High Inventory
March – May

Spring is traditionally the most active season in real estate. As flowers bloom and the days get longer, so does the list of homes for sale. Sellers prepare their homes after the winter lull, hoping to attract motivated buyers during what many consider the “prime” selling season. For buyers, this means options. Whether you’re looking for a forever home or your first condo, you’ll likely see the most variety in spring. Homes tend to show better, with green lawns and bright natural light. But be prepared—so does everyone else. The flip side of spring’s bounty? Competition. Bidding wars become more common, especially on move-in-ready homes in desirable neighborhoods. Prices can also tick upward as demand rises.

Best for: Buyers who want plenty of choices and are ready to move quickly—especially families aiming to get settled before the next school year.

Summer: A Window for Deals
June – August

Summer can be a mixed bag—but if you play it right, it could work in your favor. While the market is still active, buyer activity often slows down by mid-summer. Vacations, heat waves, and summer distractions tend to thin out the competition. By August, sellers with homes still on the market may start dropping prices. Maybe the house didn’t move in spring, or maybe the sellers are eager to close before the fall. Either way, this creates opportunity. Yes, you’ll find fewer listings than in May or June, but you may find more flexible sellers and lower prices—especially if you’re open to homes that need a little TLC or have been sitting for a while.

Best for: Buyers looking for better deals who are flexible on timing or home features. Bonus: moving in summer can be easier logistically, especially with kids out of school.

Fall: The Market Cools, But So Do Prices
September – November

Autumn brings a sense of calm to the housing market. With the school year underway and the holidays on the horizon, many buyers step back—leaving less competition and a more balanced playing field. Fall also tends to attract more serious sellers. Many are hoping to sell before year-end and may be more willing to negotiate. October, in particular, has consistently offered the lowest purchase premiums compared to other months, according to national real estate data. And while inventory is lower than in spring, there are still good homes on the market. If you’ve been house-hunting all year, this can be a great moment to make your move. Best for: Buyers looking for value, fewer bidding wars, and a smoother transaction—just in time to spend the holidays in their new home.

Winter: Quiet Market, Serious Sellers
December – February

Let’s face it: winter isn’t the most glamorous time to buy a home. It’s cold. It gets dark early. And between the holidays and the new year, most people aren’t thinking about packing boxes. But if you’re a buyer, this can actually work to your advantage. Fewer homes on the market means fewer choices, yes—but also fewer competitors. And those sellers who are listing in December or January? They’re often highly motivated, whether it’s due to relocation, financial needs, or timing. Prices tend to be a bit lower in winter, and buyers may find they have more room to negotiate on everything from price to closing costs and timelines.

Best for: Buyers who are serious, ready, and looking for a great deal—with a little extra negotiating power.

How to Know You’re Ready

Beyond timing, the right time to buy also depends on your financial readiness and long-term goals. Here are a few things to check:

- Get pre-approved with a lender early.
- Know your debt-to-income ratio and aim for below 45%.
- Understand your credit score — 760+ gets you the best rates, but you may qualify with as low as 580.
- Look into low down payment programs or closing cost assistance if needed.
- Most importantly, make sure you have a financial cushion after closing.

And sometimes, it’s just about the right house at the right moment.

The real estate market has its rhythms—but the right time to buy is unique to you. Whether you’re aiming to maximize inventory, minimize price, or simply move when it feels right, we’re here to help you navigate the market with confidence. Want to explore current opportunities in the market? I’m here to help you make a move that fits your timeline and your future.

DAVIS + BURNS
PROPERTY

Westdale-Trousdale Sellers Are Striking Gold

Recent notable sales paint the picture; here's your wake-up call to sell.

Street Address	Bed/Bath	Sq Ft	Days on Market	Sold Price
3337 Colbert Avenue	3/3	1,594	5	\$2,600,000
3269 Purdue Avenue	4/3	2,058	14	\$2,800,000
3206 Colby Avenue	3/2	2,044	10	\$2,920,000
11430 Kingsland Street	4/3	2,668	6	\$3,050,000
3157 Colby Avenue	4/3	2,500	7	\$3,325,000
3215 Federal Avenue	5/6	4,415	9	\$5,050,000
3267 Colby Avenue	5/6	4,410	5	\$5,375,000



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By Ron Wynn

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9

MAR VISTA PARK REPORT

• Jerry Hornof

Mar Vista Recreation Center (MVRC) is a very active and enjoyed "gathering" space in our community. This year's Summertime Adventures Camp is an excellent example. With weekly themes ranging from Science Week to Mar Vista has Talent the park offered a weekly day camp opportunity for children ages 5 to 13. Each of the eight weeks (June 16th through August 8th) included a theme related field trips to locations including Disneyland (It's a Small World Week), Knott's Berry Farm (Wild West Week), and Wild Rivers Water Park (Under the Sea Week). The program attracted 115 campers weekly. I encourage you to mark your calendar to register next summer.

As reported in the spring 2025 Villager, the Mar Vista Park Advisory Board (PAB) has been working to address 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 met with Leon Boroditsky (Principal Forester for Recreation and Parks) on May 21st. It was a very constructive and productive meeting. Leon was joined by four staff members and together with the PAB members, we walked the entire park grounds. The planning model going forward includes: 1) Leon will develop a plan based on the survey; 2) Leon will present his plan to Los Angeles Recreation and Parks (LARAP) maintenance for approval and "buy in"; 3) Leon will send the approved plan to the PAB for review and funding requirements. The PAB will work with MVRC and the community to identify funding to implement the plan and get back on track to replenish this environmentally and esthetically important resource.

The exercise equipment on the McLaughlin side of the park is another popular "gathering" spot. Throughout the day people use the exercise circuit as an outdoor gym. A member of our community, Costas Pitias, has collaborated with the PAB and LARAP to ensure the equipment is maintained and in good working order. The PAB acknowledged, appreciated, and supported Costas's efforts to get this addressed. The PAB recognized the importance of having working equipment and establishing a clear process of how to get equipment repaired when it is identified as broken.

The hockey rink is another popular "gathering" spot. Besides the hockey program, the rink also hosts skate nights for the community. A new park program is a youth hockey clinic. Open to children ages 5 to 12 the program teaches techniques and fundamental hockey skills to the participants. Checkout the Mar Vista Recreation Center website for more information.

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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