

Happy Trails Newsletter™

Serving Melody Acres

March 2011



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



Update on Commercializing of Our RA Properties

On February 14, the Zoning Commissioner heard the application by a developer Evan Levy to tear down 5 RA lots and build a 2-story, 3 acre eldercare facility. These properties are located in the horse property neighborhood behind the Red Barn. Levy sits on the Tarzana Neighborhood Council, which rubber-stamped his application. At the hearing, I presented over 125 signatures from neighbors opposed to this project.

Why should you care about commercialization in another neighborhood? Because if a precedent is set to permit commercial building in one RA neighborhood, other developers will successfully do the same in our neighborhood. This is why neighbors from the Red Barn neighborhood, Melody Acres, College Acres, Walnut Acres and even Shadow Hills-Sunland are uniting to fight this attempt to pick our pockets and disturb our peace.

At the hearing, the Levy's attorney admitted they had spied into the backyards of RA neighbors and then claimed the Levys could make better use of RA property by commercializing it. If hearing this doesn't make you madder than a wet hornet, I don't know what would!

How much would you like it if this or another developer wanted to build a 1 or 2 acre sober living facility here? Government/taxpayer subsidies for operators of these facilities make this a very profitable enterprise, much more so than the proposed eldercare facility. And it will be at our expense.

The decision of the Zoning Administrator, R. Nicolas Brown, will not be known for at least several weeks. Regardless of his decision, either the Levys or the neighborhoods will appeal to the full zoning commission.

If you have not yet signed the petition to oppose commercial building in RA neighborhoods, please contact me so that you can be counted among the many neighbors who have united to save our special way of life.

The case number for the application is ZA-2010-1694-ZAD-SPR-ZAI.

Councilman Dennis Zine at first appeared to support this development but his deputy said at the hearing that Zine was not going to support it. I think this was due to neighbor turn-out. Keep the heat on Dennis Zine: fax him at 818-756-9179 or email him and Jonathan Brand at Councilmember.Zine@lacity.org and Brand@lacity.org . Please send or email a copy to me so we can keep track of neighborhood opposition.



Monique Bryher

Broker-Associate / Realtor™

Residential and Commercial Real Estate Sales



Monique is a proud 17-year resident of Melody Acres

Calif. Lic. #01766461

www.MelodyAcresHomes.com

© 2007-2011 Happy Trails Newsletter™ is compiled and published by Monique Bryher.
Permission to reprint granted by written consent only.

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



Happy Trails Newsletter™

Serving Melody Acres

March 2011



Will Shutting Down Fannie Mae Affect Your Property Value?

It is no secret that both President Obama and Congress are on agreement on one subject: Fannie Mae and Freddie Mac, the government-sponsored entities (GSEs) are going the way of the dinosaurs.

Four other government programs designed to stem foreclosures are also headed to the chopping block: the Home Affordable Modification Program (HAMP), HUD's Neighborhood Stabilization Program, the Federal Housing Administration (FHA) Short Refi Program and the Emergency Homeowner Relief Fund, part of the Dodd-Frank Act. The key congresspersons spearheading the demise of these programs state the obvious: the programs are expensive, ineffective and are delaying recovery of the housing sector.

How will eliminating these programs affect home prices?

I believe that this will accelerate the number of properties that are being foreclosed, keeping a steady supply of short sales and bank-owned (REO) properties on the market for at least two more years. This is especially hurtful to homeowners with equity trying to cash out. In other words, home prices in many—if not most—communities in the San Fernando Valley will not be stabilizing or recovering in the near future.

If you are a retiree or homeowner who is counting on maximizing your gain, it will be more profitable to sell sooner rather than later. If home prices decline for two more years and then go through the traditional two years of stabilization (flat prices), that means it could take up to four years for a house not sold now to return to its current value. Why take that chance?

Next Month

5 tips on getting the upper hand to making your home sale successful while minimizing anxiety.

Neighborhood Nuisances . . . Fixing Them

Things we have accomplished by working together:

1. Repairing pot holes
2. *Closing down* group homes where illegal activity is occurring
3. *Closing down* businesses that are operating private sex parties and raves in homes
4. Removing dirt, rocks and other debris that have been dumped, especially on Martha Street

Organized Space LLC

Kitchen, Closet, Bath Design
Fine Home Organizing

Jennifer MacDowell
818-605-1186

Support Your Neighbors' Businesses

www.MelodyAcresHomes.com



Casa Vieja Contractors

Architectural Design
Complete Custom Homes

Mario Alatraste
818-335-0331
Lic. No. 931883

Did You know ??

If you list your home for sale with me *or* refer your 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.