

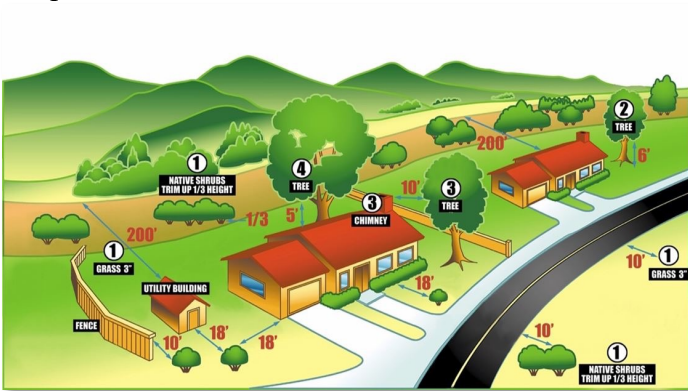


# NEIGH...BORHOOD NEWS

SPRING 2023

## NEW LAWS FOR A NEW FIRE SEASON

In the pouring rain, wildfire is not on most people's minds. Yet, about 30 Calabasas and Agoura residents attended a recent meeting hosted by Ron Durbin, Fire Chief for the LA County Fire Department, explaining the new brush clearance and inspection requirements.



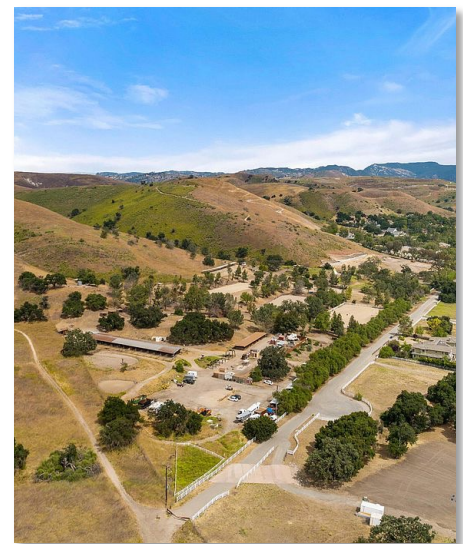
Most horse-zoned properties in the Santa Monica Mountains are in a VHFHSZ or Very High Fire Hazard Severity Zone and are subject to annual inspections starting in May 2023. Homeowners do not have to be present, but inspectors typically knock on the front door and announce themselves before inspecting.

Inspectors are looking for whether a property complies with Assembly Bill 3074. This law went into effect Jan. 1, 2021, but will only be enforced once the State approves vegetation clearance requirements, expected fall 2023. After that, all new construction must comply, and existing structures must comply by fall 2024 when the State adopts its final code.

Nothing flammable can be within 5 feet of a home. Research shows that a house that has anything flammable within the first five feet has the greatest chance of igniting from drifting embers. *(continued on page 3)*

## ALL THAT LAND

The former site of Four Winds Ranch, and the US Pony Club\* in years past, has changed ownership. The new owners had been watching the dilapidated, fire-ravaged expanse of land for some time, knowing they could restore the property to its former glory with further investment and TLC.



Nona Green & Associates with Coldwell Banker Realty brokered the sale. The new owners are in the property management and academic services businesses and *(continued on page 3)*

NEIGH...BORHOOD NEWS  
www.AGOURAHORSEPROPERTY.com

Join our social media campaign!

CIRCULATION: Directly sent to approximately 2800 property owners, agents, and practitioners. Available at finer feed and tack stores in Los Angeles and Ventura Counties. Let NEIGH...BORHOOD NEWS help market your horse or custom property in the next issue.

(818) 426-2292  
info@agourahorseproperty.com

CalRE#00692351

The listings & sales referenced on this flyer represent a compilation of market activity derived from the FLEX MLS and Matrix MLS as of APRIL 20<sup>th</sup>, 2023. We believe this information to be reliable, yet it is not guaranteed.

## ACTIVE

Tract	Br/Ba	Pool	SqFt.	Price	Comments
Old Agoura	4/2	N	1775	1,779,000	Ranch-style home abuts open space. Sunroom, horse shelter, pro landscaping.
Monte Nido	4/4	Y	2870	2,250,000	Exquisite mountain views on 1.27A. Horse shelter and riding arena.
Cornell	3/2	Y	2532	2,750,000	Small gated enclave adjacent Paramount Ranch trails. Modern vibe.
Cornell	4/3	N	3858	3,195,000	Elegant single-story home on rare 2.5A of usable land. Includes jumping arena.
Mulholland	6/10	Y	8128	5,875,000	Modern Villa in Malibu. Tennis, guest house, vineyard. Privately gated.
Calabasas	4/4	Y	4,400	8,500,000	Contemporary hilltop estate on 37A. 360-degree views. Helipad.
Monte Nido	4/5	Y	7,500	24,995,000	Rustic contemporary flooded with natural light. 19 pastoral oak studded acres.

## SOLD

Tract	Br/Ba	Pool	SqFt.	Price	Comments
Old Agoura.	3/2	N	1440.	875,000	Close to high school. Half acre lot with barn.
Old Agoura	4/2	N	1938	1,100,000	Fixer on 1/2 acre abuts open space.
Old Agoura	4/4	Y	2,387	1,212,500	Fixer on approximately 1/2A. Plenty of room for horses and farm animals.
Old Agoura	4/3	N	2,672	1,650,000	Close to Agoura High and Bible Fellowship. All usable 1/2A, horse corrals.
Old Agoura	5/7	Y	5,765	3,495,000	Elegant Mediterranean on a private flag lot. Seller financing offered.
Old Agoura	5/5	Y	6,000	2,800,000	East Coast farmhouse style. Attic conversion included in sqft. Bought to flip.
Cornell	4/7	Y	7,122	3,126,000	Traditional farmhouse with wrap-around porch. Sport court, putting green.
Cornell	4/5	Y	4,723	3,170,000	Old World style home on flat 2.35A in Medea Valley. Horse facilities.
Malibu Cyn	5/6	Y	5,402	4,375,000	Spanish revival on 2.65A. Cantilevered decks with breathtaking views.

## CORRAL 36 COMES TO A HALT



Sadly, the local Chapter known as Corral 36 of ETL, or Equestrian Trails Inc, has submitted a formal dissolution to the National leadership. The Chapter had been unable to secure the support needed to keep the corral going. Unsuccessful in finding new board members, the board members have halted new memberships and renewals.

Corral 36 was founded decades ago and successfully provided equine education, trail rides, and social events while advocating for legislation supporting equestrians.

Listings shown here are not all of the properties available for sale. Several properties on the market have been on and off the market more than once and may have appeared in a previous issue of NEIGH...BORHOOD NEWS. If you would like to receive updated new listing and sale information sent to your e-mail please contact: Nona Green & Associates | (818) 426-2292 | e: [info@agourahorseproperty.com](mailto:info@agourahorseproperty.com) | [www.agourahorseproperty.com](http://www.agourahorseproperty.com)



## NEW LAWS FOR A NEW FIRE SEASON (continued from page 1)

Existing large trees can be exempt but should be limbed up 10 feet higher than the roof. Your grade school art teacher may not have liked "lollipop trees," but Durbin recommended exactly that for residential landscapes. Also required on a discretionary basis is clearing brush up to 200 feet away from a home.

Assembly Bill 38 will require all real estate sellers in a VHFHSZ to ensure compliance with defensible space requirements. An annual inspection is good for six months toward meeting this point-of-sale requirement.

For information, please go to:

<https://www.fire.ca.gov/dspace>

<https://openstates.org/ca/bills/20192020/AB3074/>

<https://fire.lacounty.gov/fire-hazard-reduction-programs/>



## ALL THAT LAND (continued from page 1)

not coincidentally they own and ride nine horses. They have experience running a horse ranch and intend to keep the property open to the public as an equestrian center, enhanced with clean-up and improvements. For information about the services offered at the ranch, call Robert at 818 425-4300.

\*The United States Pony Club is an institution dating back to 1954. The USPC aims to teach children to be well-rounded horse people with complete knowledge of riding on the flat, in the open, jumping, and horse care. "The United States Pony Clubs, Inc. develops character, leadership, confidence and a sense of community in youth..."

The Agoura-Woodland Hills Pony Club was one of the first clubs on the west coast. The chapter folded in or around 2001, leaving the Santa Rosa Valley chapter the only one in the Conejo.

<https://santarosavalley.ponyclub.org>

 **Pony Club**  
*Where it all begins*



## DEMAND OBLITERATES SUPPLY

The bottom may have streaked by toward the end of 2022 with only a handful of sales causing a dip in the averages. The pool of homes available to buyers is shrinking quickly mainly because new listings are scarce. New listings fell 21.8% from a year earlier nationwide during the four weeks ending April 2, one of the biggest drops since the start of the pandemic, contributing to an unseasonal early-spring decline in the total number of homes for sale. Many homeowners are staying put because they're unwilling to give up their low mortgage rate.

Average 30-year mortgage rates posted their fourth-straight decline this week, dropping to 6.28%. Now that mortgage interest rates have stabilized, and inventory is so low, prices are trending up again.

*Nona Green and Associates have a waiting list of buyers for custom property in the Santa Monica Mountains. Call Nona Green or Karen Sandvig today at 818 426-2292 if you are planning to sell your home.*



## COMING SOON

Located on a cul-de-sac in prestigious North Ranch, this home on Partridge Ct. has been extensively remodeled throughout. A dramatic primary suite has a sitting room and decadent bath. The entertainer's backyard has a pool, spa, grassy play area & covered patio. We will proudly offer this home for \$2,490,000 with a price subject to change and court confirmation.

### NORTH RANCH



### OAK PARK



Oak Park is known for being in a highly-rated school district. We will proudly market a home on Benedict Ct. with 3BR/3BA/2 car garage. The spacious open interiors make this home excellent for entertaining. The cul-de-sac location is peaceful and quiet; the yard overlooks open space. We will be offering the home for \$1,100,000, subject to change and court confirmation.