



# Neigh..borhood News

## NEIGH..BORHOOD NEWS CIRCULATION

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## These Days A Home Buyer's Kit Includes A Realtor, A Lender, A Home Inspector And A Feng Shui Master?

### Septic Awareness Month

Time is running out. Now is the time to winterize your septic system before the first big storm. Heavy rains can overload the system.

A septic systems is a private method of sewage treatment. Organic waste decomposes in the holding tank and then gravitates, or is pumped to perforated pipelines where the liquefied waste leaches out into the soil. Periodic pumping and cleaning of the tank removes excess solids and prevents the lines from clogging.

Approval for the installation of a new or replacement septic system is predicated on the ability of the soil to absorb the effluent material ("perc" - short for percolate) and the availability on the site for expansion of the leach field as necessary in the future.

In a heavy rainy season the saturated soil cannot absorb the effluent and the septic system will overflow. Liquid may appear on the earth surface or back up into the residence.

Proper maintainance of a septic system will extend its life. The following guidelines are suggested by the Los Angeles County Health Department:

- Do not flush, or pour, inorganic chemicals down the drains.
- For the average household pump solids out every 2-3 years. In a larger than average household, or if a garbage disposal is used regularly, pump out the tank yearly.
- Do not pump the tank too often, since it takes a while for the optimum level of bacteria that will digest the solid waste to develop.

A complete list of guidelines can be obtained at the Los Angeles County Building Department in Calabasas.



*Water is the important element for good Feng Shui.*

### FENG SHUI FOR HORSES

Feng Shui for us Gringos is the ancient Chinese science of using energy to promote well-being. It is based on the theory (also found in physics) that everything affects everything else - the changes in the environment affect a society or a individuals prosperity and happiness. As it applies to real estate, Feng Shui describes how the design, orientation, and decor of a home can affect the occupant's health, wealth, and state of mind.

*The more I know about Feng Shui, the less skeptical I am about it.*

"Good Feng Shui is like good law - it is based on common sense", according to David Cho, author of a book in progress about the topic. Cho is the consultant for several major corporations including Jack-In-The-Box, and America Online. Most interesting is the demand for his expertise designing large farms in the heartland of Kentucky and Virginia as well as a couple of horse facilities right here in Calabasas.

He will design a facility, small or large so that broomares will be more fertile, racehorses will run faster, and the barn will be rodent free. That is to say in Feng Shui terms that the environment will be friendly to helpful people such as Veterinarians, Ferriers, the Hay Truck... stalls will have fresh water, good circulation and kept clean of manure. There will be a balance of the elements: earth, wood, metal,

[cont. on pg. 3] ...Feng Shui

[cont. on pg. 3] ...Septic



**NEIGH..BORHOOD NEWS**  
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for horse lovers everywhere  
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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 November 2, 2000.

## CURRENTLY MARKETED

Area	Current List Price	List Date	Bdrm/Bath	Lot Size (approx. sq. ft. per MLS)
Old Agoura	\$499,000	8/23/00	2/1	42688
Old Agoura	\$549,000	8/26/00	5/3	20112
Old Agoura	\$589,000	10/14/00	4/4	17015
Mulholland Corr	\$590,000	8/29/00	3/2	13825
Monte Nido	\$629,000	9/25/00	4/3	44431
Monte Nido	\$695,000	9/18/00	3/3	43560
Old Agoura	\$699,000	8/9/00	5/3.5	48444
Triunfo Canyon	\$750,000	10/6/00	3/3	172000
Mulholland Corr	\$798,000	9/22/00	4/3	46174
Old Agoura	\$899,000	10/23/00	4/3	54866
Monte Nido	\$995,000	10/18/00	5/4	20000
Malibu Canyon	\$999,000	10/13/00	3/3	130680
Cornell	\$1,065,000	8/16/00	5/4	28390
Malibu Canyon	\$1,095,000	9/3/00	4/3.5	81750
Malibu Canyon	\$1,175,000	10/6/00	4/3	244200
Old Agoura	\$1,199,000	8/16/00	5/5	38450

## NEW ESCROWS PENDING

Area	Final List Price	Comments
Old Agoura	\$297,000	Half acre lot with all utilities, some improvements. Build a dream home here! Call on other lots for sale!
Malibu Canyon	\$585,000	Over 1 acre flat with horse corrals. 1976 home was remodeled throughout. Area of custom estates.
Mulholland Corr.	\$675,000	Private gated estate with pool, tennis, guest home.
Old Agoura	\$799,000	1 acre lot custom home adjacent Chesebro Park Wonderful family home with 6 bedrooms.

## NEW CLOSED ESCROWS

ADDRESS	CITY	TG Map	TRACT	BR / BA	POOL	SQ.FT.	L PRICE	COE DATE	S PRICE
1941 LOOKOUT DR	AGO	058804	MALIBU LAKESIDE	3 2.50	NON	2560	\$575,000	09/22/2000	\$575,000
894 CAMINO COLIBRI	CLB	058047	MONTE NIDO	3 1.75	NON	1943	\$575,000	09/12/2000	\$595,000
24663 DRY CYN GOLD CREEK	CLB	058904	MALIBU CANYON	3 2.50	PVT	2132	\$595,000	08/30/2000	\$587,500
26084 MULHOLLAND HWY	CLB	058835	MULH. CORR.	4 2.75	IGG	2800	\$629,900	10/21/2000	\$610,000
3230 CORNELL RD	AGO	055887	CORNELL	5 3.50	NON	3256	\$650,000	07/25/2000	\$627,500
1063 MEADOWS END DR	AGO	058077	MONTE NIDO	4 2.75	NON	3300	\$779,000	10/03/2000	\$738,000
29741 MULHOLLAND HWY	CLB	058733	MULH. CORR.	3 2.00	NON	2361	\$590,000	not avail	not avail

Data obtained from DataQuick information reporting services and C.R.I.S. multiple listing service - it is not guaranteed.

### Feng Shui... [cont. from pg. 1]

fire and water.

Since Feng Shui and common sense are synonymous, and since every person is unique, common sense says that Feng Shui can be personalized. My theory is that horses inherently possess good Feng Shui, so it follows that having a horse on the property promotes prosperity and happiness for the inhabitants. First, horses are heavy. When a home needs to be more stable, any heavy object placed with the intention of "grounding" it may prevent major damage after an earthquake, or help get your teenagers head out of the clouds. Of course, anything as beautiful as horses, with

their colorful coats, and graceful movements, are what energy reflects and flows around. Just as a Feng Shui "cure" for a closed area of stagnant energy could be a crystal, a horse provides a kinetic presence. Another great example of how horses promote good Feng Shui is the use of water. Mr. Cho employs the use of large aluminum horse waterers which is the ultimate Feng Shui cure. A barn might use large buckets of water rather than automatic waterers and have the fringe benefit of monitoring a horses fluid intake.

It may not be the universal standard yet, yet Fung Shui is an important selling point in the new century.

### Septic... [cont. from pg. 1]

## Some Truisms (or False-isms) Explained!!

1) The grass is greener over the septic tank.

**TRUE:** Especially if the leach lines are clogged and the effluent is rising to the surface of the earth, the organic compounds, rich in nitrates, fertilize the grass and plants.

2) A rabbit in the tank will keep it trouble free.

**FALSE:** Aside from the morbid imagery, it really won't do much good. It is true that organic compounds is what the septic tank feeds on to maintain an active bacterium level. A rabbit is organic, but a better choice may be a commercial additive consisting of yeast and enzymes.

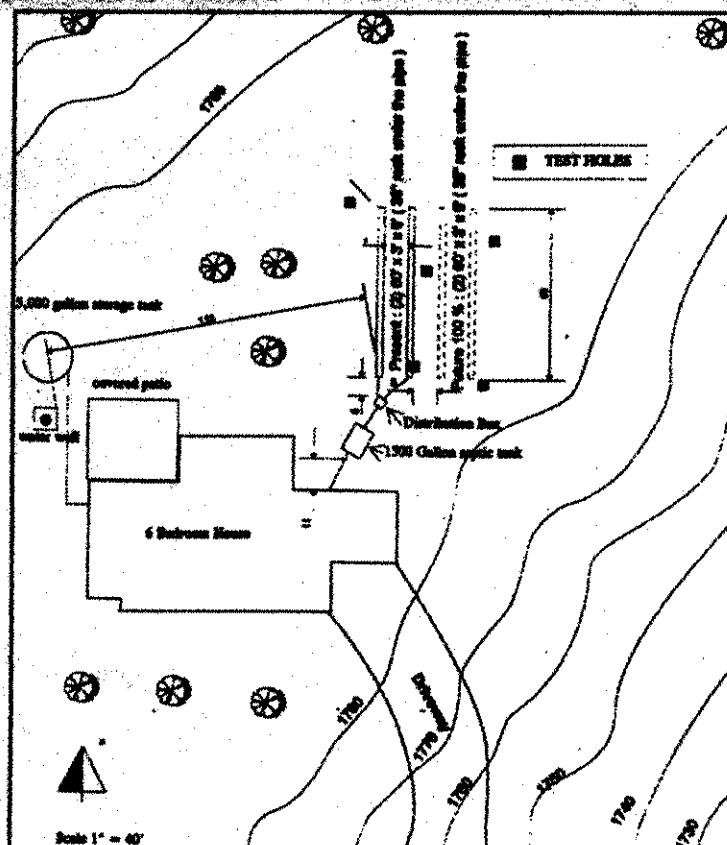
3) When it's yellow, let it mellow.

**FALSE:** Water is an aid to the breakdown of solids. It not desirable to restrict flushing when using water conserving toilets.

4) If sewer lines come up the street, the developers will follow.

**Not quite FALSE:** Sally Schneider, city planner for Agoura Hills, thinks this is poor logic. The zoning of the undeveloped areas throughout the county dictates what the land will be used for - it's destiny is the same whether there is sewer nearby or not. On the other hand, vacant lots that would remain undeveloped because the geology does not support a septic system would have a green light to build in the proximity of a sewer main. In addition, zoning ordinances are subject to changes motivated by the availability of sewer.

The county effectively restricts the size of a home that can be built, by phasing out types of septic systems that require a manufactured method of waste disposal. They have mandated that raised leach fields (bringing in porous fill material to the site) are no



longer permissible except by variance when the lot size is at least 2 acres. New perc tests are conducted during the months when ground water is highest.

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Calabasas, Ca 91302

NONA GREEN  
(818) 426-2292

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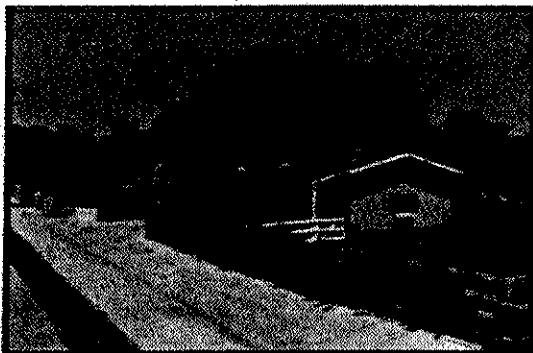
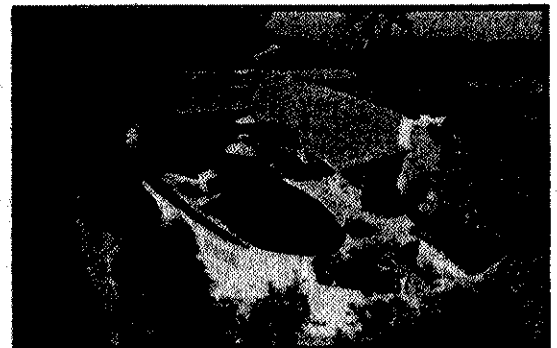
## Member Select Equestrian Properties Network

### Featured New Listings

#### 24453 Dry Canyon Cold Creek, Calabasas

*Gated drive leads to 3 acres of private paradise. Prestigious custom area of Calabasas. 360 Degree views take your breath away. Classic Architecture - Neutra inspired with walls of glass, wood beams, and limestone. Property includes beautiful pool and plenty of room for barn, turn outs and pastures. Full detached guest house. Adjacent 11 plus acre parcel is also for sale. Asking \$999,000*

- 4 Bedrooms / 3 Baths
- Close to 101 Pwy
- Las Virgenes Schools
- New Million Dollar Estates in area



#### 5352 Lewis Road, Agoura Hills

*Gorgeous one story ranch is modern luxury blended with old fashioned warmth. Ideal home for a extended family with 5 bedrooms 4 baths including complete guest wing. 1/2 flat acre features custom barn and turnouts. Located on quite cul-de-sac walking distance to public equestrian arena. In the famous Las Virgenes School District. Asking \$589,000*

- Gourmet Kitchen
- Large Children's Playhouse
- Guest Kitchen
- 2 Stall Barn