

Happy Trails Newsletter™

Serving Melody Acres

February 2011



“Plain-speaking horse sense for the benefit of our neighborhoods”



Melody Acres Has a Website!

It's long overdue, but Melody Acres now has a presence on the Internet. The new website features photos of our more traditional homes, gardens, farm animals and pets, postings of earlier copies of this newsletter and eventually a bit of neighborhood history as told by its long-time residents. Our neighbors are incredibly creative and talented, so there is a section about their businesses too. Look for news, updates and events as I hear about them.

www.MelodyAcresHomes.com

Protect Your Property Values:

Stop Commercial Development in Residential Neighborhoods *NOW*

Dear Neighbors:

In December, you read in this newsletters about the plan a developer has to tear up *3 acres'* worth of residential, RA-zoned property in Tarzana and convert it to a 156 person eldercare facility. The Tarzana Neighborhood Council approved this in November. David Garfinkle, President of the Tarzana Property Owners Association (TPOA) and a board member of the TNC says the developer/applicant wants to be exempted from “all planning and zoning restrictions, including the current zone, General Plan Land Use and Community Plan Designations and the Baseline Mansionization Ordinance”. If this project is approved by the Zoning Administrator, it's likely that *no neighborhood will be safe* in the City of Los Angeles from commercialization and the resulting increased traffic, intrusion and noise. That doesn't include the many months (or even a year or more) of noise, dust and havoc such heavy construction would entail.

Hearing Date

The Zoning Administrator has scheduled a public hearing on the developer's application on **Feb. 14, at 2:30pm** at the Marvin Braude Building, 1st floor, 6262 Van Nuys Blvd, Van Nuys. If you can attend the hearing, you will be a voice of common-sense for the preservation of our traditional neighborhoods and be doing yourself, your neighbors and your community a tremendous service. (continued next page)

Preserving our way of life demands us to sacrifice and pitch in!



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Monique Bryher

Broker-Associate / Realtor™

Residential and Commercial Real Estate Sales

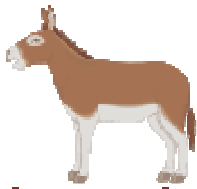


Monique is a proud 17-year resident of Melody Acres

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Would you like a complimentary property evaluation? Call me at **818-430-6705**



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(continued)

Sign the Petition Opposing Commercial Development in Our Neighborhoods

Whether or not you can attend the meeting, it is critical for us to *make our voices heard in large numbers*. Neighbors will be knocking on your door, asking you to sign copies of the petition opposing this unprecedented and outrageous threat to our peace, property values and animal-keeping rights. If you have not yet seen the petition, please call me and I will bring a copy to you.

Is Your Neighborhood Next to Be Plundered?

Market prices are already down anywhere from 20%-40% in the San Fernando Valley. Developers with cash are driving through neighborhoods, looking for foreclosed homes or homes in distress that they can buy less expensively than commercial property. The traffic, noise and presence of commercial operations in residential neighborhoods will force property values even lower if we can't *stop this madness now*. Please help.

Burglary Scam in Woodland Hills

from LAPD-Topanga Division

Burglary Suspects posing as DWP employees are attempting to enter homes in Woodland Hills, supposedly to check water leaks or other problems. Unless you have personally called DWP for work to be done, PLEASE, DO NOT LET THESE PEOPLE INTO YOUR HOME. Call 911 if they are at your house or in your neighborhood. If you have any information call the Topanga Station at (818) 756-4800.



Watch Out for Grant Deed Scams

In Los Angeles County, each month approximately 248,000 grant deeds are recorded by the Registrar-Recorder. Unfortunately, some homeowners have been victimized by con artists who have frightened them into thinking they need another copy of their grant deed and charging them \$175 or even more to provide a copy. Usually these solicitations are by mail and are official-looking.

You can order a copy of your grant deed directly through the Los Angeles County Registrar-Recorder's office and the total fees amount to \$12 on average. Contact the County Recorder at 213-974-1450 or on the Internet at <http://rrcc.lacounty.gov/> if you want to place an order.

Old World Style Stonework

Brick, Flagstone, Rolled River Rock

Creston Licha

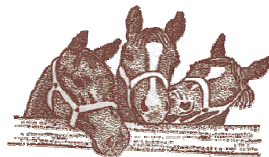
818-345-7598

Lic. No. 373514

Showcase home: 5651 Corbin Ave.

Support Your Neighbors' Businesses

www.MelodyAcresHomes.com



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Rickie Gole

818-344-7300

Did you know ??

If you list your home for sale with me *or* refer a friend to me who wants to make a move, I will donate 5% of my net commissions from that sale to the non-profit of *your choice* after close of escrow.