



Neigh...borhood News



The Future of Horse Property The Good, the Bad, and the Chicken Coops

Thanks to the Old Agoura Overlay section of the City Building Codes, the community is charted to remain horse-friendly. For example, the ordinance limits the amount of hardscape and accessory structures in order to allow for contiguous open space for livestock. The reality is however, better often means bigger.

With prices soaring to new heights, larger homes make sense to homeowners who want to maximize the upside potential for recouping their investments. Cultural trends of extended families living together, or yuppies whose children would rather defect to Russia than share a bedroom, all add to the demands for larger homes. Do you want a swimming pool with that MacMansion?

[cont. pg 3 "Chicken Coops"]



Proponents of new Heschel Day School site must resolve traffic and safety concerns of Agoura Hills residents.

Right School, Wrong Place? Heschel Race Too Close to Call

"Life goes wrong when the control of space, the acquisition of things of space, becomes our sole concern." - Abraham Joshua Heschel 1907-72

The great Professor of Ethics, who is quoted above, might have applied his theology to the land use conflict between City of Agoura Hills and Heschel West. Priceless time and energy (the very heart of existence, according to writer Heschel) is being spent, some for principle sake, by both sides of the issue. They hope to persuade Los Angeles County Regional Planning Commission to vote whether to allow the private religious day school and cultural/recreational event center.



Alarm Clock

At the recent public hearing, Heschel offered the commission and a packed hearing room a well prepared presentation. They had heavy hitters; Mayor of Calabasas and President of the Agoura/Calabasas/Westlake Village Chamber of Commerce. Two children, students of Heschel West, gave an impassioned speech. Counsel for Heschel West, presented the idea of a 5 point of entry/exit round-about as a solution to the traffic issue.

As a counter-attack, representing Old Agoura, attorney Frank Angel defied Heschel West to call the school a "local" school. Only a small percentage of the students who now attend Heschel West are from Agoura. The rest are from the surrounding cities of Thousand Oaks to Woodland Hills, etc. Many residents spoke that while they like the idea of a progressive, private school in the community,

[continued on page 3]

NEIGH...BORHOOD NEWS

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Since The Last Newsletter...

The listings and sales referenced on this flyer represent a compilation of listings and sales activity derived from the Southland Regional Association of Realtors Multiple Listing Service as of June 8, 2005. The information is not guaranteed.

Active

ADDRESS	CITY	TG Map	TRACT	BR / BA	POOL	SQ FT	L PRICE		
OLD AGOURA	AGH	0558C6		4 3.00	NON	2100	\$689000		
MALIBU LAKESIDE	AGO	0588B4		2 1.00	NON	1012	\$849000		
MALIBU LAKESIDE	AGO	0588B4		3 2.00	IGG	2065	\$929000		
OLD AGOURA	AGO	0558C6		4 2.00	NON	1898	\$1150000		
OLD AGOURA	AGO	0558C6		4 3.00	PVT	2325	\$1199000		
MALIBU LAKESIDE	AGO	0588A5		4 2.50	NON	2937	\$1199000		
TOPANGA CANYON	CLB	0559G7		5 4.00	NON	3753	\$1325000		
CRATER OAK	CLB	0588J7		3 2.00	NON	1792	\$1339900		
OLD AGOURA	AGO	0558C6		4 4.00	PVT	3300	\$1350000		
OLD AGOURA	AGH	0558D5		4 4.50	NON	3245	\$1399000		
OLD AGOURA	AGO	0558D4		3 2.50	NON	1792	\$1495000		
OLD AGOURA	AGH	0558C5		4 3.00	IGG	3300	\$1739000		
MULHOLLAND	AGO	0587F5		4 3.00	ABV	2533	\$1775000		
MONTE NIDO	CLB	0589A7		4 3.50	PVT	2850	\$1895000		
MALIBU CANYON	AGO	0587E2		6 4.50	NON	4967	\$1950000		
OLD AGOURA	AGO	0558C5		5 5.00	IGG	4362	\$1989000		
MALIBU CANYON	AGO	0587E4		4 4.50	IGG	4780	\$2600000		
MULHOLLAND	CLB	0589B5		4 4.50	PVT	4400	\$2625000		
MULHOLLAND	AGO	0587G4		5 4.50	PVT	5471	\$3300000		
# OF PROPERTIES: 19							AVERAGE:	3099	\$1620889

Sold

ADDRESS	CITY	TG Map	TRACT	BR / BA	POOL	SQ FT	L PRICE	COE	SPRICE	
MULHOLLAND	AGO	0582H3		3 2.50	NON	2716	\$995000	05/02/2005	\$960000	
OLD AGOURA	AGH	0558D5		3 2.00	NON	2544	\$999000	05/17/2005	\$880000	
MONTE NIDO	CLB	0628J1		3 3.00	NON	2048	\$1249000	04/14/2005	\$1249000	
MALIBU CANYON	AGO	0587F2		3 2.50	NON	1922	\$1295000	05/05/2005	\$1250000	
OLD AGOURA	AGH	0558D5		3 1.00	NON	924	\$1299900	06/02/2005	\$1285000	
MALIBU CANYON	AGO	0587F2		3 2.00	ABV	2700	\$1300000	03/02/2005	\$1200000	
STUNT/MULHOLLAND	CLB	0589D5		2 2.00	NON	2240	\$1479000	04/28/2005	\$1430000	
STUNT/MULHOLLAND	CLB	0589D5		4 3.00	NON	3010	\$2189000	05/18/2005	\$2189000	
# OF PROPERTIES: 8							AVERAGE:	2263	\$1350737	\$1305375

Pending

ADDRESS	OM DATE	CITY	TG Map	TRACT	BR / BA	POOL	SQ FT	L PRICE	
OLD AGOURA	06/03/2005	AGO	0558D5		3 2.00	NON	1875	\$989000	
OLD AGOURA		AGH	0558D4		3 1.00	NON	1320	\$1150000	
OLD AGOURA		AGO	0558C5		6 3.50	IGG	2903	\$1175000	
OLD AGOURA	05/24/2005	AGH	0558C5		4 3.00	PVT	2157	\$1175000	
MONTE NIDO	05/24/2005	CLB	0588J7		4 3.00	NON	1602	\$1399900	
MULHOLLAND	04/04/2005	CLB	0589A5		5 4.50	PVT	3500	\$1875000	
OLD AGOURA	05/09/2005	AGO	0558C4		4 4.00	IGG	4100	\$1999000	
COLD CANYON	03/04/2005	CLB	0589B5		6 6.50	NON	6583	\$2250000	
# OF PROPERTIES: 8							AVERAGE:	3005	\$1501612

Chicken Coops [continued from page 1]

At last count, roosters still have job security. However, estate properties, mansions, professional landscapes, etc. are usually incongruous with chicken coops.

So many new home or remodeling permit applications have been presented to the city recently that it could take a half a year to remodel a bathroom. The fate of the communities collective curb appeal is in our own hands. The present architectural review panel is a small group of volunteers with opinions about what 'country' and 'rural' mean. They are there to help us interpret the codes. But it is up to us, the neighbors to speak up at public hearings, to contribute to the Old Agoura legal fund, to participate in Save Open Space saveopenspace.com, Equestrian Land Resources Coalition elrc.org, Recreation and Equestrian Coalition gotorec.org, and other such causes, in order to preserve our life-style (and property values). We can respect the community rural heartbeat: slow down for horses, support the efforts to improve the bridle paths, send our kids to 4-H and pony club. We all benefit in the end.

Will fresh eggs be a thing of the past?



Doomed by Dozer? 100+ year old barn in Old Agoura

New! Seller Property Questionnaire

The California Association of Realtors has compiled a list of questions that when answered by a homeowner, paints a clear picture of the property for a prospective buyer.

Unlike the mandatory disclosure forms that are currently in use, the new three page form frames questions in a way that could jog the memory of a seller about details that he may have thought irrelevant

Did the seller of the home you bought not tell you about the rats in the attic? How about the patch in the roof that didn't hold up in the very first rain? These are things that the new form is intended to root out, and that sellers might forget to mention years after that old leak was patched.

The new form is required in every California Real Estate transaction that closes from now on. To get a sample copy, feel free to call GREEN PROPERTIES 818 426-2292 and give us your phone, Fax or e-mail info.

New! GREEN PROPERTIES Saves Clients Files to CD ROM

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Heschel West (cont. from page 1)

they thought the traffic and safety issues were insurmountable.

Jim Thorsen, assistant city manager, said that the round-about would not work, and that the city engineer has yet to work out with Heschel West a solution to the traffic problem. Neither side stated who should bear the cost of traffic mitigation, or whether the County Fire Department has reviewed the plans for evacuation in an emergency.

At the city this week, the council unanimously voted to adopt the City Staff and the City Attorney's recommendation to oppose the project as it is described in the revised draft EIR. They also reminded the attendees at the hearing that the decision is up to Regional Planning.

Both sides need an answer soon lest they spend the funds necessary for a protracted legal battle. It is not too late for us to enter our opinions into public record. Comments need to be faxed or e-mailed before September 1, 2005, in time for the next hearing on September 7th.

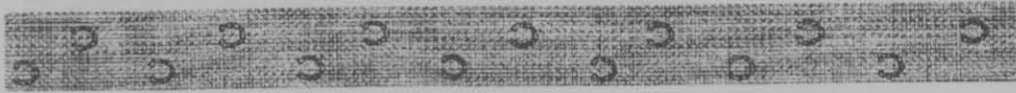
Reference: Heschel West Day School:

Proposal 98-062

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Vintage Old Agoura >

Classic rustic ranch home in fantastic location. Over an acre of park-like grounds. Lush landscaping includes lagoon/spa under the shade of mature Sycamore and Birch trees, flowing open floor plan with wood burning fireplace and granite island kitchen.

High beams, knotty pine floors and cabinets, gleaming remodeled ceramic bathrooms, incredible potential to expand. A three car and a two car garage plus additional covered bays for boat, camper, or other large toys.

\$1,495,000