

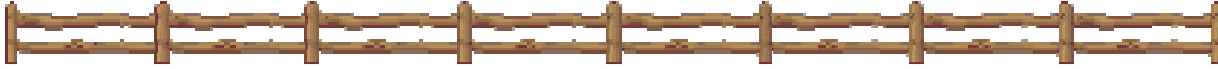


Happy Trails Newsletter™

Serving Melody Acres

October 2011

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



Come to the Melody Acres Block Party !

It's been four years since Melody Acres has had a block party. Hold your horses, though, because the dedicated board members of the Melody Acres Homeowners Association (MANA) have been hard at work planning an event that will attract not only property owners and renters but those who would love to experience life in our one-of-a-kind neighborhood.

Likely events include a tee shirt tie-dye, moon bounce, face-painting, petting zoo, chili cook-off (contest), hamburgers, cold drinks and games, among others. There will also be live music.

This event is also a **potluck**, so if you are known for a special dish, we would love it if you would prepare and share it on this special day with your neighbors.

We might also have booths where Melody Acres residents sell their crafts and the “farmers” among us sell excess produce we have grown. Please check with Alisa (below) for more information

Date: October 23

Time: 11am - 4pm

Location: Shirley Avenue between Oxnard and Hatteras

Volunteers are needed to help set-up and to break-down tables and booths.

Email Alisa Kinori: alisa.kinori@gmail.com to volunteer.



Monique Bryher

Broker-Associate / Realtor™

Residential and Commercial Real Estate Sales



Monique is a proud 18-year resident of Melody Acres

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New Law Requires Carbon Monoxide Detectors in Homes

As of July 1, 2011, the Carbon Monoxide Poisoning Prevention Act (Senate Bill SB-183) requires all single-family homes with an attached garage or a fossil fuel source to install carbon monoxide alarms within the home by July 1, 2011. Owners of multi-family leased or rental dwellings, such as apartment buildings, have until January 1, 2013 to comply with the law.

It is important for us to consider putting in these carbon monoxide alarms now because with the cold weather coming, we tend to button up our houses, losing the fresh breezes we so enjoy during the rest of the year.

What is Carbon Monoxide? Carbon Monoxide is a colorless, odorless gas that is produced from heaters, fireplaces, furnaces, and many types of appliances and cooking devices. It can also be produced by vehicles that are idling.

What is the effective date for installing a CO device? For a single-family dwelling, the effective date is July 1, 2011. For all other dwelling units, the effective date is January 1, 2013.

Where should CO devices be installed in homes? They should be installed outside each sleeping area of the home including the basement. Follow the manufacturer's installation instructions.

Are CO devices that are required by SB-183 to be installed in each room? No. They are required by SB-183 to be installed outside of each sleeping area. For maximum protection against CO gas, it is recommended that a CO device be installed in each sleeping room.

Are CO devices required to be approved by the State Fire Marshal? Yes. SB-183 prohibits the marketing, distribution, or sale of devices unless it is approved and listed by the CSFM.

If someone has a CO device that is not listed by the CSFM prior to the law, can they maintain it or does it have to be replaced? Existing CO devices installed prior to July 1, 2011 may continue to be utilized.

Questions regarding carbon monoxide devices may be addressed to Deputy Mike Tanaka at (916)445-8533 or miketanaka@fire.ca.gov.

Courtesy of the California State Fire Marshal (CSFM)

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Do you have a favorite non-profit, one that is close to your heart? 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 to the non-profit of your choice after close of escrow.

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