



# NEIGH...BORHOOD NEWS

WINTER/SPRING 2024

## AGOURA MATH CIRCLE

Las Virgenes Unified School District (LVUSD) is ranked among the nation's top districts, offering many innovative programs including Gifted and Talented Education (GATE), Waldorf-inspired curriculum, and Dual Language Immersion. LVUSD has received numerous honors: California Distinguished Schools, U.S. News Best High Schools, U.S. Blue Ribbons, California Gold and Green Ribbons, and AP Honor Roll District of Distinction. Real estate values in the areas of Agoura, Agoura Hills, Calabasas, Bell Canyon, Hidden Hills, and Westlake Village are in part predicated by LVUSD servicing them.



Students in the Conejo Valley have another, not-so-secret advantage to help them to be the best and the brightest. Founded by Pranav Kalyan in September 2015, The Agoura Math Circle is a student-run, 501(c)(3) nonprofit community service organization. AMC is an educational program focusing on the problem-solving skills that lead students to success in both academics and the real world. More importantly, Agoura Math Circle gives students the confidence to tackle any type of problem, academic or otherwise. The "kids teaching kids" format fosters healthy relationships and communication skills whereby learning is fun. Thanks to the AMC experience, the kids are encouraged and motivated to aim for top (continued on page 3)

## SHARING THE ROAD

Serious Cycling, a premier cycling brand with full-service bike shops including their Agoura Hills location, sponsored the 2023 Reyes Adobe Days. Serious owner Jennifer Johnson organized three rides, from a family friendly four-mile ride to a more advanced 40 miler. Notable riders included Agoura Hills City Council Members Chris Anstead and



Ilece Buckley Weber who pedaled alongside a troupe of cyclists to commemorate the RAD festivities. Before the ride, Anstead spoke of the \$500,000 in State funding sought (subsequently received) towards a planned 11-mile path connecting the city. (continued on page 3)

## NEIGH...BORHOOD NEWS

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The listings & sales referenced on this flyer represent a compilation of market activity derived from the FLEX MLS and Matrix MLS as of February 19th, 2024. We believe this information to be reliable, yet it is not guaranteed.

## ACTIVE

Tract	Br/Ba	Pool	SqFt.	Price	Comments
Cornell	2/2	N	2178	\$1,695,000	Manufactured home on nearly 8 acres in Lobo Canyon. Includes two parcels.
Old Agoura	5/5	Y	3713	\$2,188,000	Walk to Agoura High. 2 story w/ 4 car garage. Privately gated, BBQ and firepit.
Old Agoura	6/4	Y	4109	\$2,699,000	Tri-level New England style on a hillside acre with horse facilities. Newer pool.
Old Agoura	4/4	Y	3079	\$2,950,000	Contemporary remodel. Terraced rear yard, add'l. structure, expansive views.
Mulholland	5/5	Y	4260	\$2,995,000	Two 3A parcels near Peter Strauss Ranch. Detached guest house, tennis court.
Monte Nido	3/3	Y	2475	\$3,250,000	2022 remodel on nearly 3A. Covered stalls, arena/turnouts, MRT trails access.
Monte Nido	4/4	Y	3913	\$3,495,000	Charming ranch-house with gardens. Guest house and horse corrals.
Malibu Cyn	4/6	Y	6292	\$3,575,000	Small enclave of custom homes off Kanan. Traditional decor. Resort-like yard.
Old Agoura	5/7	Y	5364	\$4,765,000	Private flag lot on 2.5A with 3 garage bays. Views, and resort-like pool area.
Monte Nido	5/4	Y	4400	\$4,999,000	Two-story Spanish with a modern flair. 8A with views of canyon and mountains.
Cornell	4/4	Y	5647	\$5,750,000	Privately gated 11 lot enclave. 45ft infinity pool, BBQ and firepit.
Cornell	6/9	Y	11553	\$7,750,000	Privately gated Mediterranean. 18A, dbl. island kitchen, theatre, 5 car garage.
Mulholland	6/8	Y	7036	\$8,450,000	Gated Malibu Valley Estates across from King Gillette Ranch, Italianate/Contemporary. Expansive motor court.

## SOLD

Tract	Br/Ba	Pool	SqFt.	Price	Comments
Mulholland	3/3	N	1564	\$1,100,000	Sold over asking. 1/2A opposite Peter Strauss Ranch, walking to the Old Place.
Cornell	4/3	Y	2723	\$1,600,000	1/2 A trust sale fixer-upper. 1 story ranch built in 1987. Sold over asking.
Calabasas	3/2	N	1642	\$1,650,000	Vintage Ahmanson Ranch adjacent trailhead. Recent remodel.
Old Agoura	4/4	N	2890	\$1,925,000	Old Agoura homestead. Tri-level w/ views from wood deck. Horse facilities.
Cornell	5/7	Y	5488	\$5,500,000	Contemporary single story in Paramount Ranch Est. Complete horse amenities.
Cornell	12/20	Y	21K	\$7,250,000	Resort/wedding venue/convention facility on 50 Acres. Year-round creek, oaks.

## QUIT YOUR DAY JOB

Building a home in the Santa Monica Mountains is challenging. The process is complicated and can take years given stringent requirements for hillside construction, septic systems, and the presence of indigenous species (plant and animal) habitat. In the City of Agoura Hills, adding to those layers of restrictions, permits require discretionary approval by the city council. Even if the building and planning departments allow for a project to go forward, the city council can put the kibosh on years of expensive pre-development because of their subjective opinions or interpretations of the guidelines in the zoning ordinances.

Another hurdle is that homeowners who have lived adjacent to lots that have been vacant for years become anxious that their way of living will be disrupted by new construction. Concerns raised by these homeowners at required public hearings for a new home construction can also delay approval by the city. However, even when the Old Agoura Homeowner's Architectural Committee gives a project the thumbs-up, the city council can still deny a permit.

Many vacant lots change owners multiple times without any development progress. Ironically, some of the homes ultimately built are odd in that they awkwardly morphed from one distinct vision or style to a mash-up due to the variety of changes recommended by [\(continued on page 3\)](#)



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)

## AGOURA MATH CIRCLE (continued from page 1)

universities once they finish high school. Several AMC alumni study at UC Berkeley, UCLA, USC, Stanford, and other prestigious colleges.

Agoura Math Circle offers many opportunities for students that vary depending on their interests. At the moment they have online and on-site classes where students study math and Engineering. These chapters work together to support their students. Agoura Engineering Circle is a place for high school students to apply their math skills to engineering. The test preparation course, offered to 8th graders and up, helps students achieve the scores they want for standardized tests like the PSAT, SAT, and ACT.

AMC is free to students. The program relies on donations for classroom space fees, achievement awards, snacks, educational games and toys, and other incidentals. To donate go to: <http://tinyurl.com/mrpnmz43>

For kids around the world who wish to learn math concepts, the classes are uploaded to AMC's YouTube channel which has nearly 5000 subscribers: <https://www.youtube.com/@AgouraMathCircle> For more information, please visit [www.AgouraMathCircle.org](http://www.AgouraMathCircle.org)



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## SHARING THE ROAD (continued from page 1)

Dedicated to making Agoura Hills a bike-friendly community, Ahnsted envisions less traffic as more folks bike to work and play. Agoura Hills was already on the map as the past venue for the Amgen Tour, a world-class professional race. Additionally, cyclists throughout Southern California prize the Cheeseboro National Park trail system as a favorite.

Founded in 2009, Serious' mission is to grow the love of cycling. Their daily work in the local community has safely put thousands of riders on bikes. They've produced a race club competing at every level of the sport on the road, mountain, gravel, and velodrome. Serious founded The Ride!Club for committed cyclers to network and promote group rides.

Assemblywoman Jaqueline Irwin was asked if there might be similar state funding for horseback riding trails, specifically to improve the existing easements that were reserved for that purpose on individual properties. These easements "run with the land" and were retroactive since the city incorporated in 1982.

Nancy Frawley, Deputy District Director for Jacque Irwin's office replied: *The funding for the bike paths was a budget ask for the District. Your city council brought the Assemblymember the project with plans and support, it was not a fund marked for bike paths. Funds for the equestrian community would need to start locally with a specific project that has the city's support for it to be considered for budget funding. This year there will be a shortfall in the budget so these kind of projects will not be [state] funded. There are funds and grants for all kinds of projects but that would be an effort led by a local organization.*

The Old Agoura homeowner's group delegated board member Carolyn Trocino to research funding options and logistics to get the paths completed.



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## QUIT YOUR DAY JOB (continued from page 2)

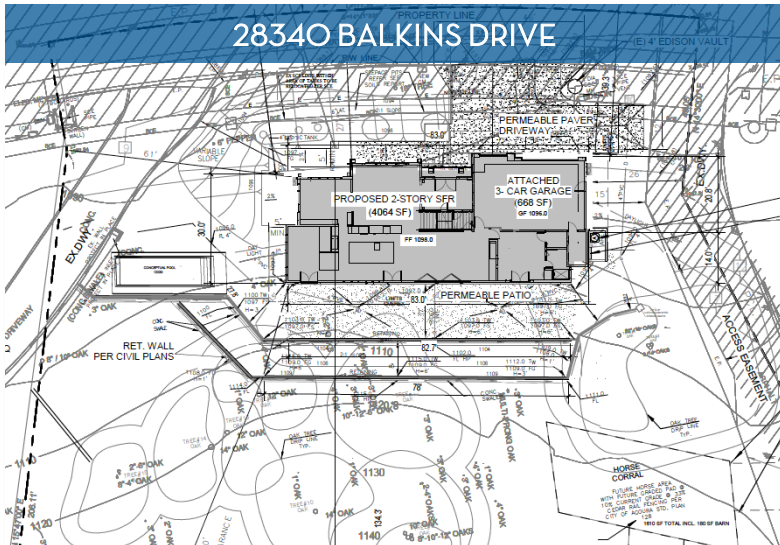
the city, the Homeowner's group, the neighbors, and the architect trying to make everyone happy.

A few projects have gone forward with few delays and have garnered unanimous approval by City Council. The difference may be that the developer has initiated discussions of their plans with the very neighbors who would object. Lesson learned for the owners of the handful of vacant lots remaining in the city.



## FEATURED LISTINGS

### 28340 BALKINS DRIVE



With planning commission-approved plans for an approximately 4,200 sq. ft. two-story, intelligently designed home, this property offers a lifestyle of distinction. The home will feature a three-car garage and sit on over an acre of land, adorned with majestic heritage oaks. This location is a nature lover's paradise, with a short stroll leading you to pristine open spaces with miles of trails for horseback riding, biking, and hiking. Country living, while close to Blue-Ribbon Las Virgenes Unified Schools, fine dining, the allure of Malibu beaches, and all the amenities that exemplify the coveted "Good Life" of Old Agoura. \$750,000

### 5550 PARTRIDGE COURT



Tucked away on a serene North Ranch Cul-de-sac, this charming home offers the utmost in privacy and tranquility. As you step inside, you'll be greeted by an abundance of natural light. Sale subject to court confirmation and overbid. \$2,345,000.