



Neigh...borhood News

A Bear Spot

A Kodiak Grizzly was spotted lumbering across two Old Agoura backyards. The 400 pound female bear was observed pitching a power tool commercial for national TV. "Princess" the bear posed no threat, although bear-crazed neighbors were warned not to get too close.

Quite often, neon directional signs are posted next to garage sale and lost puppy notices. Probably, a Hollywood TV or film crew is in the neighborhood. Location companies have a repertoire of resi-

dences in Malibu Canyon, Agoura, and other horse zoned areas. A director will choose just the right setting that fits his or her needs. These particular neighborhoods are comprised of many homes that are on at least an acre, providing the parking space necessary for a commercial film crew and equipment. The catering truck might be in the orchard, or the Andy Gump might be behind the garage which is being used for the coffee and snacks concession.

Once a TV production team

[Continued on pg. 3]



"Princess"



Holiday Blessings

We have so much to be thankful for this season. Here are a few, yet they are just a token of the many gifts that are easy to take for granted.

*** **Starry Nights.** Street lighting is mercifully absent. We enjoy the stars on a clear night. We've said hello to Mars as it floated across a moonlit sky.

*** **Special Neighbors.** Our slice of the same paradise bonds us with them. We welcome the newcomers with freshly baked cookies and an invitation to the big Hoedown. We comfort our friends who mourn the loss of a pet. We house-sit the farm when the farmer goes away on vacation. We lead the wandering dog and the pot-bellied pig back to their yards where they belong.

*** **Our Kids.** They have lifelong friends in each other. They share wonderful life-forming experiences in 4H, pony club, and our own lively churches and synagogues. They receive the very best education around.

*** **Precious Mother Nature.** Ancient oaks that hold centuries of history within their bark—trees that give life to a bounty of coyotes, rabbits, owls, deer, snakes, hawks, big cats, tarantulas, squirrels, gophers, raccoons, ... a bouquet of wildflowers and the fresh scent of sage.

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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 L.A. and Ventura Counties.

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

Custom Property Horse Property

Lisa & Bill PARROTT
(818) 540-6331

Nona GREEN
(818) 426-2292



www.AgouraHorseProperty.com

COLDWELL BANKER

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

Since The Last Newsletter...

The listings and sales referenced on this flyer represented a compilation of listings and sales activity derived from the San Fernando Valley Association of Realtors Multiple Listing Service as of December 22, 2003.

CURRENTLY MARKETED

Area	Current List Price	Bedroom / Bath	Lot Size (approx. sq.ft. per mls)
Old Agoura	\$1,099,000	3+3	20,000-29,000
Old Agoura*	\$1,899,000	5+5	43,560+
Old Agoura*	\$950,000	4+3	25,000

*under construction offered price subject to change

NEW SOLDS

Area	Final List Price	Comments
Malibou Lakeside	\$ 499,000	Adorable County Cottage. 2 bedrooms and 2 baths plus office area, with gorgeous updated kitchen, hardwood floors and vaulted ceilings Walk to park and lake.
Old Agoura	\$699,000	Customized modular home on all usable lot. Home was maintained with pride.
Mulholland Corridor	\$1,050,000	Spanish style 4 bedroom on beautifully landscaped flat 1 acre lot. 4 BR?3BA with pool.
Old Agoura	\$1,150,000	Gated Mediterranean on private cul-de-sac. Close to 3300 square feet with entertainers pool/spa. Move in condition. Another Coldwell Banker Exclusive sale.
Old Agoura	\$1,295,000	New Construction with meticulous attention to detail.
Old Agoura	\$1,397,500	Stunning craftsman style big on views. 4 year old 3400 sqft.
Old Agoura	\$1,595,000	2.7 acre colonial estate with guest quarters, stables, all in a wonderful private location
Mulholland Corridor	\$1,450,000	Scenic mountain views. Beautiful 1991 estate.

Data obtained from DataQuick information reporting services and S.F.V.A.R. multiple listing service—it is not guaranteed

A Bear Spot [continued from page 1]

makes an agreement with a homeowner to film, the city requires that they obtain a permit. The permit demands a policy of accident and property insurance, and a promise to not drive trucks through the neighborhood except during regular business hours. The film production company will insure the homeowner as well, and will restore the property to the same condition it was in before they arrived. The arrangement can be lucrative for the homeowner and save the production company the high costs of a studio rental.

There are three types of companies which film in our neighborhoods: **motion picture/television companies, commercial companies, and industrial/educational/student/video productions.** A production can have anywhere from one pick-up truck for an educational film to 15 trucks for a major feature film.

Student/educational/video productions are small and not very noticeable. They usually involve a maximum of 12 people, a small van and a few cars.

Commercial companies will usually bring 5 small 20 foot trucks on location and 30 to 50 people. The trucks usually carry prop equipment, electrical cables, dollies, and a camera. They usually film during normal waking hours (7 a.m. to 7 p.m.) and cause minimum disruption in the community. Over 75% of the production that occurs in the Conejo is commercial.

The State and National Parks have leased their natural open space for several films, TV shows, and documentaries such as

"Hooray!" say Internet Users

Covad is a leading national broadband service provider of high-speed Internet and network access utilizing Digital Subscriber Line (DSL) technology. The first company to commercially deploy DSL in the United States, Covad has included Old Agoura in their network

Covad services are currently available at a reasonable price. A resident who had it installed last month says it is exceptionally fast and reliable.

Call for info: Telephone: 1-888-GO-COVAD.

"Bonanza", M.A.S.H.", and "Dr. Quinn Medicine Woman", and countless other programs. This state revenue, along with the tax paid on the hundreds of millions in payroll dollars to residents who are in the film business, helps to build our schools and infrastructure.

It's no coincidence that our equestrian communities of Calabasas, Agoura, Malibu Canyon, and Westlake, are home to people in the movie biz. Many of them say they discovered the area while working there on a film shoot.

The California Film Commission has created a booklet called "Your Property in a Starring Role." This guide provides important information and sample contracts for those who are interested in this opportunity. The California Film Commission has a location library which features pictures of locations around the State. The Commission also maintains a list of location managers and production companies which they will mail to you. This will allow you to mail a brochure with pictures of your house directly to the people who scout for locations. The California Film Commission's number is (323) 860-2960.



Holiday blessings cont. from pg. 1

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* Horse Friendliness. We chat with our friends at the nearby feed store. We are comforted by perfume of horses. We have arenas and bridle paths. Cars slow down for us while we ride our horses and bicycles down the road. We have miles of trails that all lead to serenity and contentment.

May your New Year be filled with Joy and Love!

God Bless,
Lisa & Bill Parrott and Nona Green

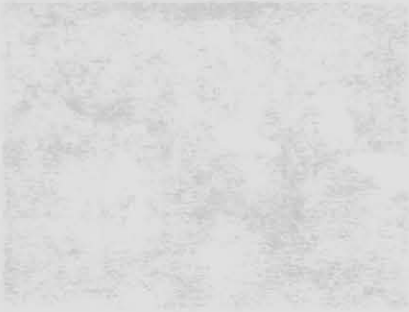
Two Parrotts Are Better Than One

For years, Bill Parrott has been a strong but quiet member of the Green Parrott real estate partnership. His wealth of experience as a developer and builder of custom homes has been a valuable resource to his wife Lisa Parrott. Lisa and her partner Nona work with many sellers who wish to make improvements prior to selling, or with buyers who may wish to build a custom home of their own or improve an existing one. With the help of Bill Parrott, Green Parrott are able to help both buyers and sellers make informed decisions.

Bill Parrott is a superior real estate licensee in his own right. He is knowledgeable about financing since he has a background in mortgage banking. Bill's sharp people skills, developed out of strong principles of hon-



esty, integrity, and faith, make him one of the reasons Green Parrott earns their clients' trust.



604 Lindero Canyon Rd.
Oak Park, CA 91377



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Featured Properties for Sale



Member Select Equestrian Properties Network



Happy Holidays!

To our friends and neighbors... may peace and joy be a constant in your lives. Remember that we are truly HOME when we are with our loved ones.

We greatly appreciate all of your friend and family referrals this year. Our sincere thanks for your continued trust in us for all your real estate needs.

**Lisa & Bill Parrott
Nona Green**