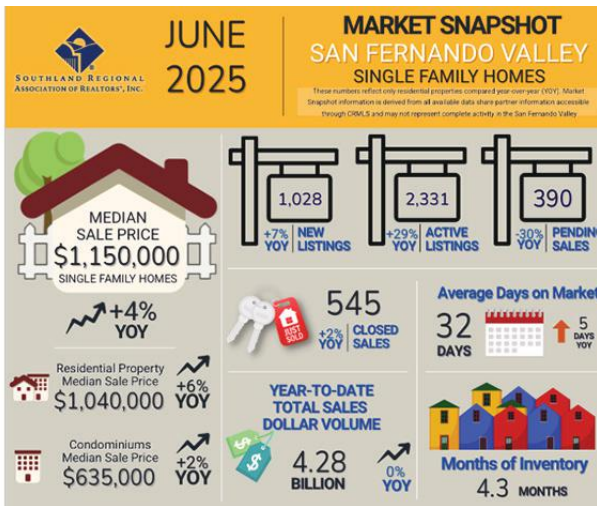
Nighttrek Report: What to See in the August Sky

See page 11

Valley Home Prices Hit Record High in June



See page 10

Cavaretta's is Throwing a Party - And You're Invited!

See page 7

North Valley News

Volume 3, Number 29 August 1, 2025

Serving Porter Ranch, Northridge, Granada Hills & Chatsworth

News in Brief

Councilmember John Lee Tackles Sidewalk Repair

Councilmember John Lee has officially launched a new pilot program, Street S.M.A.R.T. (Street Maintenance and Repair Team), aimed at fast-tracking long-overdue sidewalk repairs throughout the Northwest San Fernando Valley. The program broke ground in Granada Hills with an initial investment of $200,000. For years, many neighborhood sidewalks in the northwest San Fernando Valley have gone untouched—cracked, lifted, and hazardous—despite repeated requests for repairs. By deploying small crews directly funded through the Council District 12 office, the program will take on localized sidewalk repairs that would otherwise remain at the bottom of the city's backlog. The goal is to deliver results faster, more affordably, and with greater responsiveness to community needs. "This isn't just about fixing broken sidewalks—it's about fixing a broken process," said Councilmember Lee. "Residents shouldn't have to wait decades for basic repairs."

National Night Out Tuesday, August 5

LAPD Devonshire Division and Councilmember John Lee will host National Night Out on Tuesday, August 5, at 6 pm. National Night Out is intended to enhance the relationship between neighbors and local law enforcement through community events. Enjoy free face painting and bounce houses, over 50 resource booths, free Kona Ice and the movie *Paddington in Peru*. The event will be held at 18300 Lemarsh Street in Northridge.

Emergency Disaster Expo August 9

On Saturday, August 9, from 9 am to 1 pm, the Chatsworth Stake of The Church of Jesus Christ of Latter-day Saints will host a free community Emergency Disaster Expo at 10123 Oakdale Avenue, Chatsworth. This family-friendly event is open to the public and will feature expert-led booths and displays to help individuals and families prepare for natural disasters and emergencies, including practical demonstrations, hands-on displays, and take-home materials on topics such as: emergency communication tools and power sources, food and water storage, 72-hour kits, first aid and CPR, pet preparedness, fire and power outage readiness, and resources from LADWP to JustServe.org. Scott Tanner, Communications Director for the Los Angeles Communication Coordinating Council, and a member of the Los Angeles Interfaith Council will be guest speaker.

Gun Violence Hits North Valley

After a space of violence in the West Valley, North Valley residents were shocked by the shooting Tuesday at a Granada Hills day care center.

Two women were shot at the day care facility housed in a residence in the 17300 block of West Firma Court. They were transported to a local hospital in stable condition. No children were injured in the incident.

The suspect fled the scene but was later captured by police at the intersection of Balboa and Vanowen.

LAPD Captain Kathleen Burns told reporters that the gun had been recovered. and that the shooting was thought to be "some sort of family violence or domestic violence."

The scene of the shooting on West Firma Court.

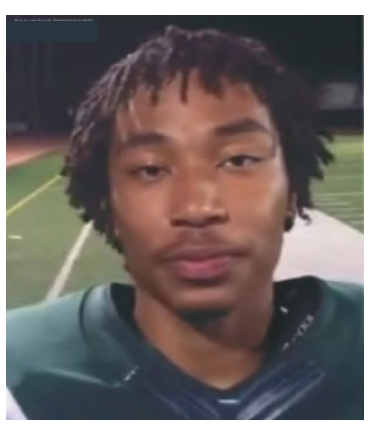
New York Gunman Originally from North Valley

The gunman who shot four people inside a Manhattan skyscraper Monday night was a former North Valley student and football player.

Shane Devon Tamura was shown on video strutting into the midtown office building, which housed the NFL headquarters. He shot five people, killing four, including a NYPD office, before shooting himself in a stairwell.

Tamura left behind notes blaming the NFL for a traumatic brain injury, one of them saying, "Study my brain." He did not reach the NFL offices however, having taken the wrong elevator.

The shooter was indeed a former football player, playing at Golden Valley High in Santa Clarita before transferring to Granada Hills Charter School in 2015. His coaches described him as a football standout and a quiet but hard working player.



Shane Devon Tamura

"Total shock, total shock," Walter Roby, Tamura's former football coach said. "Just to see someone you're affiliated with or someone that you know or coach, it's tough. It's really tough to see in that light. Could there have been more than I could have done to help him?"

Later in life Tamura was reported to suffer from mental health issues, which he attributed to his football years.

Granada Hills Charter High School released a statement Tuesday, confirming Tamura attended the school in the fall semester of 2015, which said "(Tamura) has had no connection with the school since his withdrawal a decade ago," the school said. "We are horrified by the violence in New York. It is heartbreaking, and we extend our deepest sympathies to the victims, their families, and affected communities."

Tamura's father was ironically a LAPD officer. Police Officer III Terence Tamura had joined the force in 1990, and moved to Southern California with his family in the early 2010's. He retired in good standing in 2017.

Community Calendar

CHATSWORTH: The Northwest Valley Chamber will host a Bingo-n-Tacos event on Saturday, August 16, from 6 to 10 pm. Cost is $20 for six bingo cards for members; $30 for non-members. Food and drink available for purchase. The event will be held at Los Toros Mexican Restaurant, 21743 Devonshire Street. Register at chatsworthchamber.com.

NORTHRIDGE: The Devonshire Volunteer Patrol team is happy to help you protect your home while on vacation. As a free service the group will drive by your home many times a day while you are gone. Devonshire Division is the only division in the City of Los Angeles to offer this service thanks to their dedicated volunteers. To register go online to the LAPD Devonshire App, click on Vacation Patrol and fill out the Vacation Patrol Request Form.

GRANADA HILLS: The San Fernando Valley Audubon Society will host a bird watching walk in O'Melveny Park on Tuesday, August 19, at 9 am. Meet in the parking lot at 17300 Sesnon Blvd. Bring binoculars if you have them, water and appropriate shoes. For more information, call Carolyn Oppenheimer at (818) 885-7493 or email carolyn.oppenheimer@sfvaudubon.org.

NORTHRIDGE: The City of Los Angeles will hold their monthly free bulky item drop-off on Saturday, August 9, from 8 am to 4:30 pm. Bring old furniture, tires, wood and yard trimmings to the West Valley District Yard, 8840 Vanalden Avenue. No appliances, concrete, batteries, construction or industrial waste, dead animals or hazardous waste accepted.

GRANADA HILLS: LAPD SLO John Parker will hold an in-person neighborhood watch meeting on Tuesday, August 12, at 6:30 pm. The meeting will be held at St. Euphrasia Church, 11779 Shoshone Avenue.

CHATSWORTH: The Chatsworth Library will hold a paint-by-numbers program for ages 14 and older on Friday, August 8, at 1 pm. Create a beautiful piece of work even if you don't have painting skills. All supplies provided. The library is located at 21052 Devonshire.

GRANADA HILLS: The neighborhood of Granada Hills is turning 100 this year! Join the Granada Hills Library for a fun STEM and craft program on Tuesday, August 6, at 3:30 pm, where they will have activities connected to the history of Granada. Recommended for ages five to 12. The library is located at 10640 Petit Avenue.

CHATSWORTH: The Chatsworth Historical Society will hold an open house on Saturday, August 2, from 1 to 4 pm. Explore the Minnie Palmer Homestead Acre, including the historical cottage, gardens and the Virginia Watson Historical Museum. The Homestead Acre is located at 10385 Shadow Oak Drive. For more information visit chatsworthhistory.com.

People in the News

PHOTO: JayRoss/JaysFStop

Valley News Group was honored last Sunday by Valley Cultural Foundation for the newspapers' 43 years of sponsorship of the concerts in the park program. Publisher **Kathleen Sterling** started her first newspaper, the *Warner Center News*, in 1982, and immediately became a sponsor of the summer concert season.

"We've been a proud sponsor of the concerts since then, and promote not only the Warner Park season but the NoHo Nights as well," said Sterling.

Valley News Group now publishes five community papers in the valley: *Warner Center News, Valley Vantage, Calabasas Enterprise, Encino Enterprise* and *North Valley News*.

VCF Board Chair Gina Escow introduced the political representatives who gave certificates of appreciation to *Valley News Group* for their continued support. **Barri Worth** of Los Angeles Supervisor Lindsey Horvath's office was on hand to present a certificate, as was **Jill Kline,** Economic Development Director for City Councilmember Bob Blumenfield, and **Justin Vines**, Constituent Services Case Worker for Congressman Brad Sherman. Above, Sterling, center, accepts a flag that was flown over the U.S. Capitol from Vines, left, with Valley Cultural Foundation Board Chair **Gina Escow,** at right.

PASSINGS: North Valley resident and community leader **Thomas Christopher**, above, passed away unexpectedly July 15. Christopher graduated from CSUN and received his Juris Doctorate degree from Southwestern University of Law. He was an experienced litigation attorney with a background in estate planning, business consulting and civil litigation, and achieved partner status in two well-respected firms. He was a member of the Trusts and Estate Sections of the California State Bar, Los Angeles County Bar Associations, and San Fernando Valley Estate Planning Council, the Aegis Senior Resource Council and Senior Services Business Council. Christopher was married with three children and was the Director of Development & Planning at First Lutheran Church of Northridge and a board member of the North Valley Regional Chamber.

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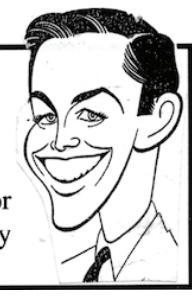

By Rodger Sterling

English Channel offers the best of the late editor Rodger Sterling's columns that ran continuously in the local papers since 1968.

• Michelle Goldwater checks in with this wisdom from the great old sage Will Rogers: "Some people try to turn back their odometers. Not me; I want people to know 'why' I look this way. I've traveled a long way, and some of the roads weren't paved."

• How do you know the difference between a chess player and a civil servant? Ans> The chess player moves every now and then.

• Didja' hear about the narcissist's narcissist? His favorite game was strip solitaire.

• Do you think health nuts are going to feel silly one day, lying in a hospital dying of nothing?

• A friend of ours who shall remain anonymous lest his wife hear of his thoughts is thinking of cruising off to the Virgin Islands. Pause. After all, he says, you don't have to be a canary to go to the Canary Islands.

• Don Sanelli checks in with this advice: Give a man a fish and you feed them for a day; teach them to use the internet and they won't bother you for weeks!

• If you toss a penny 10,000 times, it will not be heads 5,000 times, but more like 4,950. The head picture weighs more, so it ends up on the bottom.

• Why do you press the buttons harder on the remote control when you know the batteries are dead?

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Rantz & Ravez from Dennis P. Zine

Did the City of Los Angeles and the Los Angeles Police Department really need the National Guard and United States Marines deployed in Los Angeles to quell the recent demonstrations, violence and destruction of public and private property in downtown L.A. following community protests regarding immigration enforcement by ICE?

The population of Los Angeles and beyond was watching the live TV news broadcasts from reporters on the ground and choppers flying above witnessing large groups of protestors demonstrating in downtown Los Angeles for many daytime hours and into the nights - from the local downtown streets to the Harbor Freeway where the freeway was shut down while protestors blocked traffic and destroyed and set fire to multiple "Waymo" and other cars in the area. The protesters continually challenged the law enforcement skirmish lines and vandalized CHP patrol units along with LAPD patrol cars parked in the vicinity of the demonstrators.

The protest demands on the limited number of officers was stretched to the limits. With this in mind, how can the officers maintain patrols throughout the city and confront the large number of demonstrators? When you run out of resources you call for HELP. At first the LAPD went on a Tactical Alert. That was followed by a full Department Mobilization. During that time, all sworn personnel of all ranks were assigned to 12-hour shifts and deployed in uniform. 1Twelve hours on and 12 hours off. That is exactly what the LAPD did when the Los Angeles County Sheriff's

Did the City of Los Angeles and the Los Angeles Police Department really need the National Guard and United States Marines deployed in Los Angeles?

Department mobilized other law enforcement units in the region to assist with the Los Angeles protests. The strength of the mobilization assisted in providing police services throughout the city and the impacted downtown area. Within a few days the demonstrations and violence ended and the repair of damaged property began.

So, was it necessary for President Trump to mobilize the National Guard and United States Marines to assist local law enforcement faced with an escalating level of violence and destruction of public and private property with a lack of local law enforcement personnel?

The decision to summon federal military support remains controversial. Some argue that the presence of the National Guard and Marines brought a swift end to the unrest, ensuring public safety and preventing further destruction. Others contend that such a response escalated tensions and raised concerns about civil liberties and the militarization of public spaces. Years from now, historians may look back and weigh the necessity and consequences of this unprecedented intervention, but in the immediate aftermath, the city was left to grapple with the costs—both tangible and intangible—of its own turmoil and the choices made by those in power.

Dennis P. Zine is retired from law enforcement as a supervisor, is a current Reserve Officer and retired member of the Los Angeles City Council. He can be heard on KABC Radio and Channels 5 and 11 and Spectrum TV with police related features.

Letter to the Editor: Response to Blumenfield's Editorial on Homeless Count

I recently read the guest editorial writen by Councilmember Bob Blumenfield. Wow, how can he write this with a straight face?

He says, "I'm happy to see continued progress and programs that are getting people off the streets. I want to be realistic about the challenges we continue to face."

What the hell is he talking about? The homeless problem has gotten worse. Sorry Bob, no one in their right mind believes this.

In my town, Canoga Park, it gets worse daily. If you don't believe me just drive around - homeless everywhere and counting, pop up taco stands on every corner...illegal swap meets along Sherman Way.

He says, "Great to see the continued trend of people moving out of homelessness." What trend is he talking about? More and more people are becoming unhoused.

Then he talks about freeing up city money to build housing. I got news for you pal, it's a mental health problem not a housing problem. The fiscally responsible city people spent over four million for intrum housing on Canoga and Saticoy for about 65 beds! That's a slap in the face to every taxpayer.

In parting he says, "We must...ensure that our sidewalks, parks and other public facilities remain accessible for everyone and I remain laser focused on this goal." What???

I've had an encampment near my work; we have called in weekly for six months and nothing has happened. That's what I call laser focused. The city people are inept to say the least. The councilmember is not part of the solution he is part of the problem.

I think I speak for most residents of the West San Fernando valley - we're fed up with the inaction of the so called city leaders…

Ed Anger, Canoga Park

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BUSINESS

Doug Kerzner, owner of the new PostalAnnex on Devonshire.

New PostalAnnex Opens in Northridge

Annex Brands, Inc., one of the leading franchisors in the packing, shipping and office services industries, is proud to announce the opening of its latest PostalAnnex location in Northridge to new owners Doug and Carolyn Kerzner.

This new PostalAnnex is set to offer a wide range of essential shipping, mailbox rental and convenient office services to the local community.

Located in the Devonshire Reseda Plaza at 18543 Devonshire St. in Northridge, this new PostalAnnex location will offer a comprehensive array of services such as shipping options with UPS, FedEx and USPS, plus expert packing services, private mailbox rental, notary public services, as well as office services like copy and printing, packaging supplies and more.

"I enjoy working in customer service, and owning a PostalAnnex is a great opportunity for that. I want to serve as the local concierge for the community that says, 'Yes' to everybody and finds solutions for them," says new owner, Doug Kerzner.

Annex Brands, the franchisor of PostalAnnex has a long-standing reputation for excellence in the franchising industry.

"We are thrilled that Doug has found a passion in this industry with our business. Doug's dedication to helping his customers will serve him well as he establishes his store's capabilities within the Northridge community," said Patrick Edd, Chief Executive Officer and President of Annex Brands.

Headquartered in San Diego, Annex Brands has been providing business ownership opportunities since 1985 and now licenses and franchises over 850 locations across the United States, Canada and Mexico.

Their brands include PostalAnnex, Pak Mail, AIM Mail Centers, Parcel Plus, Sunshine Pack & Ship and Navis Pack & Ship.

Monaco Motors Celebrating 34 Years of Servicing German Cars

Wade Lennan loves two things - parrots and Porsches.

But also Audis, BMWs, Mercedes, VWs and Mini Coopers.

Lennan owns Monaco Motors in Canoga Park, and has been servicing German cars for 34 years.

They handle all automotive repair and maintenance, from air conditioning, belts and hoses, to emissions systems, engine tune-ups, factory maintenance, state inspections and more.

Lennan actually got his start on luxury cars, starting on Mercedes as an apprentice technician at age 17. From there he went to Beverly Hills Sports Cars and handled Ferraris, Lamborghinis and Rolls - often owned by celebrities such as Rod Stewart, Sylvester Stallone and Bernie Taupin. "Jay Leno used to come in at the end of the day and watch me work on cars," Lennan laughed.

He took all that experience, moved to the valley and opened his own shop. He's been in the same location since 1991, and has to this day many of the same loyal customers from the year he started.

And yes, there is a shop mascot. Paco the parrot is Monaco Motors' muse, and as such is

One of eight service bays at Monaco Motors, above. Owner Wade Lennan and Paco the parrot at left.

offering Paco's Summer Special for $309.95. The special includes an oil filter change, extensive check up, tire pressure, topping up fluids, pressure testing cooling system, servicing and testing battery and 34 point inspection (a $389 value). Lennan offers free loaner cars or shuttle to home or office, and a two-year warranty on all parts and labor.

He just expanded last year to accommodate business demands, now offering eight bays in 8,000 square feet. His service team has also been with him, most with more than 10 years of experience, and one technician has been there 31 years.

Lennan prides himself on running a client-oriented business that values honesty and integrity. He credits those for his longevity and client loyalty.

Monaco Motors is located at 21311 Vanowen Street, #118, in Canoga Park. Call (818) 704-1836 or visit monacomotors.com for more information, a complete list of services and specials, or to make an appointment.

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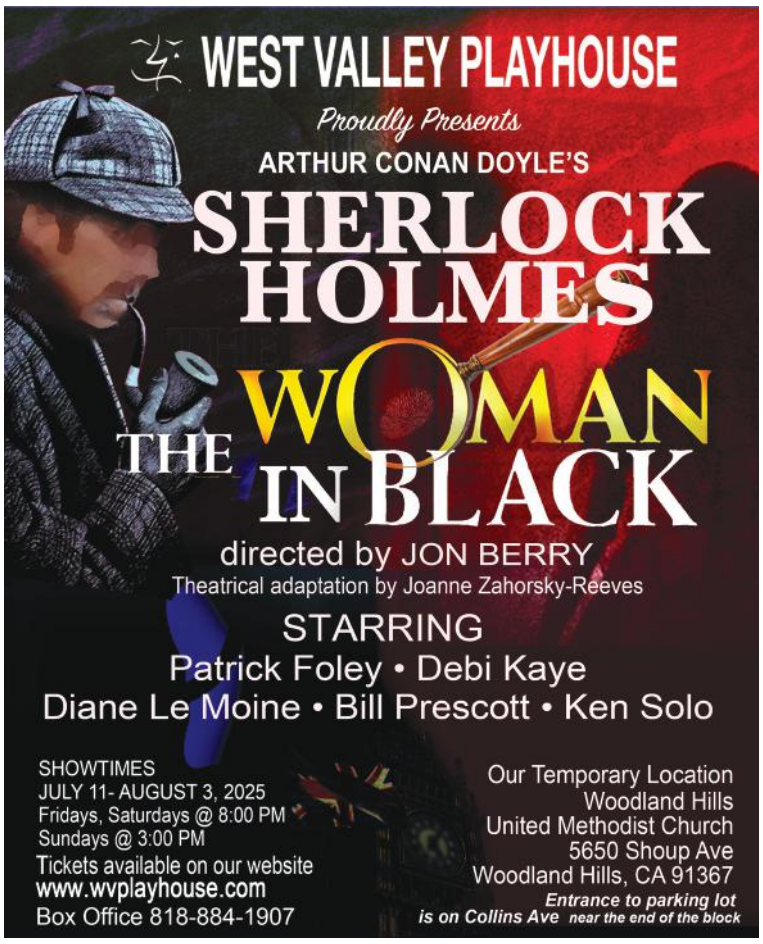

A Love Letter to the Valley Brings Music, Art, and Community to Celebrate 818 Day

By Danrochelle D. Yumul

There's no place like the 818! Every year on August 18, affectionately known as 818 Day, the San Fernando Valley lights up with events celebrating its people, neighborhoods, and unmistakable vibe. From concerts and pop-ups to farmers' markets and art walks, it's a day when the entire Valley shows up for itself.

One of this year's standout celebrations is A Love Letter to the Valley, a community-centered 818 Day festival at the iconic Valley Relics Museum in Lake Balboa. From 3 to 9 pm, the museum will come alive with music, food, art, and good vibes; all in honor of the culture and creativity rooted right here in the Valley.

818 Day has grown into a beloved tradition, and this event, organized by Mays Music Management, is a heartfelt manifestation of Valley love and community. Expect an incredible lineup of local bands and acoustic acts, interactive art you can step into, and a full day of connection with your neighbors and fellow Valley locals.

A skateboarding contest and a live demo from the SFV Roller Derby add to this community celebration. Around every corner, you'll find artists, makers, and small businesses sharing what they do best. And, not to mention plenty of delicious Valley eats from local food vendors ready to fuel your day.

The story behind the event is as homegrown as the Valley itself. "We started with backyard shows and nights at The Cobalt with Dave," Adam Mays, founder of Mays Music Management and Valley local, shared. "Over time, it grew into something more — a way to turn what we love into a business while still giving back. We actually did something like this about 10 years ago at the old Valley Relics spot in Chatsworth. So doing it again now, especially after COVID, feels like a full-circle moment. We've teamed up with friends, artists, and bands we've known for years. It's really about bringing the community together. There's so much talent in the Valley, and so much love. That's why we called it A Love Letter to the Valley — to shine a light on the city that raised us."

The event is family-friendly and open to all, with generous support from community-minded sponsors like Monster Energy and 818 Brewing, who'll also be bringing fun activations and giveaways to the mix.

Admission is just $10, and kids under 12 get in free, making it the perfect way to spend a summer Monday with friends, family, and fellow Valley locals.

Whether you grew up here or just moved here, A Love Letter to the Valley is your chance to soak in the energy, celebrate local culture, and fall in love with the 818 all over again. You'll find it all at the Valley Relics Museum, located at 7900 Balboa Blvd. in Lake Balboa.

Follow Mays Music Management on social media for updates, lineup announcements, and sneak peeks leading up to the big day at @maysmusicmanagement.

Some Like it Hot! Broadway's Big Musical Comedy at Pantages

The Tony and recent Grammy award winning musical comedy hit *Some Like it Hot* will take the stage at the Pantages Theatre in Hollywood July 29 through August 17.

Winner of four Tony Awards, including Best Choreography and Best Costumes, *Some Like it Hot* features music and lyrics by the Tony-winning songwriting team from *Hairspray* and *Catch Me if You Can*.

Set in Chicago when Prohibition has everyone thirsty for a little excitement, *Some Like it Hot* is the "glorious, big, high-kicking" (Associated Press) story of two musicians forced to flee the Windy City after witnessing a mob hit. With gangsters hot on their heels, they catch a cross-country train for the life-chasing, life-changing trip of a lifetime.

And what a trip it is! With its irresistible combination of heart and laughs, song and dance, the musical won more theater awards than any show its season, and was named Best Musical by the Drama Desk, The Drama League, and the Outer Critics Circle. No wonder *Deadline* calls it "a tap-dancing, razzle-dazzling embrace of everything you love about musical theater."

The *New York Times* said, *Some Like it Hot* is "A super-sized, all-out song-and-dance spectacular!"

For tickets and a full schedule of theatre to come visit broadwayinhollywood.com. The Pantages Theatre is located at 6233 Hollywood Blvd.

Celebrating 25 Years of Friendship, Family and Food

Paul Nunneri and David Weisberg at the deli in the 90's.

It's been 25 years of friendship, family - and of course food!

Paul Nunneri and David Weisberg of Cavaretta's Italian Deli are throwing a party to celebrate their quarter century of partnership.

On Saturday, August 9, from 11 am to 4 pm, Cavaretta's will offer $5 small Italian subs, $1.50 small homemade cannoli and $1.50 large meatballs to their customers as a thank you for their patronage all these years. There will be a toy for every child. Weisberg said he "bought out Amazon" of slinkies, jump ropes, balls, spinners - every kind of toy from the 70's. There will also be free ice cream tastings.

Paul and Joe Nunneri bought Cavaretta's back in 1983 and the whole family worked there. Their sister worked the counter, and their mother, Marlys Nunneri, worked the back room doing platters. (She passed away last week and will be missed.)

Weisberg at the time was working for another Italian deli, but came on board in 1985 as a deli counter clerk, stock boy, clean up boy and general helper. He also had some experience in catering from working at another Italian deli, so Paul put him to work making deli platters, antipasto salads and more.

"We all became friends working together. But Paul and I just clicked and had a special bond," said Weisberg. "I was part of the family before we became partners."

The time came for Joe to retire, and he said David was the only one he would consider selling his share to. So in 1999, "I had two kids and a pregnant wife," said Weisberg. "It was a big career decision but a great opportunity!"

He took the offer and in January 2000 became co-owner of Cavaretta's.

For the past 25 years the two have continued to grow the business and build outreach to the community.

Both Paul and David are involved in valley nonprofits - David with the West Valley Warner Center Chamber of Commerce, Valley Cultural Center and Volunteers Cleaning Communities, and Paul, who is 40 years sober, speaks to a lot of detox centers and even jails. They won the Small Business of the Year Award two years ago from United Chambers.

But the focus is still on the family business. "We've been through it all with our customers- 9-11, COVID, economic stress, death, divorce, firings. People are comforted by food. They come to us as a local place that is a "memory box" of growing up in the valley among family," said Weisberg.

Cavaretta's is located at 22045 Sherman Way, just west of Topanga in Canoga Park. Call (818) 340-6626 or visit cavarettasdeli.com for more information.

Nunneri and Weisberg today with a commendation from the City of Los Angeles.

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As Pickleball Popularity Surges, So Do Injuries: Dignity Health Offers Expert Care and Prevention Tips

Pickleball, America's fastest-growing sport, has seen a remarkable increase in participation, with an estimated 22.3 million players in 2024—a 150% jump from previous years. However, this surge has been accompanied by a significant rise in related injuries, particularly among older adults.

According to a recent study published in the Orthopaedic Journal of Sports Medicine in 2024, approximately 90% of pickleball-related injuries occur in individuals over the age of 50, with common injuries including sprains, strains, and fractures. Notably, fractures linked to pickleball have increased 90-fold from 2002 to 2022, with the majority occurring in players aged 60 to 69.

"Pickleball is a fantastic way to stay active, especially for older adults, but like any physical activity, it comes with risks—especially if players aren't properly conditioned or warmed up," said Dr. Jaime Hernandez, MD, Medical Director of Orthopedics at Dignity Health - Northridge Hospital Medical Center (NHMC). "We're seeing more cases of knee injuries, shoulder strains, and even hip fractures in patients who jumped into the sport too quickly."

To help players stay safe on the court, Dr. Harpreet Bawa, MD, Orthopedic Surgeon NHMC, recommends the following injury prevention tips:

- Warm Up First: Gentle stretching and 5–10 minutes of light cardio can prepare muscles and joints.
- Wear Proper Footwear: Court shoes with good lateral support help prevent ankle injuries.
- Build Strength and Balance: Strength training and balance exercises reduce the risk of falls and overuse injuries.
- Take Breaks: Rest between games and stay hydrated to maintain performance and prevent fatigue-related injuries.
- Listen to Your Body: Don't ignore pain. Early attention to discomfort can prevent more serious issues.

Dignity Health's orthopedic team is equipped to provide comprehensive care for pickleball-related injuries, offering services ranging from advanced imaging and diagnostics to minimally invasive surgical procedures and personalized rehabilitation programs.

For more information about Dignity Health's orthopedic services or to schedule an appointment, visit dignityhealth.org/northridge/ortho.

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A Vision of Health Helps Valley Residents Prevent Type 2 Diabetes Online or in Person

A Vision of Health founder Debora Wright.

A Vision of Health in Granada Hills offers The National Diabetes Prevention Program as a covered Medicare or insurance benefit for eligible persons at risk of developing Type 2 Diabetes.

By offering an impressive 24 weekly classes, both online and in-person, they're making it easier than ever for valley residents to access the support needed to improve their health.

These classes, led by trained lifestyle coaches, cover key areas like healthy eating, increased physical activity, and weight control strategies, all proven methods for reducing the risk of Type 2 Diabetes. The blend of online and in-person options ensures everyone can find a schedule that works for them. This approach is not a quick fix, but a yearlong program focused on long-term changes.

AVOH is a non-profit organization, helping neighbors prevent Type 2 Diabetes since 2015. Valley residents are encouraged not to delay in addressing concerns about prediabetes. By taking advantage of the resources available through AVOH, individuals can improve their health and well-being.

To learn more and to explore eligibility for this life-changing program, visit avisionofhealth.org or call 310 628-4191 and speak to founder Debora Wright. Make for a healthier future!

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REAL ESTATE

Home Prices Set Record High in June

The median price of single-family homes that closed escrow during June set a record high and the combined inventory of homes and condominiums listed for sale throughout the San Fernando Valley increased to levels not seen since 2011, the Southland Regional Association of Realtors has reported.

The median home price – meaning half the sales were lower priced and half higher – of $1,150,000 broke the prior record high of $1,140,000 initially set in July 2024 and repeated in January. The June median single-family home price was up 4.1% from a year ago. Million-dollar price tags first appeared in three months of late 2023, but since January 2024 every month has surpassed that once unattainable benchmark.

Despite headwinds generated by economic uncertainty, the record came as home sales increased slightly – up 1.7% from the prior year to 545 closed escrows – and the inventory swelled.

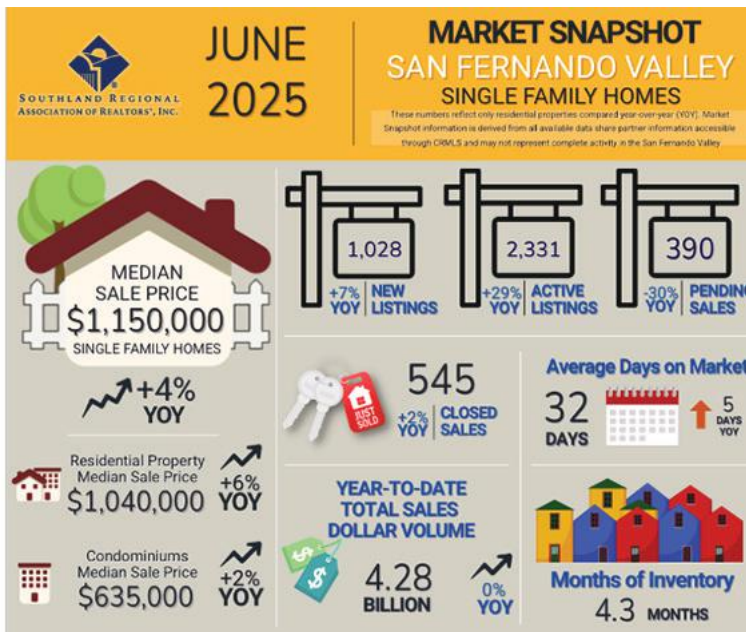
The association reported 3,012 home and condominium active listings at the end of June. That was up 32.3% over a year ago and was the first time combined listings breached 3,000 listings since 2011. Back then the supply grew in the wake of the Great Recession which hit residential real estate particularly hard. As real estate struggled to find its footing, listings then plunged to a record low of 810 home and condo listings in December 2017.

"After years of an exceedingly limited home inventory, today's buyers have an abundance of options," said Anthony Bedgood, President of the 10,000-member Southland Regional Association of Realtors. "Statistically, today's supply resembles what we saw in 2011, but this market is different, healthier even if there may be a few storm clouds on the horizon.

"I believe the local market is inching toward a point where choices and opportunities will tempt even more buyers," Bedgood said.

Any increase in inventory is welcome news for buyers, yet even 3,012 active listings pales compared to past markets.

At the height of the Great Recession there were 7,730 active listings in October 2007 and the record high for any month was set in 1992 with 14,976 active listings – an inventory increase



triggered by multiple issues which led to a reshuffling of California's aerospace- and defense-related industries.

The association also reported the close of escrow during June on 125 condominiums, which was down 18.8% from June 2024. The median price of condos that changed owners in June came in at $635,000, up 1.6% from a year ago, but below the record high of $660,000 set in July 2024.

There were 478 pending home and condo escrows reported at the end of June. That was down 33% from a year ago.

The median home price of $1,150,000 broke the prior record high of $1,140,000 initially set in July 2024.

"With more homes on the market, it's taking longer to open and close escrows," said Valerie Biletsky, SRAR's Chief Executive Officer. "That translates into buyers having a little more negotiating leverage and sellers needing to consider a few more concessions."

At the current pace of sales, association statistics show there were enough home and condo listings to last 4.5 months, which was up 32.3% from a year ago. Over 38 years, the supply averaged a 5.3-month supply. For comparison, between 2019 and 2024 the five-year supply was a mere 2.6-month supply.

Bedgood and Biletsky believe the wild card that could influence the direction of the local real estate market is the uncertainty hovering over the national and international economies.

SRAR's income-to-loan guide for June saw an income of $296,458 was needed to qualify for an 80% loan of $916,000 on a San Fernando Valley median-priced single-family home of $1,150,000. With the national average interest rate at 6.61%, the income needed to qualify was up 1.5% from a year ago. The monthly PITI — principal, interest, taxes and insurance payments — totaled $7,411.

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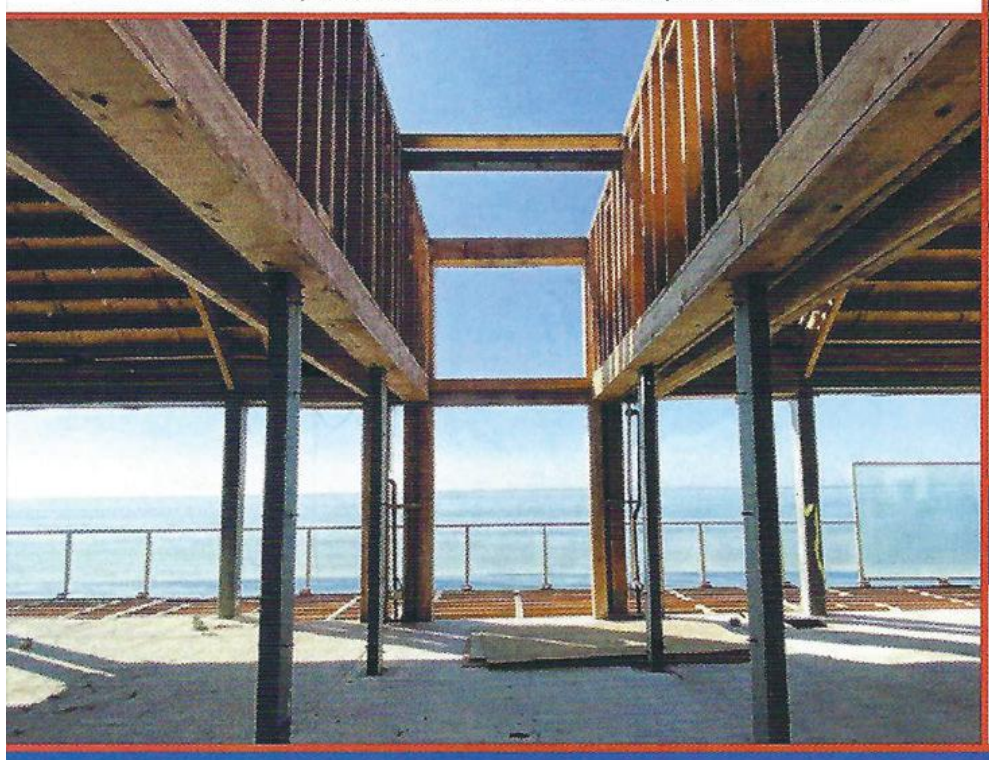

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REAL ESTATE

Nighttrek Report: What to See in the August Sky

By Neill Simmons

The highlight of August occurs when the two brightest planets, Venus and Jupiter, appear very close to each other from 4:15 to 5:15 am on early Tuesday morning, the 12th. Venus is the brightest planet at this time. Get up the next few mornings at the same time and notice how far the planets have moved away from each other.

The Perseid meteor shower peaks on the night of the 12th. This year, Perseids will be affected by moonlight, as the Moon will be 84% full during the peak. Try to see the meteors by 9:45 pm before the moonlight will make it more difficult to spot the meteors.

The next full Moon in August will occur on Saturday, the 9th. This full Moon will be the first of four in a row that are also considered super Moons, meaning the Moon will appear slightly larger and brighter than usual. The "super" part refers to the Moon's orbit, which brings it slightly closer to Earth this month, making it appear bigger and brighter. This Moon is also known as the Sturgeon Moon. This name came from the giant lake sturgeon of the Great Lakes and Lake Champlain. This native freshwater fish was readily caught during this part of summer and was an important food staple for Native Americans who lived in the region. An interesting fact is that the day before a full Moon and the day after a full Moon, the Moon appears full to our eyes.

Mark Saturday, August 23, on your calendar, as a fun and local "star party" will come back to Paramount Ranch. The Ventura County Astronomical Society is putting on "An Evening Under the Stars" with many telescopes and special events. You can bring a telescope you own also. The location is in Agoura Hills and there is plenty of room to park. It starts at 8 pm but get there before it gets dark to take full advantage of the evening. Night temperatures can be chilly so dress accordingly. This event is free.

One of the great sights in August is the constellation Sagittarius. Its nickname is the "Teapot" because of its resemblance to an actual teapot. There are eight bright stars that make up this distinctive pattern. On a clear, dark night, the Milky Way appears to pour out of the spout of the teapot. This can be easily seen at the Paramount Ranch event.

Next to Sagittarius is the majestic constellation, Scorpio. Look for the scorpion's hooked tail and follow it up to the scorpion's heart, which is the massive red super giant star, Antares. Antares is 700 times larger than our Sun. A little more difficult to see are the giant upward lifted claws.

Another sight to see is the Summer Triangle. The Summer Triangle isn't a constellation. It's an asterism, or a noticeable pattern of stars. This pattern consists of three bright stars in three separate constellations: Deneb in the constellation Cygnus the Swan, Vega in the constellation Lyra the Harp, and Altair in the constellation Aquila the Eagle. If you are lucky enough to be under a dark sky on a moonless night, you'll be able to see the Milky Way galaxy between Vega and Altair.

August is the best month to see both the Big and Little Dipper which are easily recognizable star patterns, or asterisms, that are part of larger constellations. The Big Dipper is part of Ursa Major (the Great Bear), while the Little Dipper is part of Ursa Minor (the Little Bear). The two dippers are useful for navigation, as the Big Dipper can be used to find Polaris (the North Star), which marks the end of the Little Dipper's handle. Both asterisms are circumpolar, meaning they are always visible in the night sky for observers in the Northern Hemisphere, though their position changes throughout the night and year.

When not stargazing, Neill Simmons is an Investment Executive with LPL Financial . If you have astronomy or financial questions, he may be reached at (818) 936-2626 or by email at neill.simmons@lpl.com.

Neighborhood Council Meetings

Chatsworth Neighborhood Council will hold a board meeting on Wednesday, August 6, at 6:30 pm. For agenda see chatsworthcouncil.org.

Granada Hills North NC will hold a general board meeting on Tuesday, August 5, at 6:30 pm at St. Euphrasia School, 11766 Sho-shone Avenue.

Northridge West Neighborhood Council will hold a general board meeting on Tuesday, August 12 at 6:15 pm. For agenda visit northridgewest.org.

Granada Hills South NC will hold a general board meeting on Thursday, August 7 at 7 pm. For more information and the agenda visitghsnc.org.

Porter Ranch NC will hold a board meeting on Wednesday, August 13 at 6 pm at Castlebay Elementary.

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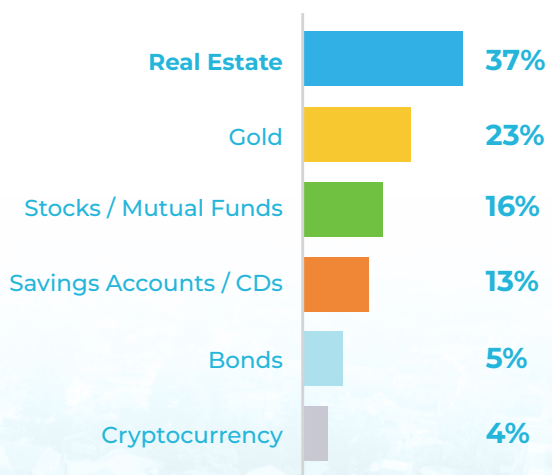
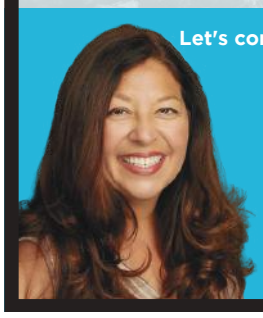


If you've been trying to decide if it makes sense to buy a home today, let this reassure you. **Homeownership wins in the long run.**



Let's connect so you have expert advice on how to reach your homebuying goals this year.

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