



All Fired UP



know in advance where to take them in an emergency (Pierce College or Waverly Park are two possible destinations, depending on which direction the fire is traveling); have identification on halters; or have spray paint handy to tag a cell phone number on the body of the horse (products may be purchased that are especially for this purpose).

Agoura resident Kirk Allegro, representing the local chapter of CERT (Community Emergency Response Team) hosted a microchip clinic as part of the new bridle path ribbon cutting ceremonies. Dr. Drescher from the Conejo Valley Large Animal Hospital in Thousand Oaks, administered the AVID microchip into the crest of about 15 horses. "AVID," says Dr. Drescher, "is the company with the largest database for all kinds of pets, and the one with the largest scanner distribution."



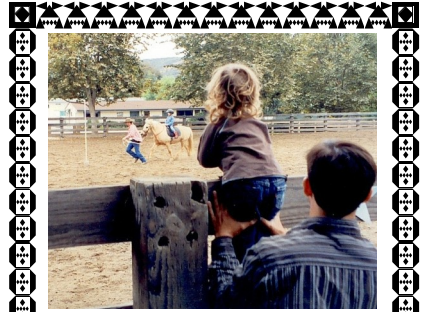
Although we haven't had a publicized incidence of horse thievery, there is another, more compelling reason for wanting to microchip—the method of branding a horse with the information necessary to return it to the rightful owner. A quick traveling fire would have owners releasing their horses to fend for themselves, similar to what happened during a recent Moorpark blaze.



CERT stresses preparation as the key to a successful evacuation. Teach a horse or other animal to easily load a trailer;

The primary purpose of the CERT program is to create a trained citizen emergency work force. The CERT program also prepares members of the community to be ready and responsible for their families and close neighbors.

The city of Agoura Hills is hosting the fall Community Emergency Response Team Level I training classes at 6:30 p.m. every Tuesday through Oct. 23 and 9 a.m. and Sat., Oct. 27 in the community room at Agoura Hills City Hall, 30001 Ladyface Court, Agoura Hills. The CERT training will be taught by members of the Los Angeles County Fire Department. The training educates



Old Agoura Playday Oct. 14, 2007 Equestrian Park Driver & Chesebro

Fun for riders of all ages and abilities. Since 1994, Old Agoura playdays have helped raise college scholarship funds for 4H members who demonstrate good teamwork, preparedness, mastery of public speaking and other skills.

As usual, Nona Green of Coldwell Banker is a principal sponsor of the event.

The Playday will commemorate Reyes Adobe Days...a tribute to Agoura's Chumash heritage.

Ribbons and Prizes galore!
For information and to obtain a rider's registration form, contact Tara Farkash at Tchatawa@aol.com. (e-mail) or call 818 707-6017.

UPDATE: The Heschel Factor

To residents of Old Agoura, the threat of having to let horses scatter to escape fire looms greater as the proposed private day school seems closer to construction. Heschel West, the private day school concern, has been given the green light by Los Angeles Board of Supervisors to build their campus pending final conditions. At the January 2007 hearing, The LABS ignored their own Planning Commissions requirements to adhere to specific measures, i.e.: a round-a-bout, to help handle traffic in an emergency evacuation.

The community and the City of Agoura Hills believe that in an emergency, Chesebro and Driver will be backed up such that the only escape route for people and livestock would be by foot. Los Angeles Fire Battalion Chief Mark Nelson felt that "there is no stopping progress", and that an increase in traffic was inevitable. While Chief Nelson said that he reviewed Heschel's evacuation plan and found it adequate, he did not acknowledge the fact that Old Agoura is an equestrian community. His testimony seemed to be part of an orchestrated presentation by Supervisor Yarolsavky to approve Heschel's application for a conditional use permit. Public testimony about how the livestock in the area changes the character of an emergency situation was not rebutted.

After the hearing, Chief Nelson admitted that he was unfamiliar with the project site and was unaware any public objections. He spoke to a group Old Agoura residents and invited them to send their letters of concern to him directly. The next and possibly final meeting of the Board of Supervisors to review Heschel's follow-up to any conditions for the Conditional Use Permit is slated for November 27, 07.

Continued on page 3, see "CERT"



New since the last Newsletter...

The listings and sales referenced on this flyer represent a compilation of market activity derived from the Rappatoni and Tempo MLS as of September 19, 2007. We believe the information to be reliable, yet it is not guaranteed.

Active

Address	Tract	Br/Ba	Pool	Sq Ft	List Price	Comments
Triunfo Drive	Peter Strauss Ranch	4/4.5	No	4300	1,749,000	New construction on 1/2 acre lot.
Fairview Place	Old Agoura	5/4.5	No	4178	1,987,900	Full Acre with awesome views! Built in 2005.
Fairview Place	Old Agoura	4/3.5	Yes	4252	1,699,000	Just under an acre view lot. Open floor plan.
Mulholland Hwy	Peter Strauss Ranch	5/4	No	3104	2,150,000	6+ Acres gated ranch. Perfect location for horses.
Medea Creek Road	Medea Valley	4/3	Yes	4000	3,500,000	Private estate backs to Paramount Ranch.
Wagon Road	Cornell Ranchos	5/4.5	Yes	4010	3,500,000	Great horse facilities. Small gated community.

Sold

Address	Tract	Br/Ba	Pool	List Price	Sale Price	Comments
Malibu View Court	Kanan	5/5.5	No	3,555,000	3,200,000	New Construction. Gated community.
Lobo Canyon	Lobo Canyon	3/2.5	No	1,569,000	1,561,155	Spanish Hacienda. Seasonal Creek.
Mulholland Highway	Mulholland	5/4.5	Yes	2,099,000	2,075,000	Gated Tudor Estate.
Wagon Road	WR Ranchos	4/2	No	1,670,000	1,575,000	Sold by Green Properties in a bidding war!
Chesebro Road	Old Agoura	3/4	Yes	1,850,000	1,825,000	Built by Green Properties. Sold for more than it did last year. Is Old Agoura recession proof?
Chesebro Road	Old Agoura	3/2	No	1,699,000	1,615,000	Fixer on flat acre. Green Properties brought multiple offers.
Mulholland Highway	Peter Strauss	3/3	No	1,300,000	1,250,000	Small quiet community across from park.
Driver Avenue	Old Agoura	5/3.5	No	1,150,000	1,150,000	New England Farmhouse. Green Properties brought full price buyer.
Lewis Lane	Old Agoura	5/4	Yes	1,250,000	1,100,000	Major fixer at end of cul-de-sac. Green Properties represented buyer & seller, and brought the contractor, the subcontractor, the designer, and imagination.

residents about emergency preparedness and instructs them in disaster response skills including earthquake preparedness, fire suppression, medical operations, light search and rescue, disaster psychology, and terrorism.

CERT Level I graduates will be able to give support to family and community members immediately following a disaster when professional emergency services might not be readily available.

Individuals interested in preparing their family for emergencies and/or becoming Disaster Response Team volunteer are encouraged to attend.

For more information about CERT or to volunteer, call Carol Tubelis, emergency operations coordinator, at (818) 597-7302, or Maria Grycan, Los Angeles County Fire Dept. community service representative, at (310) 456-7923.



CAN 20 HOME BUYERS ALL BE RIGHT?

I have spoken to at least 20 people who want to live in one of the custom neighborhoods of the Santa Monica Mountains, who are in no hurry to buy now, but have set a goal to move here within the next year or year and six months. Some of them have signed very expensive leases in the interim. They are all waiting for prices to soften...

I have also spoken to many potential sellers who want to wait to sell until prices increase, after all, they doubled their equity over the last five years—at that pace, we are overdue for a burst of appreciation, since over the last year and a half we haven't seen much increase in values.

Can both buyers *and* sellers be right?

I do know that rates are still very low. My crystal ball tells me that rates will go up. It also tells me that sometimes almost nothing is for sale. The ball says that all 20 buyers are not likely to find what they need at the same time and some could be waiting for a long time (typically that's when prices skyrocket).

Moral of the story: The right time to buy could be when the right house is available, and the right time to sell could be when the right buyer is at your door.

If your crystal ball is dusty or you simply want expert real estate service whether buying or selling, call Nona Green. She is a Licensed Real Estate Broker with nearly 30 years experience and is the top selling agent in your neighborhood.*

*Data obtained from Southland Regional and Conejo Valley Association of Realtors.

Triangle Ranch— CPO considers LAWSUIT



The Shape of Development

Vance Moran barely lived long enough to see one of his most ambitious projects see daylight. The Agoura real estate magnate and philanthropist was a principal in Sage Developments plan to build homes in a sensitive ecological area known as Triangle Ranch south of the 101 FWY between Kanan and Cornell Roads.

Moran died August 30th, only 1 month after Los Angeles Supervisor Zev Yaroslavskey motioned to approve the development 29 years from when the property was purchased.

Decades were needed for the developers to plead their case against passionate public pressure to swap for land less scenic, less biologically sensitive (a rare riparian habitat to endangered species), and less valued for its recreational and historical treasures.

Cornell Preservation Organization (CPO) was extremely disappointed in the county's approval. They had submitted a professionally designed alternative site plan whereby the developer could make only slightly less profit, according to expert testimony given at prior hearings, yet cause much less damage to the environment. How much money is enough? Why isn't value placed on refraining from pilfering our scarce natural resources?", asked neighboring homeowners as well as visitors to the area who have enjoyed the land for generations.

Yaroslavskey commended Sage on the adaptations made to the project which contributed to the LABS approval. The developer has scaled back the project from its original concept of 132 homes to a total of 61. In addition, a contribution of \$175,000 must be made to Los Angeles County Parks and Recreation for trail construction, and the homes must be certified by the US Green Building Council.

CPO president Colleen Holmes says that those measures fall short of the developers' legal requirement to meet the California Environmental Quality Act guidelines. By not limiting development to the already degraded areas south of Ladyface Mountain, Sage could expect that a lawsuit will be filed against the County to force them to comply with CEQA and the North Area Plan.

CPO, Save Open Space, and other volunteer organizations are calling for an emergency meeting to be held Sept. 27th at 7PM in the Malibu Lake Clubhouse. All interested parties are invited to attend. For questions call Colleen Holmes at 818 597-9788 or e-mail: cponews@earthlink.net

Vance Moran himself might have rallied behind CPO. He repeatedly turned down offers from developers in favor of preserving his beloved Ladyface. "I can go to bed knowing that nothing will ever be built on that mountain."



NEIGH...BORHOOD NEWS

Circulation

Directly sent to approximately 1900 property owners, agents, and Select Equestrian Property Network members. Available at finer feed and tack stores in Los Angeles and Ventura Counties.

Let Neigh...Borhood News help market your horse property in the next issue!

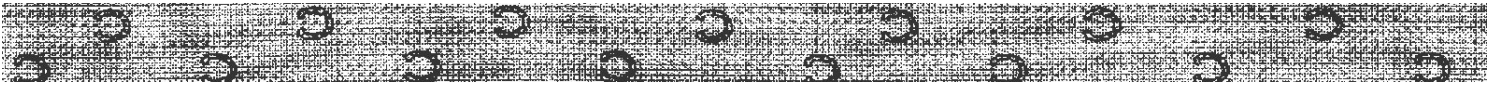
Nona Green

Coldwell Banker Regional Custom Property—Horse Property

(818) 426-2292

www.AgouraHorseProperty.com

This is not intended as a solicitation if your property is currently listed with another broker.



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Featured Properties for Sale



On Uncommon Ground

There is nothing ordinary about this 1.5+ acre parcel of land. The owner envisioned a dream home befitting the majestic mountain views, the tranquility of the surrounding oaks, a peaceful private oasis.

3 years later, the dream is about to become a reality thanks to the owner's perseverance to meet the city's stringent development requirements.

Whether the buyer of the land starts where the current owner left off, or designs something completely different, he will have a special property in a unique, magnificent location and uncommon value.

Proudly offered at \$1,225,000

- Plans for 6500 square foot Mediterranean Style home
- Flat pad with ample room for recreation, horses, RV
- Walking distance to Chesebro National Park trails
- Soils, geology, survey, percolation test, drainage plans, oak tree report, landscape design, etc. also included
- In the acclaimed Las Virgenes school district



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