

# Happy Trails Newsletter™

## Serving Melody Acres

November 2010



### Melody Acres Sales Activity

#### 2010 Home Closings

Address	#Beds/Baths	House Size	Lot Size	List Price	Sold	Closed	Days
6035 Calvin Avenue	3 bed / 3 ba	2,600 sq. ft. / 16,160 sq. ft.		\$ 829,900	\$ 775,000	01-27-10	101
6053 Calvin Avenue	3 bed / 3 ba	2,824 sq. ft. / 24,037 sq. ft.		\$ 699,000	\$ 687,000	01-29-10	58
6046 Melvin Avenue	2 bed / 1 ba	1,032 sq. ft. / 21,780 sq. ft.		\$ 580,000	\$ 580,000	03-23-10	7
5807 Calvin Avenue	4 bed / 3 ba	3,100 sq. ft. / 25,940 sq. ft.		\$ 999,999	\$ 925,000	03-24-10	62
5709 Shirley Avenue	2 bed / 1 ba	1,206 sq. ft. / 25,546 sq. ft.		\$ 600,000	\$ 585,000	04-20-10	261
6072 Shirley Avenue	3 bed / 3 ba	2,748 sq. ft. / 18,890 sq. ft.		\$ 750,000	\$ 650,000	05-07-10	7
6116 Melvin Avenue	6 bed / 4 ba	3,047 sq. ft. / 21,780 sq. ft.		\$ 450,000	\$ 480,000	05-15-10	8
6010 Calvin Avenue	3 bed / 3 ba	2,546 sq. ft. / 23,624 sq. ft.		\$ 895,000	\$ 840,000	05-15-10	47
5907 Shirley Avenue	4 bed / 5 ba	4,714 sq. ft. / 40,470 sq. ft.		\$ 899,000	\$1,005,000	06-07-10	11
5938 Corbin Avenue	3 bed / 2 ba	1,619 sq. ft. / 21,618 sq. ft.		\$ 580,000	\$ 580,000	06-24-10	42
6007 Melvin Avenue	2 bed / 2 ba	1,351 sq. ft. / 21,780 sq. ft.		\$ 479,900	\$ 500,000	07-29-10	13
19453 Oxnard Street	2 bed / 2 ba	1,243 sq. ft. / 33,434 sq. ft.		\$ 582,900	\$ 568,900	08-05-10	39
5708 Corbin Avenue	4 bed / 4 ba	2,350 sq. ft. / 20,730 sq. ft.		\$ 649,900	\$ 600,000	09-24-10	85
5706 Calvin Avenue	5 bed / 3 ba	3,042 sq. ft. / 43,568 sq. ft.		\$1,250,000	\$ 775,000	10-08-10	69
5740 Shirley Avenue	4 bed / 4 ba	2,705 sq. ft. / 21,780 sq. ft.		\$ 566,900	\$ 480,000	10-18-10	26

### Free Turkey Giveaway in Melody Acres

Want a chance to win a free turkey? Then watch your doorstep for the Annual Thanksgiving Turkey Giveaway flyer. Just clip and fill out the form, add a stamp and mail it to my office. The lucky winner will be called on Monday, November 22. Good luck to everybody!



## Monique Bryher

Broker-Associate / Realtor™

Residential and Commercial Real Estate Sales



[www.moniquebryher.com](http://www.moniquebryher.com)

Calif. Lic. #01766461

**Monique is a proud 17-year resident of Melody Acres**

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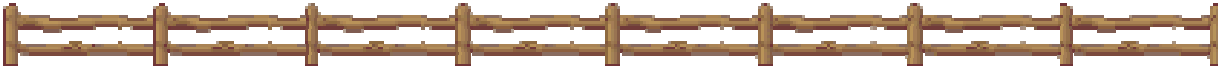
Call **818-430-6705** with any questions you have regarding your real estate needs.

Sales information is from the SRAR Multiple Listing Service and does not necessarily represent closed sales by this Realtor™

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## Time Running Out to Earn Tax Credits on New Garage Doors

Looking for a last minute tax credit? If you purchase by Dec. 31, you could save 30% (up to \$1,500) off the price of an energy-saving garage door.

Not only will you be adding curb appeal and value to your home, you will receive a federal income tax credit, which reduces your taxes dollar-for-dollar, as opposed to a simple deduction. Get more information at [GarageWowNow.com](http://GarageWowNow.com), a non-commercial home improvement resource for garage doors and garage door openers.

### Eligibility Requirements:

- The door must be an insulated residential garage door, installed on an insulated garage.
- The door must have a U-factor and a Solar Heat Gain Coefficient (SHGC) equal to or less than 0.30, even if the door contains windows.
- The door perimeter must have a means to control air infiltration.
- The door must be expected to remain in service for at least five years.
- The garage must be part of the taxpayer's principal U.S. residence.

## Blankets Needed for Homeless Dogs and Cats

Los Angeles area shelters are in desperate need of blankets and bottles of bleach so that animals don't have to sleep in cold, unheated cages. If you would be willing to launder a blanket or two and/or donate a bottle of bleach, I will pick them up and make sure they are delivered to the shelters.

## Legal Corner: Trees on Neighboring Properties

Here's a common problem: your neighbor has a large shade tree bordering your property. The roots of that tree are growing on your side, perhaps causing damage by cracking your driveway or lifting up your fence. Can you remedy the problem by cutting the roots, even if it harms your neighbor's tree?

According to *Booska v. Patel* (1994), the answer is no. In this case, the appeals court overruled the trial court and stated that whatever rights a person has to manage his/her property, s/he must act reasonably. No person is permitted by law to use his property where damage to a neighbor is a foreseeable result.

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### Do You Have Credit Problems ?

- Legally remove credit card debt, medical bills, even short sales and foreclosures.
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"Plain-speaking horse sense for the benefit of our neighborhood"

Call **818-430-6705** if you would like to have a free property evaluation prepared.

Not intended as a solicitation if you are already working with a real estate professional