



Ways to Stay Active and Creative at Home

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Nighttrek: What to See in the May Sky - See Page 14

Community Kids Say Thank You

See Page 11



# ENCINO ENTERPRISE

Volume 2, Issue 3

A Compendious Source of Information

May 7, 2020

## NEWS IN BRIEF

### Sign Up to Receive Emergency Text Alerts from LAPD Via Nixle

Are you looking to stay more informed about what is going on in your neighborhood? The West Valley LAPD, in connection with Nixle, has now made it possible for residents to receive real-time alerts straight to their phones. All you have to do is text the message "LAPDENCINO" to 888777. The system will then text you back a registration link to continue inputting your information, including your zip code, to get more specific notifications. Such alerts will include public safety information, fire incidents, emergency notifications and anything that requires police response. While registration to Nixle is free, standard text messaging rates associated with your mobile service will apply.

### Specific LA County Retailers Will Begin to Reopen as "Stage 2" is Slowly Implemented

Governor Gavin Newsom announced that starting Friday, May 8, select retailers will be allowed to reopen given they follow strict guidelines to ensure safety measures are still in place. "Non-essential" retailers that will slowly begin to reopen include florists, car dealers, bookstores, toy stores, clothing retailers, sporting goods stores and music stores. While in-store shopping is not allowed, these businesses will be able to offer curbside pickup. In addition, select county trails and golf courses will open with monitoring to ensure there is no overcrowding. These businesses will also still need to adhere to social distancing practices and the mandatory requirement of face mask coverings, perhaps giving us a glimpse of the "new normal" of life. If all goes smoothly, moving on to "Stage 3" will include reopening higher risk workplaces such as salons, gyms, movie theaters, in-person religious services, etc.



Photo by US Army Reserve

### Give Thanks During National Nurses Week

Nurses have always been a crucial part of the healthcare force, working tirelessly and selflessly to always put others ahead of themselves. While their efforts are always appreciated, National Nurses Week carves out a specific week of the year to truly sing their praises, perhaps more important now more than ever. Kicking off on May 6 and concluding on May 12 (Florence Nightingale's birthday), nurses have expressed their appreciation of acknowledgment but have relayed that perhaps the biggest thanks they can receive is for others to remain socially responsible during these times. If you know a nurse, thank them today, and always.



## Going for the Gold... In Sports and In Life

A select few in life are lucky enough to be able to meet their heroes. For a special group of public school students, not only do they have the opportunity to meet their hometown heroes, they get the once-in-a-lifetime chance to be mentored by them. Ready, Set, Gold!, in partnership with LAUSD, serves to match Olympians with local schools to spread inspiration and education to succeed not only in health, but in life. After all, in the current climate of quarantine, perhaps the message of motivation is now more important than ever.

Integrated into the yearly curriculum, Olympians and Paralympians follow a structured schedule that is implemented over five visits to provide not only a physical workout, but a mental one as well. Spanned over a manner of months, each program is intended to establish a growth mindset so the students have the ability to adjust and adapt, taking what they've learned in each lesson and utilizing it moving forward. After all, it takes more than physical strength to reach your Olympic goals and it's this

message that is emphasized each and every step of the way. During each workout, the students must complete the exercise and evaluate the components that aided them. How can the focus you utilized on that pushup be translated to your schoolwork? How can you set your own personal goals outside of the classroom?

Progress in each program is routinely analyzed to ensure success not only in aiding students to pass the California-mandated FitnessGram test, but also to make sure those students are enjoying and benefiting mentally as well as physically from the series. Perhaps the most motivating factor of it all is the relatability aspect. Ready Set Gold! director Michaela Reynolds scouts former Olympians and Paralympians that live locally to each school to solidify the message that it's not as impossible as you sometimes may think to reach your goal. After all, if someone in my own backyard became an Olympic athlete, then why



From top: Three time Olympic Water Polo Player Merrill Moses breaking down a challenge and Olympic Silver Medalist Kristy Kowal showing off her medal.

can't I become an Olympian... a doctor, a scientist, a hero in my own life? Allowing a local hero to share their story makes it not only a relatable story, but also a community one that drives home the message of teamwork.

Ready Set Gold! reaches around 25,000 students each year in over 32 schools but with the power of social media, in tandem with quarantine, those numbers have soared. After all, don't we all need an extra boost of motivation during these unprecedented times? While the LAUSD teachers are still receiving their scheduled sessions, the athletic challenges have gone virtual so

(continued to page 8)

# COMMUNITY

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## Library Calendar of Events

\* For those looking for new reads to devour, the library is still open virtually! Audiobooks, e-books and even comics are all available to be digitally downloaded so grab your TBR list and check off some titles. All you need is a library card (you can register for one online if needed) and you'll have access to thousands of titles as well as newspapers, movies, music and more. Visit [lapl.org](http://lapl.org) to bring the library to your living room!

\* Enjoy "Safe at Home Storytime" every weekday at 10 am on the Los Angeles Public Library's Instagram Live @lapubliclibrary.

\* Interested in learning about meditation? Or taking an hour to turn off your mind? Join instructor Terra for Mindfulness Meditation via Zoom on Tuesday, April 28, May 5 and 12 at 12 pm. If you are interested in participating, email [woodln@lapl.org](mailto:woodln@lapl.org).

\* Does your child play a musical instrument and is looking for others to make some music with? Join other musicians in the library community Tuesdays at 1 pm as they virtually meet up to jam together! Email [teens@lapl.org](mailto:teens@lapl.org) for details.

\* Brew some tea, relax and listen to a live reading of a short story or book every Thursday at 4 pm! You can dial in by regular phone or use video conference. Plus, you can also volunteer to be one of our readers. The library is currently reading stories from PG Wodehouse's *My Man Jeeves*. Email Emily at [eaaronson@lapl.org](mailto:eaaronson@lapl.org) to find out how to access the reading or if you're interested in being a reader yourself.

\* Discover the magic and mystery of Los Angeles in the public library's first film discussion group series via Zoom @palmsrancholapl on Friday, May 8, at 2 pm. Following sessions will take place on May 15 and 22. These virtual meetings will talk about designated films that are available with the use of your library card on Hoopla, Overdrive and more. Contact the administrator at [rbindman@lapl.org](mailto:rbindman@lapl.org) for more information and to receive an access link to the session. Note: Most titles are rated R by the MPAA.



## Helping You Stay Safer at Home

During this uncertain time with the coronavirus, LADWP wants you to know that we are working 24/7 to keep your power on and water flowing.



Your tap water is safe to drink. There is no need to buy bottled water. The coronavirus does not affect your drinking water.



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Our team members are essential city workers continuing to work hard while taking safety measures.



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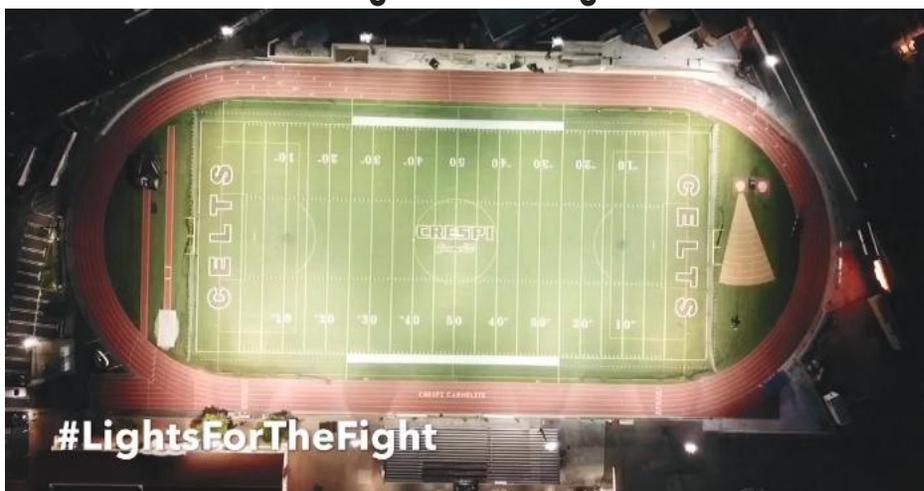
# People in the News

## Paying it Forward

Claudine Artisan Kitchen & Bakeshop in Encino hosted a special “Superheros in Scrubs” lunch for the workers of Valley Community Healthcare, a federally qualified healthcare center that focuses on delivering healthcare to the neediest members of the community. Owners **Anthony Jacquet** (at right) and Lea Newton personally know the tireless efforts healthcare workers partake in, having had first hand experience when Jacquet’s sister was battling cancer. Claudine is named in honor of his late sister. During their day of giving back, Claudine was able to donate 160 meals to the workers.



## #LightsForTheFight



Encino high school **Crespi Carmelite** has been honoring the fight against Covid-19 by literally shining a light on the heroic efforts of those battling this virus. Every Friday night from 8 to 8:20 pm, Crespi turns on their football stadium lights to not only honor First Responders but share the hopes of getting back to Friday night lights in the future.

# COMMUNITY

## English Channel

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.



- Marc Christopher chimes in with this dad joke; “Any salad can be a Caesar salad if you stab it enough!”

- Seen on a sign at a local mall: “Every minute you are angry, you lose 60 seconds of happiness.”

- What do you call two blonde waitresses in a walk-in freezer? Frosted flakes. Why do blonde jokes always have short punchlines? So men can understand them.

- After the election, do we think the economy will get better? “It’ll be recovering,” says upholsterer Phil Psardo. The watchmaker says “It’s getting better by the minute,” but the garbage collector says “It’ll still be down in the dumps.”

- An office worker here in Warner Center has labeled his “In” and “Out” trays “Good Grief” and “Good Riddance.” His “Pending” tray is appropriately tagged “Good Intentions.”

- Here’s a little snicker from our friend Tim McGinnis. He advises us a eunuch is a man who has his works cut out for him.

- Factoid: One tree consumes 26 pounds of carbon dioxide each year - the same amount spewed by one car every 11,000 miles.

- My wife says men who have pierced ears are better prepared for marriage. They’ve experience pain and bought jewelry.

- Moms on their children: You spend the first two years of their life teaching them to walk and talk. Then you spend the next 16 years telling them to sit down and shut-up.

- In honor of Mother’s Day...
  - Mom (noun): a person who does the work of 20... for free.

- Silence is golden, unless you have kids. Then silence is suspicious!

- “Life doesn’t come with a manual, it comes with a mother.”



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# TRIMMING YOUR EXPENSES?



## HAVE YOU CHECKED THE PREMIUMS ON YOUR MEDICARE SUPPLEMENT PLAN LATELY?

Many carriers have recently had rate increases. See your age below for rate comparison reality check. Plan G is the change most people are embracing!

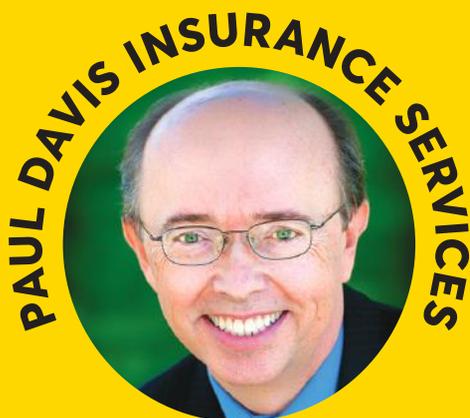
### THE CALIFORNIA "BIRTHDAY RULE"

guarantees you the right to change your Medicare supplement plan to any other carriers' same or lesser plan within



### 30 DAYS OF YOUR BIRTHDAY.

You can change without answering health history questions.



MEDICARE SUPPLEMENT RATES				
AGE	PLAN F INNOVATIVE F OR F EXTRA	PLAN G	PLAN G INNOVATIVE OR EXTRA	HIGH DEDUCTIBLE PLAN F (\$2340 2020)
65*	138.00*	113.00*	127.00*	39.00
66	163.00	138.00	152.00	42.00
67	177.00	154.00	168.00	45.00
68	177.00	154.00	168.00	47.00
69	197.00	179.00	193.00	50.00
70	197.00	179.00	193.00	52.00
71	214.00	192.08	216.00	54.00
72	214.00	199.69	216.00	57.00
73	232.00	207.63	232.00	60.00
74	232.00	215.84	232.00	63.00
75	268.00	224.33	248.00	66.00
76	268.00	233.16	248.00	68.00
77	287.00	242.31	265.00	69.00
78	287.00	251.81	265.00	70.00
79	302.00	261.63	278.00	74.00
80	302.00	271.83	278.00	79.00
81	325.00	282.71	292.00	79.00
82	325.00	282.71	292.00	79.00
83	325.00	282.71	307.00	79.00
84	325.00	282.71	307.00	79.00
85	358.00	282.71	321.00	79.00

L.A. County rate changes through 4/1/2020. (Compilation of rates from 10 carriers)  
 \*Reflects \$25/month new-to-Medicare Part B 12-month discount.  
 5-7% couples discount available on some plans. Rates subject to change.  
 "F" Plans are only available to those eligible for Medicare prior to 1/1/2020.

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A prototype of a big screen assembled on Canoga Avenue last week.

# Drive-In Movies Coming to West Valley

They're nostalgic, they're fun, and these days, they're the way we're going to watch movies on a big screen.

Drive-in movies are making a comeback all over the nation, and we can look forward to seeing them soon in the West Valley.

Valley Cultural Foundation will be bringing 10 movies to a local venue within the month. They are waiting on the county Health Department to get the go-ahead, and will soon be streaming for free "G"- and "PG"- rated films to your car stereo. No more hooking a speaker onto your window and hoping it doesn't fall off mid-movie. Digital streaming will allow you to see featured films on the giant screen while self-isolating safely within your own car.

Last week another firm, Kilburn Live, created a stir when they put up a prototype big screen on the Northrup Grumman parking lot on Canoga to test it for L.A. Building and Safety. According to Kilburn officials, they are also awaiting approval from the Health Department before possibly moving ahead with plans to show movies in the valley.

Valley Cultural will also be showing eight films in NoHo. For updated information check valleycultural.org.

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# The Next Issue of the Encino Enterprise Will Be Out On May 21

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**BUSINESS**

# Every Small Business Needs to Become Unstoppable



**By Miri Rossitto**

I get it. Everywhere you turn, everyone is either talking about COVID-19, sleazy politics, and/or the end of the world as we know it.

Social media is an endless stream of amusing memes, enticing shopping discounts and hundreds of gourmet recipes claiming to only use shelf-stable pantry supplies. (Fun Fact: I tried making the 12-can kitchen sink chili and you can take it from me – not worth the effort. I still have heartburn.) The point is, we are seemingly living in one of Gary Larson’s masterminded *The Far Side* cartoons and I am worried.

I am deeply worried

about our small business community. These assistance programs and “forgivable” loans that have been marketed as of late - they are not going to do a thing. They are nothing more than short-term band aids that already rich and powerful men dispersed in limited supply only to further their own public relations strategy.

You need to know this – small businesses EVERYWHERE are going to perish at a shockingly high rate over the next few months.

I do believe however, that a glimmer of hope exists. If you are reading this and you are a small business owner or if you are someone that works for a small business – not all is lost. But you need to start working NOW.

Here are three things that you need to immediately focus on for the foreseeable future: experience, expertise, and enthusiasm.

Experience is everything. One of the best things you can do for your business is to look at the quality of experience you offer to your customers and

clients. From the first phone call to the final thank you card, do you take note of everything? How well do you know your customers? And what are you doing with that information in order to make a memorable impact? People talk, and people especially love to talk about their best and worst experiences. If you are offering something forgettable or less than desirable, your business isn’t going to survive this pandemic.

Buckle down, map out your client’s journey, identify the gaps and opportunities and focus on the details. Unless your customer journey is flawless, do not spend a dime on marketing right now. All you need is one elated customer and they will do your marketing for you, for FREE!

As far as I am concerned, expertise is not always being the smartest or the most experienced person in the room. I believe experts are individuals that have poured their time and energy into their strengths. These people are fully aware of how much change they can affect when they are utilizing their talents and not

wasting time on trying to better their weaknesses. What does an expert do during a crisis? They hyper focus on their strengths and find ways to channel that talent towards affecting great change. What do you do best? If you can figure that out and focus your energy there, the future for your business will become much brighter.

**Three things that you need to immediately focus on for the foreseeable future are experience, expertise and enthusiasm.**

There is a reason that 99% of Trader Joe’s shoppers LOVE it there. Everyone that works at a Trader Joes has an infectious enthusiasm for their employer. They love the products, they love the people, they love the difference they make, and they especially love the culture.

The same rings true for In-n-Out employees. I’ve never met someone who worked at In-n-Out that didn’t stop raving about how much they loved it there.

No question - enthusiasm shows. How do you create such a fantastic culture for your company? You create an environment that encourages enthusiasm. Want to take that to the next level? Identify your team’s individual and collective strengths. After that, funnel some energy towards those strengths and I promise you, you will become unstoppable. And right now, we need you and every small business to become unstoppable. I believe in you.

*Miri Rossitto is CEO of COWE Consulting and can be reached at 818.970.9177 (cell) or 855.435.7484 (office). Connect with her on LinkedIn@MiriRossitto.*

*Cowe Consulting specializes in streamlined solutions for business development, consulting and coaching for small to mid-sized companies and nonprofits.*

## City Council Votes In “Right to Recall”

The Los Angeles City Council recently passed legislation that protects jobs with a “right to recall.”

The ordinance, authored by District 3 Councilman Bob Blumenfield and Council President Nury Martinez, requires that those that work at hotels, airports, commercial properties and entertainment venues who lost their jobs due to COVID-19 are given the opportunity to return when the emergency is over.

“Over one million Angelenos have lost their jobs since the beginning of this pandemic and we must do everything in our power to make sure that their livelihood is waiting for them on the other side,” said Blumenfield. “I am proud that we worked with labor leaders like Ron Herrera, President of Los Angeles County Federation of Labor, AFL-CIO, to take this critical step towards protecting good jobs as we must continue to fight for those who have have their lives turned upside down.”

In a separate matter Blumenfield sent \$150,000 from his office discretionary account to the LA Renter Relief Fund to help low-income Angelenos pay their rent during this difficult time.

  
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**BUSINESS**

# Mask Do's and Don'ts

By Rachel and Brandon Rapport

With a family history of over 40 years importing from China, we know how important it is to have a good team on the ground to make sure you are getting the best personal protective equipment products that are certified and tested.

With everything going on in the world with CoVid-19, how do you REALLY protect yourself with all of the misinformation that is out there, when you HAVE to go to the market and can't completely isolate yourself at home?

The first step is to pick out the right mask. The most popular types of masks on the market are cotton masks, three-ply surgical masks, and N95/KN95's. Most people you will see are wearing cotton masks or scarves over their faces just to be compliant with the current

the three-ply surgical masks. This mask is commonly worn by doctors, nurses, and other

95% of the virus. The reason is because this mask is made of thicker melt blown material.

These masks can range from three to five layers and can vary in density depending on the quality of the mask. The main difference is that the N95 is trademarked by the 3M corporation and the KN95s are usually manufactured and produced in China.

Important note: the KN95s and the three-ply come in three different grades: medical, civilian and what I call "fakes." When possible, check to make sure your masks not only have FDA and CE

certifications, but also have test results. Or make sure to buy from a reliable source. Now that you have the right mask just follow the list of do's and don'ts that are in the accompanying picture.

Rachel and Brandon Rapport are owners of KIS Direct Supply, a personal protective equipment (PPE) company that distributes masks, gloves, hand sanitizer and much much more. Visit [kisdirectsupply.com](http://kisdirectsupply.com) or email [info@kisdirectsupply.com](mailto:info@kisdirectsupply.com) for more information.

**Wearing a Mask: Dos & Don'ts**  
Created by Corri Levine @CBLvineMS

**Do's:**

- Do: Cover nose & mouth
- Do: Pull hair back
- Do: Tie straps behind head & neck
- Do: Remove by grabbing from the back

**Don'ts:**

- Don't: Pull below nose
- Don't: Hang from one ear
- Don't: Pull below chin
- Don't: Hang around neck
- Don't: cross straps
- Don't: Leave a strap hanging
- Don't: Wear on forehead
- Don't: Leave hair down on face
- Don't: Touch front of mask
- Don't: Reach under mask
- Don't: Remove mask to cough, sneeze, or talk
- Don't: Remove mask to talk on phone
- Don't: Drink with mask on
- Don't: Eat with mask on
- Don't: Touch phone to mask
- Don't: Wear a dirty or wet mask

medical professionals on a regular basis. These masks are intended to block out 85% of the coronavirus in the air when worn correctly.

The reason why these work so much better than the cloth masks is because the outside layer is waterproof, followed by a middle layer that is a non-woven

treated material, then a soft cotton inside layer to put against your face. What really all of that means is that it keeps harmful viruses and bacteria, as well as the dust, pollen, etc, from getting in. IF WORN PROPERLY. If not worn properly, it serves as much of a purpose as wearing nothing at all.

The most effective mask is the N95/KN95. The KN95 and the N95 are 98% the same. This mask should block out 100% of pollen, dust, and bacteria and

rules and regulations. This type of covering/mask will NOT prevent you from catching the coronavirus. This type of covering only prevents you from spreading the coronavirus and it doesn't even do the best job at that.

If you are choosing to wear cotton/handmade masks, I thank you for protecting me but it will do nothing to protect you and the goal we are trying to achieve is protecting you.

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# HEALTH & FITNESS

## Are You Losing Group Health Coverage and Eligible for Medicare?

By Paul Davis

If you have been furloughed, or if you are currently on unemployment, you are also probably concerned about continuation of your group health coverage. This might be a prudent time to explore your options.

The first step would be to see if you have any retiree health

plan options from your current or former employers. If you are over 65 you have some good options, but you need to know how to go about enrolling.

If you are within the seven month window of initial eligibility for Medicare (three months prior to your birthday, the month of your birthday and three months following your birth month) you

can enroll online for Parts A and B. If you are past that window you cannot enroll online. Be watchful for a delay in effective dates if you are enrolling after your birth month.

If you lose your group coverage you are entitled to COBRA – a continuation of your group health plan. Check with your HR department, insurance

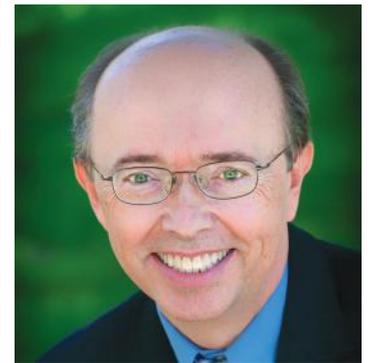
plan or group agent.

If you are over 65 and enroll in COBRA, you also need to enroll in Medicare Parts A and B. Even if your employer is paying for your COBRA you need to enroll in Medicare. When you are on COBRA, Medicare is considered primary and failure to have it will result in claims problems. Note: If the company cancels the group health plan for all employees, there is no COBRA option.

If you are the employee, you probably have better options than COBRA. If you have a spouse under age 65 or children, putting them on the COBRA plan might be the best option. Each family member on your group plan has their own individual COBRA option; they are not dependent on the employee being on COBRA.

Loss of group coverage creates a Special Enrollment Period for Medicare and Medicare health plans. Most people on a group plan enroll in Part A when they turn 65. There is generally no harm, no foul for doing so (unless you also have an H.S.A. contribution). If you had also previously enrolled in Part B that may have been a mistake. Most people on a group health plan do not need Part B (if your group has 20 or more employees).

You need Medicare Part A (Hospital) and Part B (Medical) in order to also enroll in a Medicare Advantage HMO plan or a Medicare supplement. You will generally need some proof of loss of group coverage, normally provided by your employer.



To enroll in Part B, you need your former employer to complete a verification form L564 and then you need to complete a form CMS 40B request for Part B.

In “normal times” we would instruct you to take this form into your local Social Security office but they are presently closed. So, we have been instructing our clients to fax both forms to a local office. I have not found a directory of such office fax numbers, but we have a few in the Los Angeles area.

Medicare beneficiaries can now fax Medicare Part B form, CMS-40B and CMS-L564 Request for Employment Information, along with proof of employment and proof of health plan and a cover letter to 1-833-914-2016. You can also mail the forms directly to your local Social Security office.

We will take your calls and try to help you figure out the best course of action in these uncertain times.

Paul Davis, Paul Davis Insurance Services. Reach him with any questions at 818-888-0880 or [pdinsure.com](http://pdinsure.com). CA License 0M47932

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**WHEN YOU FEEL BETTER, YOU DEAL BETTER. - Conni Ponturo**

## Going for the Gold Cont'd

(continued from page 1) that those outside of the program can benefit from a bit of Olympic inspiration. We're all struggling at the moment, but these athletes serve to show that it sometimes takes a little failure along the way to grow and come back stronger. Different challenges and accompanying questions are posted weekly with a myriad of athletes providing videos checking in and guiding students in various workouts.



stay home to stay safe, there's no reason to stop setting your goals and these heroes encourage students that whatever their dreams may be, it's crucial to stay motivated, stay moving and in time, they'll be ready to go for that gold.

To read more about the program, visit [readyssetgold.net](http://readyssetgold.net) and follow the Olympic challenges on their Facebook and Twitter pages @ ReadySetGold and Instagram @ readyssetgoldsocal.

While you may have to



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- Gastrointestinal Services
- Geriatric Psychiatric Services
- Imaging/Radiology Services
- Laboratory Services
- Multi-Specialty Outpatient Clinic
- Multi-Specialty Surgical Services
- Primary Stroke Center
- Subacute Nursing Care Center



**Encino Hospital Medical Center  
Sherman Oaks Hospital**

16237 Ventura Boulevard  
Encino, CA 91436

818-995-5000  
[encinomed.org](http://encinomed.org)

4929 Van Nuys Boulevard  
Sherman Oaks, CA 91403

818-981-7111  
[shermanoakshospital.org](http://shermanoakshospital.org)



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# Using Telemedicine to Keep Taking Care of You

by Jarod DuVall, MD

With the outbreak of COVID-19, our office and many others took steps to protect our patients from the risk of infection while still being available to meet their medical needs. Telemedicine – conducting patient visits by phone or video – has been around for a while, but it has surged in the new social distancing world. For now, the vast majority of our patient appointments are being handled this way.

We have received positive feedback from patients, many of whom were worried about possible spread of the virus in health care settings. Patients also say they appreciate the convenience. Whether they are isolating at home or still in the workplace, they can schedule a 15-minute break for a video or phone appointment, rather than taking a day or a half-day off work.

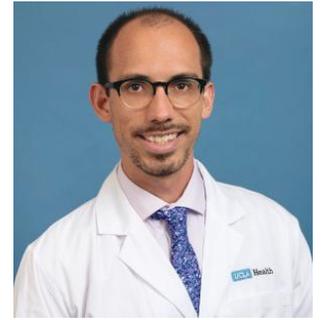
During remote appointments, we discuss any concerns that we normally would discuss during an in-office visit, including any symptoms, response to medications and the need for prescription refills. We can even do new patient appointments to gather past history and get acquainted with them. When

possible, patients take their own measurements at home to provide additional information such as their weight, blood pressure or blood glucose readings.

Some exams, of course, still need to be done face to face, and some patients prefer to come into our office. But for many, remote visits offer advantages. For example, we can evaluate new problems, such as a rash, quickly and effectively with video technology. We also can follow chronic conditions. In heart failure patients, we can assess for fluid retention by checking the amount of swelling in their legs and watching their breathing.

Another advantage is that sometimes patients may not feel the need to come in for a follow-up when they are feeling well. However, those visits are very important to their health. Because remote appointments are more convenient, patients are less likely to cancel them. As their physician, I feel much more comfortable when I can assess their improvement and follow up on important issues that patients may not realize need to be discussed.

Additionally, sometimes patients forget to bring medication lists or their blood glucose logs to



Jarod DuVall, MD

the office. However, prescription bottles and glucometers are close at hand for reference during remote visits from home. This makes medication reconciliation easier and more reliable.

A standard follow-up visit usually takes about 15 minutes, and we plan on about 30 minutes for new patients or more complex visits such as post-discharge, follow-up appointments. We use UCLA Health video conferencing technology that connects to patients' smartphone apps. A YouTube video shows patients how to use it and UCLA tech support is available before an appointment if necessary.

Jarod DuVall, MD, is an internal medicine specialist with the UCLA Health-Encino medical practice and an assistant clinical professor. For more information, please call (818) 461-8148.

## Antibody Test

### Available at Exer

Exer Urgent Care announced antibody testing for COVID-19 is available. The FDA-authorized antibody test detects the presence of the virus through blood samples and identifies patients who have been exposed to or recovered from COVID-19.

For the most effective results, the antibody testing must be conducted a minimum of 10 days after infection or exposure. This helps ensure sensitivity and produces more accurate results. Results are received within 24-48 hours after testing and Exer notifies patients apprising them of their results and recommends next steps. Anyone who is interested in receiving an antibody test must receive a referral through Exer's VirtualCare portal or at an Exer clinic. After a referral is received, patients will be directed to visit their local Exer clinic to proceed with antibody testing. Upon arrival, asymptomatic patients will be tested for immunoglobulin class G (IgG) testing. If the test is negative, it likely means the patient has been exposed to or recovered from the virus. Exer is located at 15503 Ventura Blvd., Encino. Visit [www.exerurgentcare.com](http://www.exerurgentcare.com).

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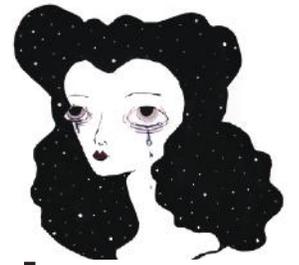
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# Thank You to Our Heroes!

## ENTERTAINMENT

### L.A. POETS IN PLACE



## Crafting Joy

By Britt Campbell

It's a weird world Encino. For the non-essential work force, days are slow. People have taken to baking bread, riding bikes, adopting animals, and the whole pace of life seems more like Mayberry than the San Fernando Valley.

In a pre-COVID world, emphasis was placed on productivity. To be busy meant to be fulfilled and slowing down seemed to signal throwing in the towel to a society that feared being left behind. The discipline, time, and attention required for our COVID interests would have never fit in with the hustle and bustle of daily life. It seems with our shelter-in-place ordinance just about everyone is exploring rituals and routines that help them relax, remind them of their humanity, and even perhaps lead to a new passion or source of joy.

In this new normal, creative communities and practicing artists are emerging as the leaders in a time of social pause. I mean, really Encino, can you imagine quarantine without books, music or film? But rather than tune out by tuning in to your favorite media of choice, why not be led through a journey of discovery?

Premiering last month, the Autry Museum and Dryland Literary Journal began "L.A. Poets in Place." This collaborative series held readings by local poets, discussions around the week's theme, and even encouraged participants to explore their individual creativity by presenting a focused prompt to answer. Submissions are still open as Dryland works towards the creation of a special issue that will contain writing solely produced by the L.A. Poets in Place community.

Beginning next week, The Autry and Raina J. León will facilitate writing workshops in continuation of the discovery of self-expression and individual creativity. León is an Afro-Boricua poet, writer, and teacher. She believes in collective action, community work, and the profound power of holding space for the telling of our stories. León will host two "L.A. Poets in Place" workshops on Monday, May 11 and Wednesday, May 13 from 6 to 7:30 pm. Workshops will be presented digitally

through Zoom, and registration is open to all.

Self-care has objectively become quarantine's top trending topic. Join the Autry and León in these workshops to inspire your next creative practice amidst a world that is encouraging us all to slow down and reflect. You've already gone down the rabbit hole and made that loaf of banana bread. Encino, what other dormant forms of patience and creativity are waiting to be discovered? Individual workshop information is below:

"L.A. Poets in Place" workshop: Crafting A Map of Joy May 11, 6 to 7:30 pm PST

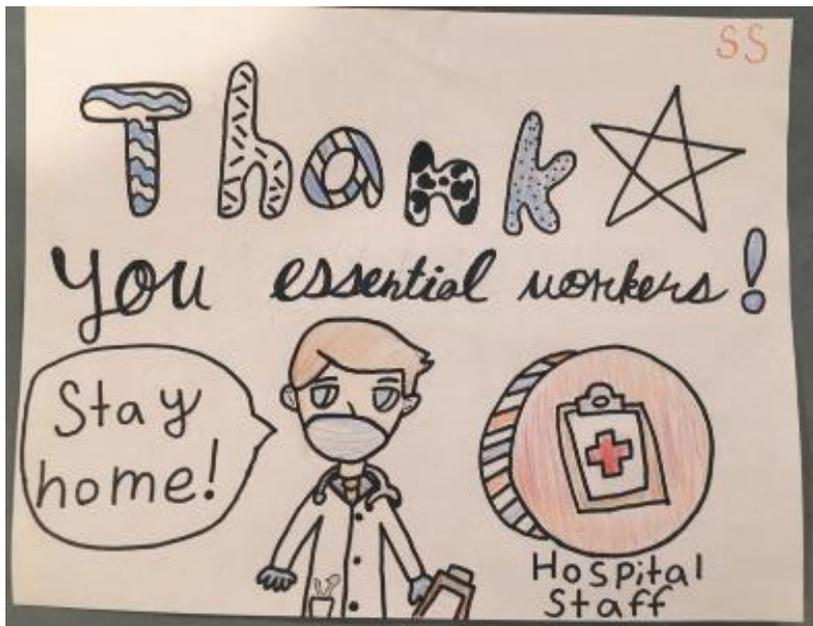
Start your week off right with this workshop centered on cultivating a map of joy in LA. After an intensive study of LA poets like Imani Tolliver, Robin Coste Lewis, Wanda Coleman, Doug Kearney, Luis J. Rodriguez, and Jenise Miller, you will write through given prompts. Those prompts will offer us poetic forms to explore, local art to inspire creative practice, and the artistry of cartography to foster our delight. You will write the joy of LA and our own ecstatic and complex bodies within it.

"L.A. Poets in Place" workshop: Taste, Listen, Write May 13, 6 to 7:30 pm PST

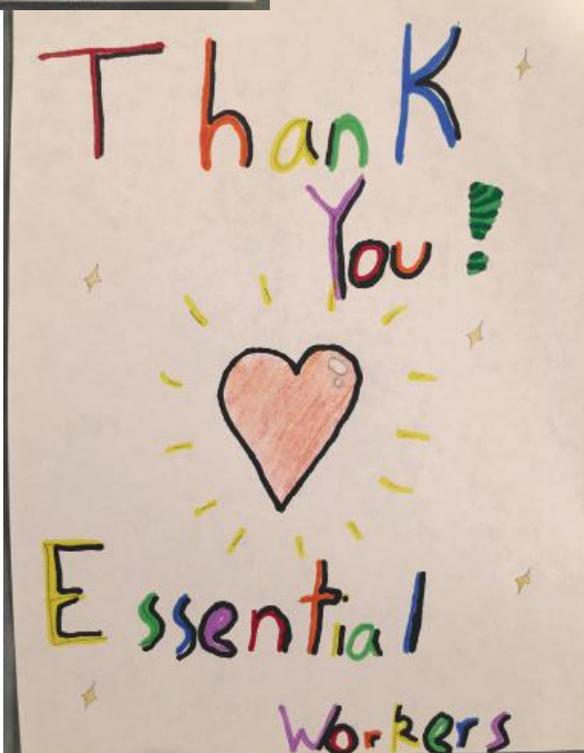
In this workshop, you will pull open the fridge doors both literally and figuratively and center our imagining and writing on an item that encapsulates one taste memory of LA. You will also endeavor to capture a sound that is quintessential to our experiences of place. After a study of LA poets who evoke sensory delight, particularly those senses of taste and sound, you will use visual art, taste memories, and soundscapes to prompt others in writing poems that can be rooted to a specific corner, a specific block of LA. Ultimately, you will try to link the poetic drafts to a collaborative map of LA, one that can offer a virtual (or real) walking tour for those seeking to discover what lies behind darkened glass.

To RSVP for these workshops, visit [theautry.org/events/lectures-and-workshops/la-poets-in-place-workshop-crafting-map-joy](http://theautry.org/events/lectures-and-workshops/la-poets-in-place-workshop-crafting-map-joy).

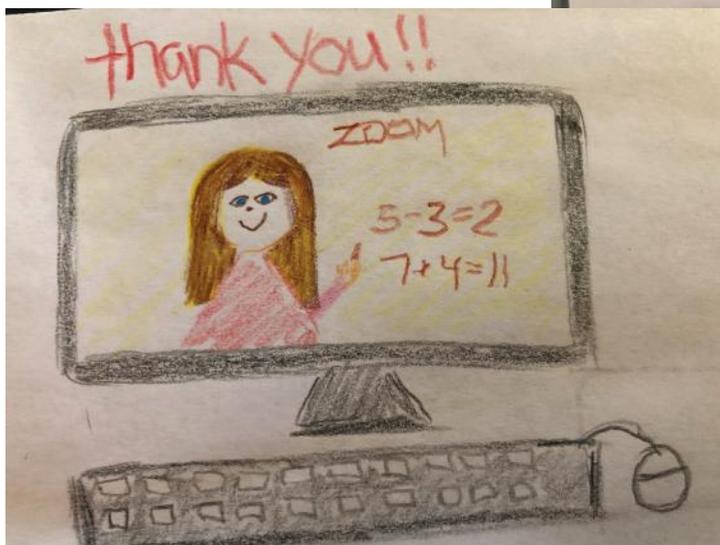
Britt Campbell completed a BA in Art History and currently works at the Autry Museum.



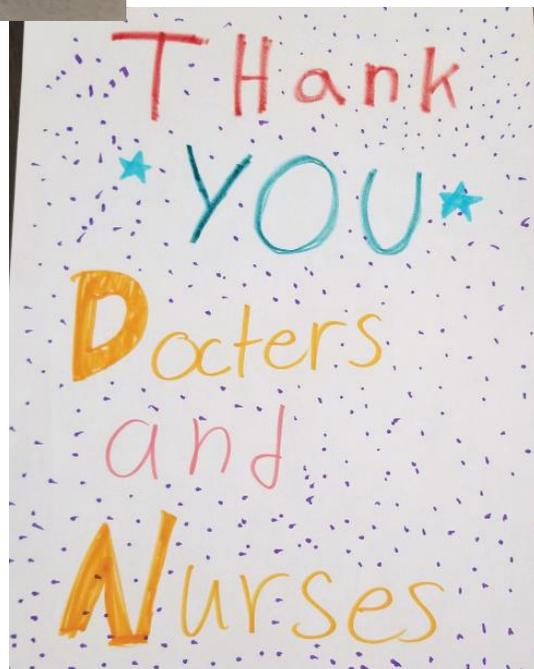
Shayla, Agoura Hills, age 12



Bailey, Woodland Hills, age 8



Thatcher, Encino, age 7



Cora, West Hills, Age 9

# ENTERTAINMENT CALENDAR

brought to you by

# Westfield



## Grocery Shop at Joey's!

Skip the long lines and visit the Joey Market for your grocery essentials. Joey Restaurants are now offering high quality restaurant ingredients for pickup or delivery through DoorDash - get it delivered straight to your door or order curbside pickup. Now you can order your favorite Joey dish, get groceries and have liquor, wine and beer delivered at once. They are officially your one-stop shop. Call Joey at Westfield Topanga at (818) 340-5639.

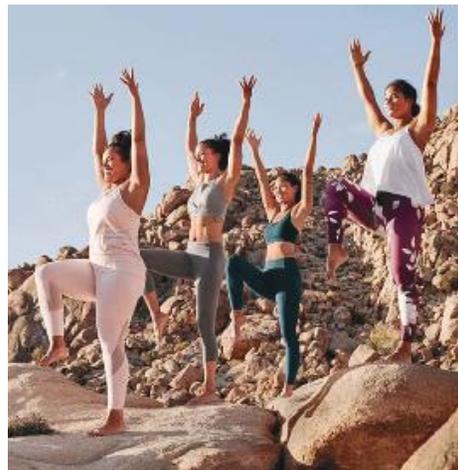


## Kids' Coloring and Crafts!

Kids, and kids at heart, have gravitated towards coloring as a fun therapeutic activity to pass the time while at home. Need more templates? Paper Source is offering a multitude of free downloadable art prints to color at your leisure! They are also offering daily DIY crafts for kids to stay entertained and educated. For a list of all art options available, visit [papersource.com/promotions/diy-activities.html](https://papersource.com/promotions/diy-activities.html).

## Community Blood Drive

Blood is needed now more than ever! Help the American Red Cross ensure blood is available for those in need by donating today. Donating blood makes a big difference in the lives of others and given current circumstances, donation numbers are down. Westfield, in partnership with the Red Cross, will be hosting a blood drive on Thursday, May 14, from 10 am to 4 pm, at the Rose Goldwater Community Center on the corner of Owensmouth Ave and Vanowen. To schedule your life-saving appointment, visit [redcrossblood.org](https://redcrossblood.org) and use sponsor code: WestfieldTopanga.



## #HomeBody Power Hour

Need a little guidance when working out? Or want to switch up your routine? Athleta is here to get your body moving and help clear your mind! Head to Athleta's Instagram Monday through Friday at 4 pm PST for a LIVE free work out or meditation experience. Join your favorite workout instructors virtually each day or check out their Instagram TV (@athleta) for a slew of workouts to check out on your own schedule!

## Work Out at Home with 24 Hr Fitness

Missing your usual trips to the gym? Well, the gym has come to you! For a limited time, 24 Hour Fitness is offering a selection of free classes to keep you active on their YouTube page. 24GO LIVE is a 24/7 fitness experience to provide you with the at-home workouts and community you need to stay fit during these unique times. 24GO Live features Zumba, Spartan, Your Trainer, Pop Pilates, Senior Workouts and more every day. For a full schedule of activities, visit [static.24go.co/files/pdf/schedule.pdf](https://static.24go.co/files/pdf/schedule.pdf).



## Microsoft Offers Family Fun

Is your child more computer savvy than crafty? Microsoft is offering an array of fun family centered educational experiences through their website for children ages three to 12. Divided into different age brackets, this collection of free activities, curated out of educational resources from around the world, encourages families to "Learn, Do and Share." Check out the variety of computer crafted activities at [education.microsoft.com/en-us/resource/755e5a8b](https://education.microsoft.com/en-us/resource/755e5a8b).

## Virtual Art Lessons

Young Art Lessons invites your children to join them for virtual art classes held via Zoom. Classes are available for different ages! Follow along with an instructor and learn to draw animals, landscapes and so much more. Free classes are limited and some advanced classes may have registration fees. All you need is paper, a pencil, eraser and your favorite art tool to color with. Those who have questions, can email [administration@youngartusa.co](mailto:administration@youngartusa.co). For a list of various lessons and times, visit [eventbrite.com/o/young-art-usa-30018215843](https://eventbrite.com/o/young-art-usa-30018215843).

## Find Your Inner Fighter at BoxUnion

BoxUnion (opening at Westfield Sherman Oaks in the near future) just launched BoxUnion Digital to provide you the best of their workouts at home! The platform offers daily live classes and on-demand content across boxing, cardio, strength and recovery. Videos are available with varied lengths, styles and coaches with special meditation videos debuting soon! BoxUnion encourages you to try it out with their no-commitment 14-day trial to get moving, stay strong and stay motivated! Check it out at [digital.boxunion.com](https://digital.boxunion.com).



# ENTERTAINMENT

# Encino Eateries Open For Delivery and Take Out

Shop small and support your local businesses who are still open and offering either takeout or delivery! While we tried to be as comprehensive as possible, our apologies if we may have missed your favorites. Attempts were made to call restaurants directly and check their social media to confirm their status but many calls were unanswered. Our effort was to try to help our local eateries stay open, and let our readers know what resources are available to them.

<p><b>Robek's Fresh Fruit &amp; Smoothies</b> 4922 Balboa Blvd. (747) 282-3322 9 am to 6 pm Daily Takeout: Yes Delivery: Yes</p>	<p><b>Mulberry Street Pizza</b> 17040 Ventura Blvd. (818) 906-8881 11 am to 10 pm Daily Takeout: Yes Delivery: Yes</p>	<p><b>Jerry's Famous Deli</b> 16650 Ventura Blvd. (818) 906-1800 9 am to 8 pm Daily Takeout: Yes Delivery: GrubHub</p>	<p><b>Menchie's Frozen Yogurt</b> 17245 Ventura Blvd. (818) 990-1500 2 pm to 10 pm (M-F) 12 pm to 10 pm (Sat-Sun) Takeout: Yes Delivery: Yes</p>	<p><b>Ameci Encino</b> 15615 Ventura Blvd. (818) 906-0597 10 am to 9 pm (M-T) 10 am to 10 pm (Sat-Sun) Takeout: Yes Delivery: Yes, GrubHub, Postmates, DoorDash</p>
<p><b>Claudine Artisan Kitchen &amp; Bakeshop</b> 16350 Ventura Blvd. (818) 616-3838 8 am to 6 pm Daily Takeout: Yes Delivery: Postmates, DoorDash, UberEats</p>	<p><b>Delmonico's</b> 16358 Ventura Blvd. (818) 986-0777 11 am to 8 pm Daily Takeout: Yes Delivery: DoorDash</p>	<p><b>Chili's Grill &amp; Bar</b> 17240 Ventura Blvd. (818) 906-8469 11 am to 9:30 pm Daily Takeout: Yes, Curbside Delivery: DoorDash, alcohol delivery</p>	<p><b>The Nook</b> 17316 Ventura Blvd. (818) 385-1271 7 am to 3 pm Daily Takeout: Yes Delivery: Yes</p>	<p><b>The Habit</b> 17132 Ventura Blvd. (818) 783-6162 10:30 am to 9 pm Daily Takeout: Yes Delivery: Yes</p>
<p><b>Buca di Beppo</b> 17500 Ventura Blvd. (818) 995-3288 11 am to 9 pm Daily Takeout: Yes Delivery: Yes \$30 minimum order</p>	<p><b>CPK Encino</b> 16100 Ventura Blvd. (818) 907-7783 11 am to 7 pm (M-T) 11 am to 8 pm (Fri/Sat/Sun) Takeout: Yes, Curbside Delivery: Yes</p>	<p><b>Paris Baguette</b> 17136 Ventura Blvd. (818) 817-0048 8 am to 8 pm Daily Takeout: Yes Delivery: No</p>	<p><b>Okumura Sushi</b> 17302 Ventura Blvd. (818) 986-9712 11:30 am to 2 pm (T-F) 5 pm to 7 pm (Sun-Thurs) 5 pm to 8 pm (Fri &amp; Sat) Closed Mondays Takeout: Yes Delivery: Yes</p>	<p><b>CiCi's Cafe</b> 18912 Ventura Blvd. (818) 881-6704 7:30 am to 3 pm (M-F) 7:30 am to 4 pm (Sat-Sun) Takeout: Yes Delivery: No</p>
<p><b>Lusy's Mediterranean Cafe &amp; Grill</b> 16200 Ventura Blvd. (818) 849-5653 10 am to 8 pm (Mon-Wed) 10 am to 9 pm (Thurs-Fri) 11 am to 9 pm (Sat) Takeout: Yes Delivery: Yes</p>	<p><b>Maria's Italian Kitchen</b> 16608 Ventura Blvd. (818) 783-2920 11:30 am to 8 pm (M-F) 4 pm to 8 pm (Sat/Sun) Takeout: Yes Delivery: Yes, \$7.95 fee</p>	<p><b>Panda Express</b> 17200 Ventura Blvd. (213) 634-3178 10:30 am to 7 pm (M-Sat) 11 am to 9 pm (Sunday) Takeout: No Delivery: DoorDash, GrubHub</p>	<p><b>Black Bear Diner</b> 18355 Ventura Blvd. (818) 457-4071 6 am to 9 pm (Sun-Thurs) 6 am to 10 pm (Fri &amp; Sat) Takeout: Yes Delivery: DoorDash, UberEats, Postmates</p>	<p><b>Fresh Brothers</b> 16060 Ventura Blvd. (818) 528-2100 11 am to 9 pm (M-W) 11 am to 10 pm (T-Sun) Delivery: Yes, Grubhub, Postmates, UberEats, HungerRush Takeout: Yes, Curbside</p>
<p><b>Katsu-Ya</b> 16542 Ventura Blvd. (818) 788-2396 12 pm to 9 pm Daily Takeout: Yes Delivery: No</p>	<p><b>Philly's Best</b> 17200 Ventura Blvd. (818) 990-0977 11 am to 9 pm Daily Takeout: Yes Delivery: DoorDash, Grubhub, Postmates</p>	<p><b>Yamato</b> 17200 Ventura Blvd. (818) 905-9920 2 pm to 9 pm (M-F) 2 pm to 10 pm (Sat &amp; Sun) Takeout: Yes Delivery: No</p>	<p><b>Kushiya</b> 18713-15 Ventura Blvd. (818) 609-9050 11:30 am to 2:15 pm (M-F) 12 pm to 2 pm (Sat &amp; Sun) 5:30 pm to 10:15 pm (M-T) 5:30 pm to 10:45 pm (F-S) 5 pm to 10 pm (Sun) Takeout: Yes Delivery: No</p>	<p><b>The Spot</b> 17200 Ventura Blvd. (818) 783-2233 11 am to 11 pm Daily Takeout: Yes Delivery: Postmates, UberEats</p>
<p><b>Coral Tree Cafe</b> 17499 Ventura Blvd. (818) 789-8733 9 am to 8 pm Daily Takeout: Yes Delivery: Yes</p>	<p><b>Chick-Fil-A</b> 17660 Ventura Blvd. (818) 881-8287 6 am to 10 pm (Mon-Sat) Closed Sundays Takeout: Yes Delivery: No</p>	<p><b>Crumble Patisserie</b> 17233 Ventura Blvd. (818) 469-6270 9 am to 8 pm Daily Making Cakes Only</p>	<p><b>Gio Cucina Napoletana</b> 15826 Ventura Blvd. 2nd Fl (818) 905-7446 11:30 am to 2 pm 5 pm to 9 pm (M-F) Takeout: Yes Delivery: Yes</p>	<p><b>Tel Aviv Grill</b> 17201 Ventura Blvd. (818) 774-9400 Only Phone Orders</p>
<p><b>Fat Sal's Deli</b> 16901 Ventura Blvd. (855) 682-4373 11 am to 12 am Daily Takeout: Yes Delivery: Postmates</p>	<p><b>Cho Cho San</b> 4924 Balboa Blvd. (818) 981-4664 11 am to 8:30 pm (M-T) 11:30 am to 9 pm (Fri/Sat) 11:30 am to 8 pm (Sun) Takeout: Yes Delivery: DoorDash</p>	<p><b>EuroAsia</b> 17209 Ventura Blvd. (818) 205-9311 12 pm to 6 pm (M-S) Closed Sundays Takeout: Yes Delivery: Yes</p>	<p><b>Uncle Bernie's Deli</b> 17615 Ventura Blvd. (818) 990-6346 6:30 am to 9 pm Daily Takeout: Yes Delivery: Yes</p>	<p><b>Tarzana Wine &amp; Spirits</b> 18839 Ventura Blvd (818) 342-0355 9 am to 9 pm Takeout: Yes Delivery: DoorDash, Postmates</p>
<p><b>The Stand</b> 17000 Ventura Blvd. (818) 788-2700 11 am to 8 pm Daily Takeout: Yes Delivery: DoorDash, Postmates</p>	<p><b>Dunkin Donuts</b> 4920 Balboa Blvd. (818) 995-0555 5 am to 7 pm Daily Hours Changing Soon- Call Takeout: Yes Delivery: GrubHub</p>	<p><b>McDonald's</b> 17641 Ventura Blvd. (818) 995-0052 15700 Ventura Blvd. (818) 784-0117 5 am to Midnight (pickup) 24/7 Drive Thru Takeout: Yes Delivery: UberEats</p>		

Do you know of an Encino eatery that is still operating but not on this list? Let us know! We'll continue to update it as needed.



# REAL ESTATE

## Nighttrek: What to See in the May Sky

By Neill Simmons

The highlight of May is the “Super Moon” on Thursday, May 7. Enjoy this beautiful event by watching the “Flower” Moon rise as the Sun sets. Start looking around 7:15 pm in the east.

This has been one of the best years for wild flowers. Many people forget that the Moon has tall mountains. The tallest mountain on the Moon is named “Mons Huygens.” It is

over 18,000 feet high! Make sure to see this Super Moon because the next one will not happen until



April 2021.

The planet Venus has been a beacon in the west every night after sunset this year. It will peak by May 1st and now the planet is dropping lower with each passing evening. Enjoy this sight as it will soon disappear

behind the Sun. Mark May 23 on your calendar, as Venus and the super thin crescent Moon will be next to each other after the Sun sets.

Monday, May 4, we will go out at 10 pm and watch the “Eta Aquarid” meteor shower for an hour or so. If you are an early riser, go outside again at 4 am to see the peak of the meteor shower.

**DAWN PATROL:** The three planets Mars, Saturn and Jupiter, are putting on a show from 4 am until dawn. Look southeast and notice a very bright point of light, which is the planet Jupiter. To the left of Jupiter is the ring planet Saturn and Mars. This trio makes a line in the night sky. Put these dates on your calendar: May 12 is when the Moon is between Jupiter and Saturn. On May 14 there is a conjunction of the Moon and Mars. The best sight occurs on the 18th, when Jupiter and Saturn appear to be almost “touching” which is a conjunction.

One of the smallest constellations is “Corvus the

Crow.” It looks like a small box in the south. It is easy to spot. In Greek mythology the god Apollo sent his pet crow to get him water. Corvus saw a fig tree and spent the day eating figs and forgot to get Apollo his water. Apollo put Corvus in the night sky to teach him a lesson where he is forever thirsty among the stars. Thus, this is why crows “caw” instead of sing like other birds.

**NASA NEWS:** Astronomers have found many planets in outer space. A planet

according to the Dark Sky group.

**The planet Venus has been a beacon in the west every night after sunset this year.**

There is a small chance of a comet coming near Earth soon. Astronomers are hoping it brightens up so that we might be able to see it with our naked eye. Follow NIGHTTTREK on



called Kepler-1649c is very similar to our Earth. The only problem is that it is 300 light-years away!

If you are really into star-gazing, an area near Death Valley called “Eureka Dunes” is one of the best places to see the night sky and the “Milky Way,”

Facebook where we will post this event if it is visible.

*When not star gazing, Neill Simmons is a Wealth Advisor with LPL Financial in Woodland Hills. If you have any astronomy or financial questions, he may be reached at 818-936-2626 or neill.simmons@lpl.com*

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## “Real Housewives of Beverly Hills” Star Joins Castmate as Newest Encino Resident

**R e a l** Housewives cast member and owner of Beverly Beach swimwear line Dorit Kemsley is one of the latest celebrities to call Encino home.

Although purchased in the summer of 2019, her 9,000 square foot home is making headlines as one of the main story lines in the current season of the Bravo reality show, which has just started airing. The purchase of the \$6.5 million modern farmhouse has caused quite the stir, seeing as how Kemsley and her husband were tied up with headline breaking financial and legal issues in regards to a business relationship gone sour.

The Encino home sits on a .36-acre lot and has six bedrooms, eight bathrooms, a movie theater, three car garage, pool/spa combo and boasts views of the San Fernando Valley basin.



In a recent episode, Kemsley gives a full access tour showing off the various amenities of her Valley property.

While the home was never on the market, the Kemsleys were able to purchase the property while simultaneously trying to sell their Beverly Hills Mediterranean-style villa for well below market.

Kemsley has clearly settled into the neighborhood, having been an instrumental

part of redesigning the banquet hall at the Encino Buca di Beppo location, which is supposedly another plot point on upcoming episodes of “Real Housewives.”

Fellow castmate and actress Kyle Richards lives just a quick drive away in her own Encino mansion with husband and real estate mogul Mauricio Umansky. It seems the Real Housewives of Beverly Hills is quickly getting a Valley spin!

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# Lease Strategies During the Coronavirus Pandemic

By Hal Cook

Many tenants are currently challenged by income loss and office closures due to coronavirus. As a result, we have been exploring various cash-flow relief strategies and rent abatement techniques. Below are ideas to discuss with your broker and attorney to assist you in developing the best strategy and structure for your company.

If you seek forbearance, expect your landlord to ask you to verify that you are unduly impacted by the pandemic and to provide current financial statements that justify how it has limited your cashflow.

**Insurance:** Check your existing business insurance policies to determine if you are entitled to Business Interruption Insurance.

**Application of Security Deposit:** While defining a period of time in the future that your company will replenish the security deposit, permit the landlord to apply the deposit to current rent due. This will help with current cash-flow issues and buy time to replenish the deposit.

**Landlord Rent Restructure:** Consult legal counsel to ensure that any request for relief is worded in a way that does not trigger default under the lease as that could trigger a cascade of issues such as penalty

fees, recapture of previously abated rent and loss of options.

**Request rent abatement** for a period of time (e.g., two to three months) and define a period of repayment (e.g., two months paid back over remaining months of the lease). Ideally, spread it out over the balance of the lease term. This is especially useful if your current rental rate is already below current market. If there is little time remaining on a lease term, request rent abatement for a period (e.g., two months) and add equal period of term to the end of the existing lease (i.e., if your lease expires 9/30/2020, extend the expiration by two months to 11/30/2020, at either the same monthly rent or slightly more). Landlords are likely to encounter their own cash flow issues and they may be more open to half rent during any abatement period.

If there is/are future "Free Rent" period(s) already outlined in your rent schedule, or pre-paid rent applicable to future periods being held by the landlord, ask to restructure the rent schedule to advance the "Free Rent" periods or prepaid rent periods. Similar discussions can be held around any outstanding tenant improvement allowances due from landlord to tenant.

**Borrowing:** Government Loans are available through the Economic Injury Disaster

Loan ("EIDL") and Paycheck Protection Program ("PPP"). EIDL loans are administered directly through the SBA here: <https://www.sba.gov/disaster-assistance/coronavirus-covid-19>. There are long amortization terms and a rate of 3.75% available for small business. Under certain conditions, these loans may be converted to grants and forgiven. PPP loans are administered by participating banks, and can be searched here: <https://www.sba.gov/paycheckprotection/find>. Loans are available to small businesses and at a current rate of 1.00% over two years, with six months deferral. If certain expenditure criteria are met (e.g., paying employee wages and benefits, loan interest, rent, etc.), most (if not all) of these loans may be converted to grants and forgiven.

**Force Majeure:** Most leases contain a force majeure clause that limits the parties' liability for things beyond their control, such as strikes or acts of God. Depending how this clause is written in your lease, the language may exclude the payment of rent. Consult your attorney to determine if there are opportunities to possibly delay other obligations or other monies due under the lease.

**Parking Charges:** If you pay for parking, determine if your

lease allows you to cancel parking and avoid parking charges. Make sure you are entitled to reinstate your parking privileges at a later date.

**Frustration of Purpose:** In law, frustration of purpose may be a defense to enforcement of a contract. Frustration of purpose occurs when an unforeseen event undermines a party's principal purpose for entering into a contract such that the performance of the contract is radically different from performance of the contract that was originally contemplated by both parties, and both parties knew of the principal purpose at the time the contract was made. Ask your legal counsel to examine your lease as it relates to this concept.

**Illegality:** Chances are there is a clause in the lease that prohibits the tenant from conducting illegal activity in the premises. If state and/or local authorities have passed an ordinance or other action requiring that you close your office during the outbreak, it may, therefore, be illegal to occupy the premises. Illegality is a concept in contract law that can render a contract unenforceable if performance under the contract would be illegal. Ask your legal counsel to examine your lease as it relates to this concept.

**Strategic Default** – Default is a last recourse at best; definitely consult your legal counsel before you intentionally

default. Dependent on your prior history and how you were represented, your lease may not contain a personal guarantee or may have limitations on personal guaranties.

## The coronavirus pandemic sets the stage for unprecedented volatility in commercial real estate.

**Take Away:** The coronavirus pandemic sets the stage for unprecedented volatility in commercial real estate. Well-known companies have already informed landlords stating intentions that they are not going to fully honor their leases, which is likely to put considerable pressure on landlords to find tenant solutions to maintain their cash flows, so they can continue to meet their own obligations.

Whatever actions you decide to take, think before you leap. We have seen "strategies" proposed by other brokers that are likely doomed to failure and fraught with peril. There is likely to be a lot of thumb wrestling as landlords struggle to retain tenants or re-tenant space. Proceed cautiously and be well represented.

*Hal Cook is the owner of Cook Commercial in Calabasas. He can be reached with questions about this article at (818) 914-2770 or (818) 591-4400. License Number: 01280394.*

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