

Happy Trails Newsletter™

Serving Melody Acres

April 2011



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



More Assaults Against Our RA Property Rights Group Homes

Councilman Greig Smith has written an ordinance to regulate the many group homes that are appearing in residential neighborhoods across the city. Although any ordinance must address all types of these businesses, it is the unregulated sober living homes and private “group homes” whose tenants are often convicts and/or transients that are causing problems for us. The operators of these homes use our tax dollars (alcoholics are considered disabled by the feds) to charge rent and cram up to 30 people into a 3 or 4 bedroom home. Do the math to see how much money they are making at our expense. Complaints range from increased crime to the residents doing drug deals or having sex in cars or in the yards of these properties. Obviously, the operators’ prime concern is more about making a lot of money than it is about being good neighbors.

Smith’s ordinance is not perfect, but a step in the right direction towards regulation. The L.A. City Council’s Planning & Land Use Committee (PLUM) heard testimony from both sides on April 4 and asked the L.A. City Attorney to present a formal draft of the ordinance to the full City Council for their vote. The decision, updates and a copy of the ordinance can be found on my blog under “Notices/Events” as they occur.

What We Must Do to Help Ourselves - the Big Picture

We need to set up phone trees and email trees to keep each other informed and to get the word out quickly about important hearings, votes, etc. Please consider calling or emailing me your contact information and if you’d be willing to call neighbors when information needs to be sent out. None of your information will be used for any purpose other than communicating these important issues to our neighbors.

Where Can You Learn More?

Check every week or two on my blog www.MelodyAcresHomes.com under “Breaking News (Blog)”. This newsletter is printed once a month but events and decisions obviously take place in between. The blog is updated frequently so that we all can keep current. I will post information about applications by developers and others that affect our RA property rights, squatter issues, hearing dates, decisions and contact information so that you can write and call in your opinions.



Monique Bryher

Broker-Associate / Realtor™

Residential and Commercial Real Estate Sales



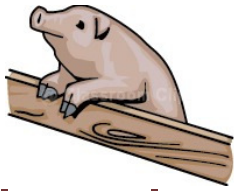
Monique is a proud 17-year resident of Melody Acres

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www.MelodyAcresHomes.com

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



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Melody Acres Home for Sale

6061 Shirley Avenue 4 bed / 3 bath 1,828 sq. ft. / 20,996 sq. ft. / pool \$675,000
listed by Monique

First time on the market in over 30 years. Great home to raise your family, move your relatives close by (some Melody Acres and College Acres residents own homes in both neighborhoods) or to rent out. Large deck with pergola, pool, beautiful rose garden next to the pool and well-maintained shade trees.

Call me for private showings or to find out when an open house is scheduled.
Please do not disturb the homeowner.

MANA Meetings & Block Party

The Melody Acres Neighborhood Association (MANA) is working on organizing a block party for our neighborhood. It has been 3 years since our last block party, so we are long overdue for socializing and meeting new neighbors. A block party requires a tremendous amount of upfront planning, not to mention a lot of work on the day it is held, so volunteers are definitely needed. Please call Alisa Kinori 818-642-2964 (cell), 818-578-3135 (home) or email her at alisa.kinori@gmail.com.

TNC By-Laws - Changes

The Tarzana Neighborhood Council (TNC) has made proposed changes to its by-laws, for which it will vote at its Board meeting on April 26.

Many homeowners in Melody Acres and other Tarzana neighborhoods believe that TNC cares more about advancing a pro-developer agenda rather than preserving neighborhood character in RA-zoned neighborhoods. Given that, all of us in Melody Acres should keep a close watch on the TNC. For example, TNC strongly supported the application by a developer who sits on their own board to tear down 5 large RA lots in order to build a 2-story, 3 acres 160 person eldercare facility. Does that sound like they care about our property values? Do you think they would have even considered this application if the location were south of Ventura Boulevard?

Read the proposed Amended By-Laws on the TNC website: <http://tarzananc.org/> (right side of home page)

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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.