



Sewer you goin'?



It's a dirty job, but some homeowners have no choice but to abandon their septic systems and connect to sewer. It's even more painful, and costly, when the main sewer line is more than a few yards away. The presence of high ground water, the absence of absorptive soil, and environmental concerns are reasons for the recent sewer extensions.

In the case of Malibou Lake, a Federal grant application has been submitted to bring sewer throughout the Mountain Club community. The applicant is a group of private and government environmentalists. The group, which would be required to match Federal funds for the improvements, include the Mountain Restoration Trust, the Santa

Monica Mountains Conservancy, the Malibou Lake Mountain Club, and 17 others.

Hoping to improve the Malibu Creek's water quality, and solve the failure of many a private sewage disposal system, the Mountain Club resorted to granting several licenses, or the right to build and occupy a section of Club property. Until now, the Club had no desire to increase membership—the Malibou Lake Mountain Club was a decidedly exclusive rich and famous enclave for decades. Each new member pays for a commensurate amount of sewer extension along parts of Lakeshore Drive.

[cont. on pg. 3]



FUNDAMENTALS OF EQUINE LIABILITY LAW

Seventh in a Series
By Gerald (Gary) Peters

This article provides a brief discussion of liens that are created in favor of those who provide services for your horse. California law reads: a person who provides "livestock services" is granted a lien over a horse in his possession to secure payment. The law defines "livestock services" as "any and all grazing, feeding, boarding, general care, which includes animal health services ... transportation or other services rendered by a person to livestock for the owner of livestock..." If the horse is not in that person's possession, no lien is created.

If the owner fails to pay for services, the lienholder may retain possession of the horse and charge the owner the reasonable value of providing additional services until the debt is satisfied, sell the horse under certain conditions, or sue the

owner for payment. The lienholder may, after filing a lawsuit, obtain a court order allowing him to sell the horse. If the lienholder obtains such an order, the sale may be at wholesale or retail, at any time and place and on any terms, provided the lienholder acts in good faith and in a commercially reasonable fashion. The fact that a better price could have been obtained does not, in itself, establish that the sale was not commercially reasonable. A sale of the horse transfers all of the owner's rights to the purchaser and discharges the lien.

As an alternative, the owner may release his interest in the horse at any time after the lien arises. Or the lienholder may propose to keep the horse in satisfaction of all or part of his claim against the owner.

[See "Don't lien on me" pg. 3]

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Derby Ball

The Thrill of it All...

The Sumac Elementary PTA is hosting a community gathering dinner and auction fundraiser at the Renaissance Hotel, Agoura Hills. Event proceeds will go towards instructional specialties such as Library, Music, Physical Education and Computer – filling a void in the State Budget for these programs. Classrooms will also directly benefit, receiving additional electronic and other educational supplies.

The festivities will take place

[Cont. on page 3]

Active

ADDRESS	CITY	TG Map	TRACT	BR / BA	POOL	SQ FT	L PRICE	PT
CHESEBRO RD	AGH	0558D5	OLD AGOURA	4	2.00 NON	1158	\$1200000	
CRATER OAK DR	CLB	0588J7	MONTE NIDO	3	2.00 NON	1992	\$1269000	
WARING DR	AGO	0587H3	MALIBU CANYON	3	3.50 NON	3042	\$1279000	
CRATER OAK CIR	CLB	0588J7	MONTE NIDO	3	3.00 NON	1800	\$1375000	
CRATER CAMP DR	CLB	0588H6	MONTE NIDO	5	3.00 NON	2892	\$1895000	
CRATER CAMP DR	CLB	0588H7	MONTE NIDO	3	1.00 NON	1700	\$1950000	
WARING DR	AGH	0587H3	MALIBU CANYON	3	2.00 NON	2376	\$1950000	
WARING DR	AGH	0587H3	MALIBU CANYON	3	2.00 NON	2376	\$1950000	
LOBO CANYON RD	AGO	0587F2	LOBO CANYON	4	3.00 NON	4028	\$2199000	
MULHOLLAND HWY	CLB	0589D3	MULHOLLAND	4	4.00 PVT	4935	\$2495000	
DARK CREEK RD	CLB	0588J7	MONTE NIDO	5	4.00 PVT	4500	\$2595000	
COLD CYN RD	CLB	0589B5	MULHOLLAND	3	4.50 NON	4098	\$2650000	
SIERRA CREEK RD	AGO	0587G3	MALIBU CANYON	5	5.50 NON	4595	\$2850000	
MEDEA MESA RD	AGH	0588B1	CORNELL	6	6.50 IGG	6100	\$2999999	
LOBO CANYON RD	AGO	0587E2	LOBO CANYON	4	4.00 PVT	4034	\$3200876	
COLD CANYON RD	CLB	0628J1	MULHOLLAND	5	6.50 IGG	6500	\$4995000	
# OF PROPERTIES: 16					AVERAGE:	3508	\$2303304	

Sold

ADDRESS	CITY	TG Map	TRACT	BR / BA	POOL	SQ FT	L PRICE	COE	SPRICE
EDENWILD RD	CLB	0589A7	MONTE NIDO	3	3.00 NON	1830	\$1195000	02/26/2006	\$1195000
COLODNY DR	AGH	0558D5	OLD AGOURA	5	4.50 PVT	2056	\$1269000	03/24/2006	\$1220000
WAGON RD	AGO	0588B1	CORNELL	4	3.00 NON	2684	\$1625000	03/02/2006	\$1651000
CAMINO COLIBRI	CLB	0589A7	MONTE NIDO	4	3.50 PVT	2850	\$1695000	03/25/2006	\$1695000
CHESEBRO RD	AGH	0558D4	OLD AGOURA	4	4.00 ABV	3436	\$1799000	02/14/2006	\$1779000
KANAN RD	AGO	0587E4	MALIBU CANYON	4	4.50 IGG	4780	\$2295000	03/14/2006	\$2155000
WARING DR	AGO	0587H3	MALIBU CANYON	5	6.00 IGG	5256	\$2995000	02/10/2006	\$2900000
# OF PROPERTIES: 7					AVERAGE:	3270	\$1839000		\$1799285

Pending

ADDRESS	CITY	TG Map	TRACT	BR / BA	POOL	SQ FT	L PRICE	OM DATE
OLD AGOURA	AGH	0558C5	OLD AGOURA	3	2.00 NON	2050	\$1099000	03/22/2006
OLD AGOURA	AGO	0558D5	OLD AGOURA	4	2.00 NON	2382	\$1249000	03/07/2006
MONTE NIDO	CLB	0628H1	MONTE NIDO	5	3.00 PVT	3080	\$1575000	03/27/2006
LOBO CANYON	AGO	0587E2	LOBO CANYON	6	4.50 NON	4967	\$1590000	
MULHOLLAND	CLB	0589D3	MULHOLLAND	4	3.00 PVT	2754	\$1649000	02/05/2006
WAGON	AGO	0588B1	CORNELL	4	3.50 IGG	5206	\$1795000	
OLD AGOURA	AGH	0558C4	OLD AGOURA	4	4.50 NON	3800	\$2325000	02/23/2006
MULHOLLAND	CLB	0589C5	MULHOLLAND	6	7.50 IGG	8541	\$3999000	02/02/2006
# OF PROPERTIES: 8					AVERAGE:	4098	\$1910125	

In Old Agoura, the sewer main has been brought up Colodny Dr. and Chesebro Rd. several hundred feet. This is a windfall for large parcel owners who may want to sub-divide, as sewer connection is required to create anything smaller than one acre lots. Of the few prime lots left in the area, a number of those failed a percolation test, i.e.: the soil did not absorb liquid (simulated waste or effluent) at an acceptable rate. For the owners of these lots, not having the option of connecting to sewer makes it impossible for them to build or sell.

Once an owner connects to the

sewer and pays from \$7,000 in fees to the Water District, the homeowner who bore the original expense can seek a partial reimbursement from the city for their cost of construction.

In some areas the sewer is physically too far to make extension feasible. In the case of the Latigo Canyon/Birdella/Thrift area, the purchase of a community leach field was the chosen solution for homeowners in that location.



And don't lean on me, either.



A Neighbor's Concern

Dear Neigh...borhood News,

This past week I found 4 various neighborhood dogs wandering happily down Chesebro Rd. As an animal lover and pet owner, I took in the wayward dogs and called their respective owners, all of whom were gracious and relieved that their best friends were alive, safe and enjoying themselves while awaiting their pick up. Now, I'm not overly concerned about any of this, especially in our safe, family oriented, animal loving neighborhood. Dogs are dogs, and escaping from their day to day scenery once in a while must be absolutely thrilling to them. The thing that does concern me (finally I am getting to the point) are the cars that drive at RIDICULOUS speeds down Chesebro Rd. With the way that many people drive around here, all three of these dogs are lucky to be alive.

All day long I see people running, walking, riding bikes and horses on Chesebro. On a few occasions when I have been walking my son in his stroller down the street, I had to pull over to the side of the road due to someone going way too fast. I am not trying to point a finger at anyone in particular. Most of us, myself included, are guilty of occasionally driving too fast when we are in a hurry. However, I keep thinking, what if my dog chases a ball out in the street someday? What if my son is following him? In fact I heard about a horse being struck and killed by a car on Chesebro recently.

I believe that this is a serious concern and I also think an obvious solution is to have speed bumps placed on Chesebro, just like Colodny. I have probably missed out on many a conflicted discussion regarding this issue and I can't help but wonder how the other residents of Old Agoura would feel about lobbying for speed bumps on Chesebro. Please email to give me your feedback regarding speed bumps on Chesebro.

(Send c/o info@agourahorseproperty.com)



Don't lien on me [cont. from pg. 1]

Such a proposal must be made in writing. If the owner objects within 21 days, the lienholder must sell the horse and account for the proceeds. In the absence of an objection, the lienholder may keep the horse.

This article does not constitute legal advice. When questions are based on specific situations, an attorney should be consulted. I can be reached at the Law Office of Gerald Philip Peters (818) 706-1278 or by email at gppeterslaw@sbcglobal.net to answer your legal questions.

Editors Note: We thought this info interesting in that it is rather detached from the reality that so many of us do not think of our horses as chattel, but rather as pets.

Sumac Fundraiser [cont. from pg. 1]



on April 22. Autographed memorabilia by Reggie Bush, Wayne Gretzky, Luc Robataille and Coldplay will be auctioned off, along with the popular Principal for a Day, Mayor for a Day, and the priceless Sumac VIP Parking Spot. Thrill of it All Derby Ball's theme is a perfect fit for Nona Green, Green Properties Coldwell Banker. Green Properties specializes in horse property and is a Platinum Silks Sponsor for the fundraiser. Many Sumac families live in Old Agoura and appreciate her generous support, sustaining Las Virgenes School District's standard of excellence.

Please call Chairperson Marisa Hoff at 818 707-7888 for tickets and details.

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Real Estate Photos by Janis Vaile 818 517-5151

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