



NEIGHBORHOOD WATCH NEWS

COMMANDING OFFICER'S MESSAGE

Every day the Los Angeles Police Department recognizes the importance of the volunteers that are deployed in various assignments at divisions throughout the city. Their assistance enables our employees to perform their jobs in a more efficient and productive manner. At the same time, it's an opportunity for volunteers to experience some of the daily activities and functions within a law enforcement agency. I appreciate every volunteer that freely gives of their time to assist our sworn and civilian staff here at Southwest Division. Their essential support and community service has proven to be invaluable and it has not gone unnoticed.

The Department continues to accept applications for volunteers. I encourage anyone interested in this form of public service to contact our community Relations Office for additional information. It's an experience you will never forget!

In solidarity,

STEVEN K. ZIPPERMAN, Captain
Commanding Officer
Southwest Community Police Station
22302@lapd.lacity.org

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Crime Tips For Your Safety.

Neighborhood Watch Events.

And Much More!

SOUTHWEST

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PATROL COMMANDING OFFICER

ARTHUR J. MILLER, CAPTAIN I

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(213) 928-8223

NON-EMERGENCY DISPATCH

SPANISH

(213)928-8222

EMERGENCY DISPATCH

911

SOUTHWEST DIVISION CRIME TIP

(213)485-7492

SOUTHWEST COMMUNITY

RELATIONS OFFICE

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CRENSHAW MALL
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CRIME PREVENTION

Community awareness is the key to crime prevention. If you are interested in establishing a Block Club in your area, please contact your Senior Lead Officer for assistance.

CRIME AND ARREST INFORMATION

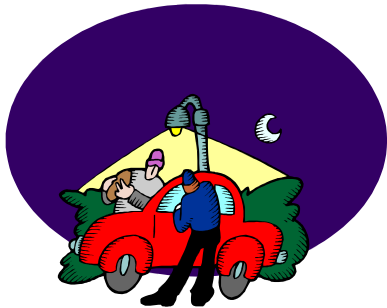
Officers in Southwest Division have been working extremely hard to reduce crime, provide a safe environment and a better quality of life for the community of Southwest Division.



3SLO15-WEST ADAMS NEIGHBORHOOD

Crime Trends

During the beginning March, Senior Lead Officer Hauter reports that the West Adams community experienced a rash of Burglary From Motor Vehicles(BFMV) in the area of south of Adams Boulevard between Halldale Street and Budlong Avenue. Suspects were breaking into vehicles that were parked along the 2700 and 3000 block of Adams Boulevard. The good news is that Southwest patrol officers made a significant arrest in the area and since that arrest, BFMV crime has significantly decreased.



The West Adams Avenues has also been experiencing an increase in thefts. This area is well known for students who walk home or wait for a bus after attending Fredrick Douglas High School. It is very important for parents to make sure their children are not bringing valuables to schools such as gold chains, Apple IPODS, Cell Phones etc. Those are items usually taken by suspects in street robberies.

Special Thanks to the West Adams Avenues Association for the wonderful Officer Appreciation Dinner held for Southwest Officers on March 10th. Southwest was extremely appreciative of all your support!

Crime Tips

3SLO19-NORTH UNIVERSITY PARK

Crime Trends

Senior Lead Officer(SLO) Salazar reports that auto related crimes started off at a high rate during the later part of February and beginning of March. The affected area is from the 10 freeway south to Adams Boulevard and from Vermont Avenue to Figueroa Street. In response, Southwest Division will be providing extra patrol and distributing crime prevention fliers in the affected areas.

Crime Tips Robbery Prevention & Small Businesses

Robbery doesn't occur as often as other crimes against businesses, but the potential for loss can be much greater from a single incident. Also, robbery involves force or threat of force and can result in serious injury or death.

Greet every person who enters the business in a friendly manner. Personal contact can discourage a would-be criminal.

Keep windows clear of displays or signs and make sure your business is well-lighted. Check the layout

of your store, eliminating any blind spots that may hide a robbery in progress.

Provide information about your security systems to employees only on a "need-to-know" basis. Instruct your employees to report any suspicious activity or person immediately and write down the information for future reference.

Place cash registers in the front section of the store. This increases the chances of someone spotting a robbery in progress and reporting it to the police.

Keep small amounts of cash in the register to reduce losses. Use a drop safe into which large bills and excess cash are dropped by employees and cannot be retrieved by them. Post signs alerting would-be robbers of this procedure.

Make bank deposits often and during business hours. Don't establish a pattern, take different routes at different times during the day. Ask a police officer to escort you to the bank whenever possible.

Ask local law enforcement what to do in case you are robbed. Make sure your address is visible so emergency vehicles can easily find your business.

If you or your employees are confronted by a robber, cooperate. Merchandise and cash can always be replaced—people can't!



3SLO31-JEFFERSON PARK

Crime Trends

The most serious and shocking crimes are those involving or comprised of shootings. While overall violent crime has decreased significantly in the Jefferson Park area, Senior Lead Officer Biondo reports the following incidents have occurred during the last four-five week period:

On February 23, 2010 at 7:00 pm on Arlington and 27th Street, two male Hispanic victims were struck by gunfire multiple times as they drove north in the alley. The assailant is still outstanding at this time

On March 16, 2010 at 10:55 am, on 30th Street and Crenshaw, a male black victim walked west on 30th Street. He was approached by a lone male black assailant. The suspect shot at the victim multiple times, missing him. The suspect then fled south on Crenshaw into a waiting vehicle. The vehicle drove south on Crenshaw Boulevard at a high rate of speed.

On March 16, 2010 at 9:35 pm on 5001 Rodeo Road, (Rancho Cienega Park), a witness observed 3 male black victims sitting in the park. The witness then observed a dark colored SUV drive by the victims and shoot at them multiple times. Fortunately no one was injured.

Two of the above incidents are believed to be gang related. Should you have **any** information regarding any of these incidents please contact Southwest detectives at 213/485-6571. All information will be handled in a confidential manner.



Crime Tips-Real Estate Fraud

Real estate schemes, scams, and fraud all constitute a form of theft which criminals use to steal your home or real property. Adhering to the principle that a person's home is their castle, this is possibly the most devastating form of victimization. The Los Angeles Police Department will investigate complaints of real estate fraud and the Los Angeles County District Attorney will prosecute these offenders to the fullest extent of the law.

Real estate fraud can take many forms. The information provided below will hopefully serve as an educational tool to help you become more aware of the various forms of real estate fraud and how you can avoid becoming a victim.



Types of Real Estate

Fraud con artists may use several methods to swindle you in a real estate fraud scheme. Foreclosure bailout, home equity fraud, home renovation scams, rental fraud, and deceptive timeshare scams, are just a few types of real estate fraud which may be performed. Below is a description of these forms of fraud:

Foreclosure Bailout

Victims of this form of real estate fraud are generally homeowners who have negative equity, also known as being "upside-down" and/or owe more money on their home's mortgage than the home is worth. They are caught in dire straits due to the need to sell their home, and must do so at a loss or let their mortgage company foreclose on their home. At this point a so called "bailout specialist" will offer the victim the opportunity to arrange for a short sale of their home. In this form of fraud, the homeowner usually will be told that for a fee of \$1,000 to \$2,500, the

homeowner can deed their home to the bailout specialist and then rent it back. The bailout specialist takes the money, does not arrange for the short sale, and does not make any payments on the mortgage. The end results are that the home loan payments are not made and the mortgage goes into foreclosure, without the victim being aware of any fraud. Ultimately, the home is foreclosed upon; the victim is evicted, and loses both his home and the \$1,000 to \$2,500 fee charged by the so-called specialist.

Home Equity and Home Renovation Fraud

According to the Council of Better Business Bureaus, home-remodeling contractors ranked slightly behind car salespersons and auto mechanics in generating the most consumer complaints. Be very careful when using your home or your home equity as security for a home improvement loan. Fast talking salespersons will offer to refinance your home at a lower interest rate to provide cash to the homeowner; the cash can be used to pay for home improvements or to pay off bills. Victims are frequently asked to sign blank contracts or contracts that they were not allowed to read before signing. Later, the homeowner discovers that they signed a contract that contains terms in contrast to the originally promised terms. This results in the loss of equity in the victim's home, and also they have signed a mortgage in which they have incurred considerably higher interest rates. The homeowner is now faced with a higher mortgage payment, one that they may not be able to afford.

Rental Fraud

Frequently, con artists will rent out a home they do not own. They will locate a vacant or abandoned home, enter the home, change the locks, and then advertise the property as available for rent. The unsuspecting victim rents the property from the con artist, who collects a security deposit and rent from the victim, and then disappears. The victim, who rented the property, is then evicted by the lawful owner and subsequently loses their place to live along with the money they paid for the security deposit and rent.

Deceptive Timeshares

Timeshares may offer to sell membership vacation accommodations. Con artists may make oral promises that are omitted from the written contract. They may also fail to mention fees and obligations that are in the written contract, which are never mentioned orally. These misrepresentations will likely be discovered while signing the contract and are downplayed by the salesperson as only "legal jargon". Victims are not told the extent to which the annual maintenance fee will increase over time, they will be forced to pay special assessment fees, or the difficulty to resale a timeshare.

Effects of Fraud

The crime of fraud is a personal violation. Although there is no serious physical injury, many victims of con artists suffer emotional harm by losing the following:

Financial security

Family home

Business

Inheritance

Retirement savings or children's educational funds

Professional or personal credibility



Conclusion

Victims of fraud come from a variety of racial, religious, socioeconomic, educational backgrounds, age, and gender. Some swindlers deliberately seek out families that may have limited means or financial difficulties, figuring such persons may be particularly receptive to a proposal that offers fast and large profits. Your first step as a victim should be to report the incident to your local police department. If you believe that you have become the victim of real estate

fraud, please contact your local law enforcement agency.

Agencies that may be able to assist you are:

Los Angeles Police Department
Financial Crimes Division
Real Estate Fraud Unit
150 N. Los Angeles Street
Room #302
Los Angeles, CA 90012
213-847-2749

Los Angeles County District Attorney
Bureau of Investigation
Real Estate Fraud Unit
201 N. Figueroa Street, 16th Floor
Los Angeles, CA 90012
213-580-3200

California Department of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013
213-620-2072

California Association of Realtors
525 S. Virgil Avenue
Los Angeles, CA 90020
213-739-8200

Los Angeles County Bar Association
P.O. Box 55020
Los Angeles, CA 90055
213-243-1525

Department of Corporations
Financial Services Division
320 W. 4th Street, Suite 750
Los Angeles, CA 90013
213-576-7500

If you need additional information concerning the information contained within this circular, please contact any of the above mentioned agencies.

You may report instances of real estate fraud that occur in the City of Los Angeles to the Los Angeles Police Department by calling the Los Angeles Police Department toll free at **1-877-LAWFULL** (1-877-529-3855).

3SLO41-BALWIN HILLS/VISTA AND VILLAGE GREEN

Crime Trends

Senior Lead Officer(SLO) Beard is happy to report that year to date Residential Burglaries and Robberies are down in the Baldwin hills/Vista and Village Green communities. Residential Burglaries are down 22% so far this year compared to the same time period last year. Robberies are also down 8% within for the same time period. This reduction in crime can be attributed to the hard work by the officers of Southwest Division and diligent community members who care about the safety of their neighborhoods. Let's keep up the great work!

Unfortunately, there has also been an increase in graffiti within our community. The city of Los Angeles has a website that allows citizens to report graffiti in their community. The website is <http://anti-graffiti.lacity.org>. The address or cross streets for the graffiti is all that is needed for this website.

Crime Tips- Earthquake Safety Tips:

Due to the recent events around the world with earthquakes and natural disasters, everyone should always be prepared for "just in case". There are several simple things to do in order to be prepared.

Secure it now...Conduct a "hazard hunt" to help identify and fix things such as unsecured [televisions](#), [computers](#), [bookcases](#), furniture, unstrapped [water heaters](#), etc.

Make a plan and Make disaster kits...Make sure that your emergency plan includes evacuation and reunion plans; your out-of-state contact person's name and number; the location of your emergency supplies and other pertinent information. Your disaster supplies kits should include food, water, flashlights, portable radios, batteries, a first aid kit, cash, extra medications, a whistle, fire extinguisher, etc.

Communicate and recover...Following a major disaster, communication will be an important step in

your recovery efforts. Turn on your portable radio for information and safety advisories.



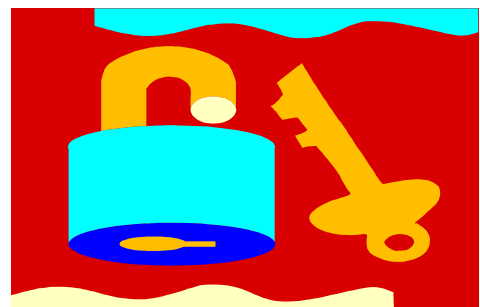
- **If you have information on crime that is occurring in your neighborhood you can contact the Southwest Division Crime Tip Line at 213-485-7492.**

- **The LAPD is also accepting anonymous crime tips via cell phone. You can text your information to CRIMES (274637) and begin your message with the letters LAPD**

3SLO57-UNIVERSITY VILLAGE

Crime Trends

Senior Lead Officer Garner reports that bicycle theft is an ongoing problem both on campus and the surrounding areas. USC students need to remember to lock the bikes up to a fixed post and if there is not one near then utilize a U-shape lock. Also, the weather is warming up so remember to shut your windows when you leave. Leaving windows open is an invitation for criminals to enter your residence.



Crime Tips- Protecting your home:

Install good locks on doors and windows.



Don't hide keys in mailboxes and planters or under door mats!

Instead leave an extra set with a neighbor or friend.

Ask for photo identification from service or delivery people before letting them in.

Be sure your street address number is large and clear of obstruction so Police and Emergency can find your home quickly.

*Consider a home alarm system that provides monitor for burglary, fire, and medical emergencies.
(WWW.LAPDONLINE.ORG)*

3SLO73-LEIMERT PARK AND THE CRENSHAW CORRIDOR

Crime Trends

According to Senior Lead Officer Sasajima, gang crime has seen an increase in the month of March, particularly in the area bordered by Sutro and Martin Luther King and Crenshaw-Vernon. Additionally, Leimert Park ended March on a somber note as a homicide took place at Sutro and Garthwaite on March 31, 2010 at approximately 1000 hrs. If you have any information on this occurrence, please contact SLO Sasajima.

Southwest Officers are continuing their efforts to monitor the Crenshaw Corridor. Business owners have responded positively to the initiation of the Crenshaw Business Watch and officers have made several notable arrests for narcotic sales, illegal vending, and drinking in public.

Crime Tips- Crime Tips for Seniors

As people grow older, their chance of being victims of crime decreases dramatically. But a lifetime of experience coupled with the physical problems associated with aging often make older Americans fearful. Though they're on the lookout constantly for physical attack and burglary, they're not as alert to frauds and con games - in reality the greatest crime threat to seniors' well being and trust.

Want to conquer fear and prevent crime? Take these common-sense precautions.

Be Alert When Out and About

Go with friends or family, not alone.

Carry your purse close to your body, not dangling by the straps. Put a wallet in an inside coat or front pants pocket.

Don't carry credit cards you don't need or large amounts of cash.

Use direct deposit for Social Security and other regular checks.

Whether you're a passenger or driver, keep car doors locked.

Be particularly alert in parking lots and garages. Park near an entrance.

Sit close to the driver or near the exit while riding the bus, train, or subway.

If someone or something makes you uneasy, trust your instincts and leave.

Find out more about protecting your home.

Make Your Home Safe and Secure

Install good locks on doors and windows. Use them! Don't hide keys in mailboxes and planters or under doormats.

Instead, leave an extra set of keys with a neighbor or friend.

Ask for photo identification from service or delivery people before letting them in. If you are the least bit worried, call the company to verify.

Be sure your street address number is large, clear of obstruction, and well-lighted so police and other emergency personnel can find your home quickly.

Consider a home alarm system that provides monitoring for burglary, fire, and medical emergencies.

Find out more about frauds and cons.

Watch Out for Con Artists

Don't fall for anything that sounds too good to be true - a free vacation, sweepstakes prizes, cures for cancer and arthritis, a low-risk, high-yield investment scheme.



Never give your credit card, phone card, Social Security, or bank account number to anyone over the phone. It's illegal for telemarketers to ask for these numbers to verify a prize or gift.



Don't let anyone rush you into signing anything - an insurance policy, a sales agreement, a contract. Read it carefully and have someone you trust check it over.

Beware of individuals claiming to represent companies, consumer organizations, or government agencies that offer to recover lost money from fraudulent telemarketers for a fee.

If you're suspicious, check it out with the police, the [Better Business Bureau](#), or local consumer protection office. Call the [National Consumers League Fraud Information Center](#) at 800-876-7060.

Find out more about neighborhood action.

Get Involved in the Community

Report any crime or suspicious activities to law enforcement.

Form a neighborhood watch to look out for each other and help the police.

Work to change conditions that hurt your neighborhood.

Volunteer as a citizen patroller, tutor for children, office aide in the police or fire departments, mentor for teens, escort for individuals with disabilities.

3SLO99-VERMONT SQUARE

Crime Trends

Senior lead Officer Anderson reports that there has been a slight increase in the number of street robberies along the Vermont Corridor between Martin Luther King Boulevard and Vernon Avenue. The robberies were all committed by different suspects during daytime hours. Due to vigilant response by officers, two of the robberies resulted in arrests, including the arrest of a man and woman.

As a reminder if you find yourself in a robbery situation do not confront the suspect. Be a good witness. Obtain a good description and direction of travel. Call 911 immediately. Try to avoid having anything of value visible on your person, including cell phones and Ipods.

Crime Tips-Anonymous Reporting

If you have a crime you would like to report anonymously you can now text the letters LAPD plus your tip to #274637. You can also call 877-LAPD-24-7.



Trust Your Instincts! If you feel uncomfortable in a place or situation, leave right away and get help if necessary.

FARMERS MARKET AT THE PLAZA!

The plaza proudly welcomes the Crenshaw Farmer's Market. The Farmer's Market will be held in the parking area near Stocker and Santa Rosalia every Saturday from 10pm to 3pm. The Crenshaw Farmers Market (formerly the Leimert Park Farmers Market) is one of seven markets sponsored by Sustainable Economic Enterprises of Los Angeles embodying the commitment to make healthy food available in a wide spectrum of the Los Angeles area.

SUBSTATION-CRENSHAW MALL

Crime Tip-Senior Crime Prevention

The three general rules to promote Senior Crime Prevention are:

Stay Alert! Be tuned-in to your surroundings; don't be taken by surprise. Be aware and prepared, even in your own neighborhood.

Stand Tall! Walk confidently, don't show fear, and don't look like a victim.



UPCOMING COMMUNITY AND NEIGHBORHOOD WATCH EVENTS

Are your kids struggling to complete their home work assignments? If so, then join St. Agatha's Catholic Church every Monday and Wednesday from 6:30pm to 9:30pm. They have a Life Skills Academy that will teach your children the skills they need to succeed in life. They will also provide tutors to help your children with their homework. For additional information, contact Senior Lead Officer Sanchez.

The Southwest Community Police Advisory Board (CPAB) meets the first Monday of every month at the Child Guidance Center, 3787 S. Vermont Avenue. If you are interested in attending, please contact Toni Rodgers @ 213/847-5800.

Officer Hauter will be holding another Business Watch Meeting on May 20th, 2010. She will be passing out fliers with information regarding the time and location. For additional information, please call Officer Hauter at 323/387-9617.



The 26th Place Block Club is looking to expand their block club. If you live in the area of 26th Place and Cimarron Street you are encouraged to attend. For additional information, please contact Senior Lead Officer Tracy Hauter at 323/387-9617.

Do you live in the community of Harvard Street, between Adams and Jefferson? Senior Lead Officer Hauter is looking to start another block club in that

particular area. If you are interested, please email Officer Hauter at 35896@LAPD.LACITY.ORG.

Jim Gilliam Park located at 4000 S. La Brea Ave offers free afterschool activities for children of all ages. If you are interested and would like to find out more information regarding these activities, please contact Denise Stansell (Director) at 323/291-5928.

A new mentoring program will also be offered at Jim Gilliam Park. If you would like to find out more information regarding the new mentoring program, please call Senior Lead Officer Thomsen at 323/387-9614.

If you reside in the area of Cloverdale Avenue, south of Coliseum Street and would like to get involved with a community block club, please contact Senior Lead Officer Beard at 323/387-9621.

The solution starts with you. Get involved! The 3800 block of Cloverdale has officially started a block club. There was a rather small turn out at the first meeting. If you live in this area and would like to get more involved please contact Senior Lead Officer Beard for additional information.

The St. James Area Block Club meets the first Wednesday of every month at 6:00 pm. The Wisconsin Street Block Club meets the second Tuesday of every month at 6:00 pm. The Estrella Block Club meets the third Wednesday of every month at 6:00 pm. For boundaries of these block clubs please call Senior Lead Officer Salazar 323/387-9616.

Renovations are complete at Martin Luther King Park. Go check out the new baseball field, playground, basketball and tennis courts. Also, Join the new University Little League at Martin Luther King Park. Sign-Up Now! Contact Raul Claros at 310/ 844-5591.

Come join the Community Village Project. Be the change in your neighborhood. Create a safe park for our children to play. Clean up and take pride in our neighborhood. Make our community healthier and safer by removing harmful and irresponsible businesses. For more information call Karume at 323/750-9087 x263.

**Dates and times are subject to change. Please consult with your Senior Lead Officer prior to attending any event.*