



**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 and Horse Property Specialist**

**Nona Green**  
(818) 426-2292

**Lisa Parrott**  
(818) 324-9594



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

# "H" is for Horses!

## VOTERS DECIDE ON HOME DEPOT PROJECT

March 5th marks a special election whereby Agoura Hills citizens will be asked to vote on Ballot Measure H.

A *yes* on H prohibits the city from approving retail stores larger than 60,000 square feet without first getting the input and approval of the voters.

A shopping center is slated to be constructed on Agoura Road west of Kanan displacing the Agoura Hills Animal Shelter and the Agoura Equipment Rental Yard. A Home Depot that would occupy over half of the proposed 225,000 square foot center is the focus of intense grassroots opposition. In the past, the council conceded to public pressure preventing similar proposals from moving forward.

Wooed by the promise of tax revenues and an end to areas considered by some to be a blight, the Council has overlooked the fact that revenues gained will be absorbed by increased costs to the City for crime prevention, maintenance and other expenses according to the organization Citizens for

Responsible Growth. Other tax revenues would be lost from locally owned and operated retailers who may be forced out of business.

Preliminary approval of the project by the Agoura Hills Planning Commission is a marked departure from their previous policy of slow growth. At recent meetings open to the public, individuals voiced concerns over having the Home Depot so close to surrounding neighborhoods. Ranging from traffic, noise, and air pollution to increased crime and, ultimately, lower property values, these are problems created in other areas with the introduction of "Big Box" stores. Many of these residents are escapees from San Fernando Valley sprawl seeking clean air, less traffic congestion and better schools. Devotees of nature have found a haven where they can ride horses, hike or bike in pristine open spaces and enjoy a quality of life lost to other areas due to unchecked growth. For these people, the presence of a Home Depot is particularly foreboding. A shopping center expects an average of 20,000 cars a day. To build in this location would mean the sacrifice of 54 old growth Oak trees. Horse owners worry they will

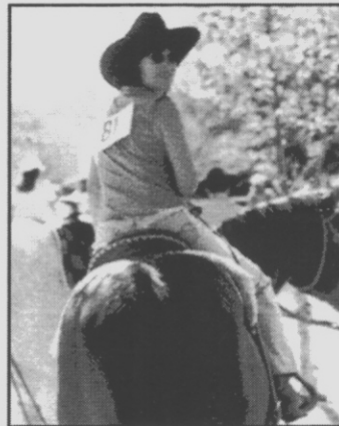
[cont. on pg. 3] ..."Home Depot"

## AGOURA HILLS FOLK say "HAY" to PLAY DAY

Date set for 4th Parks and Rec event.

The winner gets a fancy ribbon and a hoof pick. That may not seem like much, yet in this contest, it's not about who wins or loses - only how much fun you have.

At the old Agoura Play Day held recently, everyone came out a winner. About 48 riders and their mounts showed up on a Sunny Sunday for rounds of Hurry Scurry, Barrel Crawl, Hokey Pokey, Teddy Bear Relay, and more. The youngest riders, in the "green-broke" category, were ponied by their parents. The adult riders, called "swaybacks", joust with each other while wisecracking announcer Bob Wachs hurls



playful insults at them. Old Agoura Rangers Ron Troncatty and James Carhart, clowned around as judges. Pizza, drinks, and other refreshments were available.

The Playday is the brainchild of Audrey Brown,

Agoura Hills' director of Community Services with Dale Sumersille of the Agoura Hills Parks and Recreation Department implementing the idea. Dale has experience directing the Gymkhana events at her prior post supervising the Sunrise Parks and Recreation District in Northern California.

[cont. on pg. 3] ..."Play Day"

# New 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 February 4, 2002.

## CURRENTLY MARKETED

Area	Current List Price	Bdrm/Bath	Lot Size (approx. sq.ft. per MLS)
Old Agoura	\$499,000	4/2	34560
Old Agoura	\$824,900	4/4	38075
Old Agoura	\$699,000	4/1.75	41818
Paramount Ranch	\$2,750,000	6/7	284449
Medeo Valley	\$1,699,000	8/6.5	88427
Mulholland Corridor	\$1,190,000	6/3.5	43998
Mulholland Corridor	\$1,490,000	4/5.5	62940
Mulholland Corridor	\$1,076,000	4/4.5	43560
Old Agoura	\$669,950	3/2	20000
Monte Nido	\$1,475,000	8/7	87120
Monte Nido	\$1,095,000	3/3	4730004
Calabasas Highlands	\$429,950	4/3	5040

## NEW CLOSED ESCROWS

ADDRESS	BR / BA	POOL	SQ.FT.	L PRICE	COE DATE	S PRICE
Malibu Lakeside	3 1.75	NON	1308	\$399,500	11/08/2001	\$385,000
Old Agoura	3 1.75	NON	1900	\$399,900	10/01/2001	\$400,000
Malibu Lakeside	2 2.00	NON	1680	\$474,900	01/30/2002	\$470,000
Malibu Lakeside	2 2.00	NON	1540	\$559,000	10/03/2001	\$532,775
Old Agoura	3 2.50	PVT	2784	\$669,000	11/23/2001	\$669,000
Old Agoura	4 3.00	NON	2800	\$699,950	11/02/2001	\$685,000
Old Agoura	5 6.00	PVT	3765	\$769,000	11/13/2001	\$727,000
Malibu Canyon	4 3.00	PVT	UNK	\$785,900	12/16/2001	\$740,000
Old Agoura	4 2.00	NON	2833	\$899,000	12/26/2001	\$850,000
Old Agoura	5 4.50	NON	4563	\$1,099,000	01/17/2002	\$1,050,000
Malibu Canyon	3 3.00	IGG	3200	\$1,300,000	09/15/2001	\$1,265,000
Medeo Valley	5 4.00	NON	6000	\$1,360,000	9/20/2001	\$1,250,000
Medeo Valley	6 5.50	PVT	8700	\$2,799,000	9/24/2001	\$2,500,000

## NEW ESCROWS PENDING

Area	Final List Price	Comments
Old Agoura	\$539,900	Romantic Spanish Style Embraced by Liquid Amber, Luxurious Lawns. 1/2 Acre Lot on Quiet Cul-De-Sac. GREEN PARROTT Sold this Home in a Close Bidding War.
Old Agoura	\$714,900	2 Usable Acres. Need We Say More?
Molholland	\$1,299,000	Private Tudor Estate Home. Is 6287 Sq.Ft. Home with Guest House. Spectacular View.

### Home Depot... [cont. from pg. 1]

no longer enjoy the personal service supplied by local feed and tack stores, vet clinics and shoers, all of whom know everyone on a first name basis. All in all, everyone opposed to this project feels that this large commercial establishment is incongruous to the rural lifestyle that largely depends on unencumbered open space and agree that it isn't inconvenient to travel ten or fifteen minutes to visit Home Depot locations in Woodland Hills or Newbury Park.

The developers of the Home Depot centered shopping center have mounted an expensive campaign to defeat Proposition H. They take every point that the "Yes of H" supporters make, i.e.

more traffic, more crime, less open space, special interests, and twist the arguments to favor a no on H. A neutral superior court judge gave an opinion that the Official Ballot argument against measure H is misleading and incorrect yet no revisions are scheduled for the voters. Proposition H and horses face a tough challenge getting a leg up in the March 5th vote. For more information please visit [www.saveagoura.com](http://www.saveagoura.com).



### Play Day... [cont. from pg. 1]



Dale holds her office with Nick Newkirk.

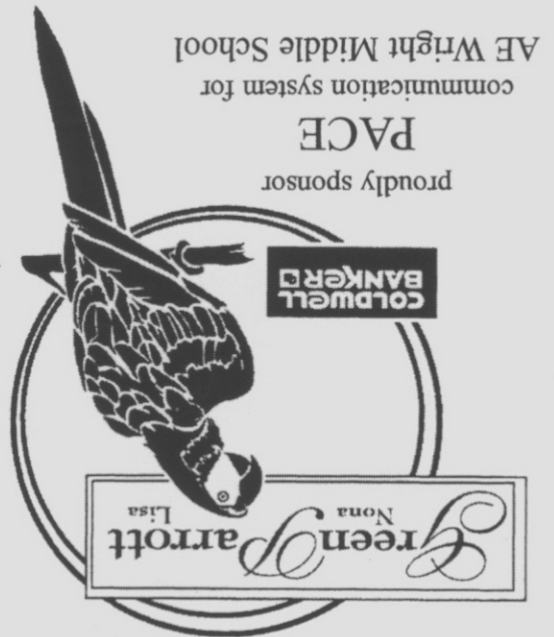
Nick has owned horses and shown Western Pleasure since childhood. He's been an Agoura resident since the age of five. Dale's and Nick's interest in maintaining the parks for horseback riders is personal as well as professional. "It's great to see the kids come out and have such fun" says Dale. Over a third of the entrants were in the swayback class -- many of those had never done anything like this before. That was especially entertaining, says Dale.

Profits from the event will be used to help improve the eques-

trian park. Sponsors include Nona Green and Lisa Parrot of Coldwell Banker, Do-It Center, West Valley Horse Center, Agoura Hay and Grain, Calabasas Saddlery, and Barbara and Carolyn's tack store.

The next Playday is set for May 5, 2002 at Old Agoura Park. To sign up early or to volunteer call (818) 597-7361. Sign-ups can be the day of the event. The Park and Recreation department is also host of series of Spring Concert at Chumash Park - dates to be announced.

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Agoura Hills, CA



## Member Select Equestrian Properties Network

### Featured New Listings

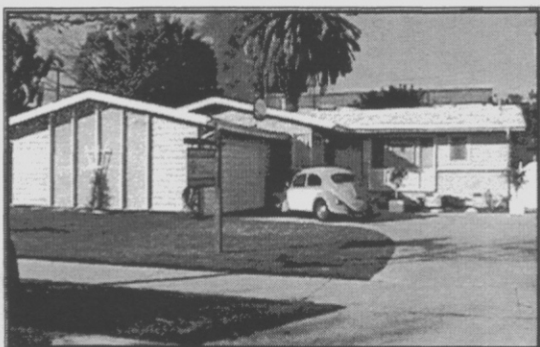
#### TRADE-INS

*These fine homes were purchased with comfort and convince in mind. Substantial equity due to appreciation and tender loving care have enabled the home owners to realize a dream of owning ranch property in Agoura. These homes are priced to sell quickly.*

#### **Agoura Hills Oakview Ranch**

*Owner found another! Quiet neighborhood alking distance to Chabad and schools. Two genuine Master suites set this home apart from all the rest.  
\$454,900*

*Huge family room with stone fireplace • 4 large bedrooms could be converted to 5  
Beam ceilings, recessed lighting in living room • Formal dining, newer kitchen appliance  
Private landscaped grounds with spa and room for pool*



#### **West Hills Diamond in the Rough**

*Vintage 1950's California Classic. In quiet shady neighborhood where pride of ownership abounds. Unlimited potential and yet in move in shape right now.  
\$249,000.*

*3 Bedrooms, one off entry could be office/den. 2 Baths • Eat in kitchen, gas appliances  
Wood burning fireplace • Hardwood floors throughout • Park-like yard, room for pool*