

Green Parrott
Nona Lisa



Neigh..borhood News

Homeowners Insurance Whoas—Get a CLUE

After million-dollar mold lawsuits and disasters like the recent Malibu wildfires, insurance companies are tightening their belts. Claims filed on homes are now being tracked in a national database, resulting in higher rates and even dropped policies.

"It's a four bedroom and 2 1/2 bath that I maintain very well" said Tom Smith (not his real name) of Agoura Hills who bought his home 12 years ago.

But last year was a challenge after his air conditioner broke, causing water damage and mold.

"I've paid premiums for 12 years for insurance with the assumption that if a problem

arises, that it will be taken care of quickly," Smith said.

Fourteen months later, though his home is back to normal, Smith said he has another worry. He said he is concerned about his ability to get

insurance. He called his Realtor, Green/Parrott and Nona Green told him to obtain a CLUE report on his home.

CLUE is a computer database that insurance companies use to track homeowner claims. Smith ran a report on his own home and was disappointed to hear the news.

"I'm definitely on the re-

port," Smith said.

A spokesperson with the California Association of Realtors said the report could "potentially hurt real estate," which is why the agency got involved so quickly. Green describes CLUE as a sort of credit report on homes.

"So when an insurance company is contacted to issue homeowner's insurance on a property, they will contact CLUE and get the information on the claims that have been reported on that property," Green said.

Claims made by previous homeowners could mean higher rates for current homeowners, or worse, the home may be labeled uninsurable.

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Wellness Community puts Old Agoura on the Map

This season marks the 8th year that the Wellness Community has sponsored the popular Holiday Homes Tour. This is the first year that the tour, featuring four festively decorated properties in the Conejo Valley, has chosen a home in Old Agoura. Mike and Yasue Hal-ler, who live on Colodny Drive, proudly displayed their home, themed "Romance of the Southwest." The Hacienda Styled home fits right in with Old Agoura's penchant for the Western, country lifestyle. Ex-amples of Chumash, Hopi, and Navajo art, landscapes of native foliage,

and views of the Santa Monica Mountains that were home to cat-tle ranchers and Chumash Indi-ans, melded to create a cultural encounter for nearly 1000 visitors. Some of the participants and guests had never been to the neighborhood and were entranced by the serenity and beauty. The hosts overheard only one com-plaint, by a nighttime visitor, "They ought to do something about these streets, there are no lights!?" Someone should have told him: That's the way Old Agourans like it around here.

The Wellness Community is a non-profit national organization that has been providing services to adult cancer patients and their

loved ones for 20 years. Last years Holiday Home Tour raised over \$100,000 for the organization.



Colodny Drive rarely sees the crowd that came for the holiday homes tour.

NEIGHBORHOOD NEWS
Green Parrott & Nona Lisa
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COLDWELL BANKER

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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 April 1, 2003

CURRENTLY MARKETED

Area	Current List Price	Bedroom / Bath	Lot Size (approx. sq.ft. per mls)
Monte Nido	\$ 649,000	2/2	0
Malibou Lakeside	\$ 659,000	4/3	16,000
Mulholland Corridor	\$ 668,000	3/2	57,064
Old Agoura	\$ 674,900	3/1.75	20,037
Monte Nido	\$ 778,000	4/2	43,650
Old Agoura	\$ 949,000	4/4	47,916
Lobo Canyon	\$ 990,000	4/3	80,000
Old Agoura	\$ 999,000	4/4	48,070
Mulholland Corridor	\$ 1,649,000	4/5.5	62,940
Monte Nido	\$ 1,750,000	6/4.5	47,960
Malibou Lakeside	\$ 2,195,000	3/2	252,000
Medea Valley	\$ 2,295,000	6/6	34,472
Old Agoura	\$ 2,495,000	5/4	264,409

NEW ESCROWS PENDING

Area	Final List Price	Comments
Old Agoura	\$ 798,500	* Prime location backing Chesebro State Park. Country Cottage, total privacy.
Old Agoura	\$ 899,000	* Lovely Tudor style home friendly for horses on 1/2 acre.
Old Agoura	\$ 929,000	* Flat acre remodeled pool home.
Monte Nido	\$ 789,000	* Fabulous 70's wood & glass craftsman style home on over 1/2 acre. Room for pool and horses.
Mulholland Corridor	\$ 1,249,000	* Views Forever! Over \$300,00 spent on upgrades.
Lobo Canyon	\$ 1,295,000	* Barn with 6 stalls & corral & much more
Monte Nido	\$ 1,495,000	* Phenomenal setting, beautiful views of Saddlepeak. 3.7 acres all usable! Horse facilities w/ pipe stalls. Privacy & seclusion

ESCROWS SOLD

Area	Sale Price	Comments
Medea Valley	\$ 1,050,000	* One story ranch with all the comforts of home. Gourmet kitchen, all new appliances & a grand stone fireplace.
Monte Nido	\$ 1,555,000	* Private gated estate on over three acres.

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

"We are seeing buyers who are having difficulty obtaining homeowner's insurance. Some have had to pay homeowner's insurance that is two or three times more than what was anticipated," Green said.

The insurance companies will tell you that the CLUE report is a helpful tool for home buyers.

"You can see if that home has been involved in a construction defect lawsuit. You can also see if it has had some water damage in the past or if it's been targeted by thieves, for instance," said James Fredrickson of the Insurance Association.

Fredrickson said until now, homeowner's insurance was a bargain, but recent events have forced in-

urance companies to crack down on the number of claims.

"Prior to these mold claims and prior to these natural disasters, it was relatively inexpensive here compared to other states in the country. But as property values increase, so too will the cost of insurance," he said.

A cost increase that Smith said he's bracing for if he can even get insurance.

"My insurance is up for renewal in April and I am relatively sure that I am going to be cancelled," Smith said.

The advice now is 'use homeowner's insurance sparingly and don't make unnecessary minor claims.' If you're buying a home, insist on a CLUE report up

front and get quotes on insurance right away. A CLUE report is available through Choice Trust and costs about \$15.00

Green/Parrott also recommends researching the availability of insurance even before a physical inspector is hired. Most companies now require that the application for insurance includes an inspection report on the home. If it turns out only one or two companies will insure the property, it will be prudent to verify that the buyer's home inspector is approved by the insurance company. Also be sure that the insurance company approved format is used to prepare the report.



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Ranger Blotter—Fact or Folklore?

In Search of greener pastures, 150+ head of cattle escaped through a fresh opening in their fence. The hungry cows helped themselves to the just planted landscaping at Oak Park High. Bob Hope, who leases the land to Hank E., who runs the cattle, wrote a check to the school for \$30,000 to cover the damage. It was Hope's caretaker, Cliff, who is suspected of cutting the fence.

Danny M. used the frying oil leftover from his Italian restaurant to spray the roads along Blythedale and Chesebro. He was somewhat successful in keeping the dust down on his property; however, the smell in the summer heat repelled the neighbors while attracting their dogs.

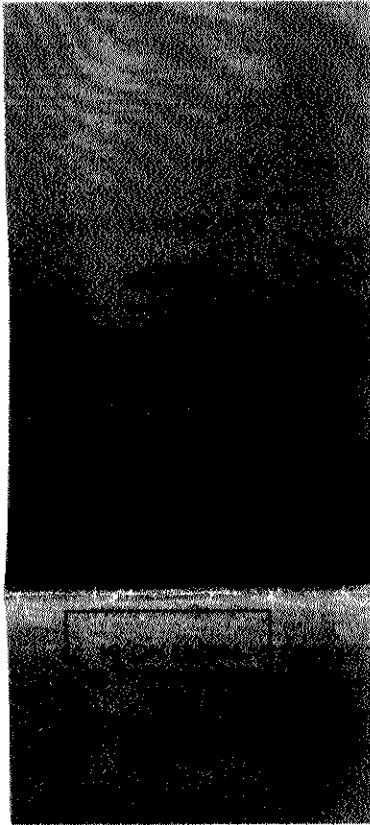
Gene H., who lives on Chesebro, installed a traffic signal in front of his house. A gunfight between him and

his neighbors resulted in no injuries. The signal came down the next day.

Are you a pioneer Old Agouran? If so and you have an anecdote to submit for the next newsletter, please send it to NG4RE@aol.com. Thanks!



Bovine Juvenile Delinquents



604 Lindero Canyon Rd.
Oak Park, CA 91377



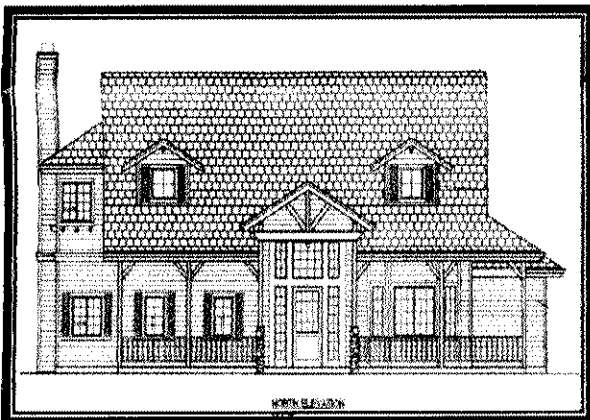
Featured Properties for Sale



Member Select Equestrian Properties Network

6 + acre domain with seasonal creek, heritage oaks, sunlit pastures; Right next door to riding and hiking in pristine National Parkland. Victorian Manor with rose covered gazebo is approached by the circular drive & wrought iron gates. Old world character abounds, tempered w/ present day sensibilities...spacious open flowing floor plan, gourmet kitchen, 3 fireplaces, stunning pool/spa/bbq area and separate guest quarters. Expanse of vacant flat acreage, & the proximity of trails are ideal for horses.

\$2,495,000
>>>>>



At the foothills of Chesebro National Park is a private road which is the best kept secret in Agoura Hills. This is the location of a flat acre where a masterpiece is being created. About 5400 square feet includes a library, family room, spacious den, gourmet kitchen, and guest quarters. Buy this home while in the framing stages, and select your choice of quality finishing. Please inquire about the asking price.
Completion Date—Spring 2004
<<<<<

LAND With a shortage of available homes for sale, buildable land is at a premium. Green Parrott are knowledgeable about home building in Agoura Hills—call them about finding the choice lot to meet your needs.

- 1 acre (approx.) is relatively flat and the sewer in at the street. The last home that was built nearby SOLD by Lisa and Nona while it was in the framing stage. \$339,000
- Other great homesites for sale under \$700,000.