

Happy Trails Newsletter™

Serving Melody Acres

July 2011



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



MANA Gets a New Board

The Melody Acres Homeowners Association (MANA) has been practically dormant for the past few years. Thanks to the commitment of neighbors who want to preserve our special neighborhood, MANA is being revived and we are back on track.

Orange flyers were distributed to every home to invite each homeowner or renter to vote for the new board. The election was June 29 at the community room for Woodcrest School on Tampa Avenue. Every person who was present was given a ballot with the slate of prospective board members. Each candidate was given an opportunity to speak about his or her professional background and love of Melody Acres.

The new board members are as follows:

Janet Baas / Liz Chaneske / Dave Garfinkle / David Green / Alisa Kinori
Michael Olenick / Eileen Rabach / Stan Saucier / Terry Saucier

When they hold their first board meeting, the new MANA board will elect their positions, e.g., Chair, Treasurer, Secretary, etc. It's been three years since Melody Acres has held a block party, so that item will be high on the agenda.

Upcoming E-Waste Collection Event

"Smile on Seniors" volunteers have been visiting senior citizens since 2008. Their charity is working hard to recruit more volunteers so they can visit more seniors who are alone.

On July 24th, there will be an e-waste collection at Chabad of Northridge 17142 Devonshire St.

Items you can recycle are batteries, cell phones, old printer cartridges, printers, old TVs and computers. Also cans and aluminum bottles.

Smile on Seniors gets 15% of the proceeds from the collection.

If you are unable to attend this event but have items you'd like to donate to help this non-profit that honors our senior citizens, please call me. I can pick up the smaller items from you (not computers, TVs).



Monique Bryher

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Residential and Commercial Real Estate Sales



Monique is a proud 17-year resident of Melody Acres

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California Market Report

June 2011	Current Period	Last Period	Last Year	Month-to-Month Change	Year-to-Year Change
Existing Home Sales	499,830	514,660	476,150	-2.9%	5.0%
Median Homes Price	\$293,570	\$286,510	\$307,000	2.5%	-4.4%
Unsold Inventory Index	5.4 Months	5.3 months	4.9 months	1.9%	10.2%
Median Days on Market	53.0	56.7	37.4	-6.5%	41.7%
30-Year Fixed Mortgage	4.84%	4.84%	5.10%	0.00%	-.26%

Cost vs. Price:

What Home Sellers Need to Know from the Buyer's Perspective

We are all familiar with the term "PRICE" when buying a home; however, we may not be as familiar with the term "COST" of buying a home. The COST of buying a home factors into both the PRICE and the mortgage interest rate.

Less than ten percent of buyers can purchase a home for all cash, then PRICE is the most important factor. However, for most of the remaining 90% of buyers, the COST is most important when it comes to buying a home. This is because the affordability of the monthly out-of-pocket expense for a home is more critical than what is actually paid for it.

Mortgage rates are currently the lowest they have been in 50 years. We have to go back nearly a decade (2001) to find home prices as low as they are today. This translates into a very low COST housing market.

Note that predictions by Fannie Mae, Freddie Mac, and the National Association of Realtors® are that mortgage rates will increase nearly a percent within the next twelve months.

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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.