

Happy Trails Newsletter™

Serving Melody Acres

January 2012



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



Massive Eldercare Facility in RA Neighborhood Approved by Zoning Administrator

In a slap-in-the-face to the rights of property owners, Zoning Administrator R. Nicolas Brown has approved the construction of a 3-acre eldercare facility in Tarzana. Brown took more than *10 months* to make his decision, perhaps hoping that the chorus of neighbors ranging from the affected RA neighborhood to Melody Acres, College Acres and Walnut Acres would somehow lose their passion to protect our precious properties.

The applicant for this massive commercial undertaking is Evan Levi, who is a board member of the Tarzana Neighborhood Council (TNC). Levi and his family own the seven RA lots, which would be destroyed in order for them to build the almost-200 person facility. TNC unanimously approved the Levi family's application.

An appeal has been submitted by David Garfinkle, President of the Tarzana Property Owners Association, citing numerous errors of fact in Brown's finding. You can read the appeal letter on my blog www.MelodyAcresHomes.com. Look under “Notices/Events” and then “ZA Approves Massive Commercial Project.” A copy of Nicolas Brown's report can also be found under “ZA Brown Ruling.”

Garfinkle's appeal states that the erection of the eldercare facility would “degrade” the “viability” of area single family homes, several times larger in square footage than what is allowed in the Baseline Mansionization Ordinance and it is not in “the best interests of the surrounding properties or neighborhood.” He also references the National Association of Real Estate Investment Trusts, which states there could be overbuilding of such facilities, that many current ones have vacancies and that many are unaffordable to prospective residents.

*** Note: The PLUM Committee approved a 76-person eldercare facility that would be located on the edge of Walnut Acres, at Fallbrook Avenue and Erwin Street. Almost 100 Walnut Acres' property owners showed up in force at the Woodland Hills Neighborhood Association's meeting January 11 to not only oppose this development, but to chastise the WHNA board for having a secret meeting with the developer / applicant without notifying. The board voted subsequently to oppose the development. The developer will file an appeal with the South Valley Planning Commission, which will hold a public hearing. ***

Attention Property Owners: all of us must work together to stop this encroachment on our property values and the peaceful enjoyment of our homes and neighborhoods. To be notified of future hearing dates, please call me at (818) 430-6705 to be placed on an email list or a phone tree.



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Monique is a proud 18-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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Melody Acres Sales Activity

2011 Home Closings (final)

Address	#Beds/Baths	House Size	Lot Size	Type	Sold	Closed	Days
5950 Melvin Avenue	4 bed / 3 ba	3,494 sq. ft. / 20,070 sq. ft.		Short sale	\$ 650,000	03-28-11	457
19324 Oxnard Street	3 bed / 2 ba	1,712 sq. ft. / 10,519 sq. ft.		Standard	\$ 390,000	04-20-11	54
19339 Hatteras Street	4 bed/ 3 ba	1,828 sq. ft. / 21,000 sq. ft.		Short sale	\$ 468,000	05-13-11	1
6021 Melvin Avenue	2 bed / 1 ba	1,719 sq. ft. / 29,616 sq. ft.		Short sale	\$ 520,000	08-12-11	13
5922 Corbin Avenue	4 bed / 3 ba	1,963 sq. ft. / 22,211 sq. ft.		Standard	\$ 480,000	08-19-11	74
5642 Melvin Avenue	3 bed / 2 ba	2,387 sq. ft. / 17,610 sq. ft.		Short sale	\$ 475,000	10-20-11	192
5845 Melvin Avenue	3 bed / 2 ba	2,779 sq. ft. / 22,254 sq. ft.		Standard	\$ 825,000	10-28-11	56
6061 Shirley Avenue	4 bed / 3 ba	1,828 sq. ft. / 21,000 sq. ft.		Standard	\$ 570,000	12-30-11	198
6028 Calvin Avenue	4 bed / 3 ba	4,195 sq. ft. / 21,438 sq. ft.		Bank owned	\$ 685,000	12-30-11	13

Welcome to our new neighbors!

New Property Tax Law Benefits Seniors and the Disabled

Counties can elect to participate in a County Deferred Property Tax Program that allows senior and disabled citizens to defer payment of property taxes owed. If the claimant who applies is eligible, and the county's Property Tax Deferral Fund has adequate funds, the county treasurer or tax collector may defer property taxes for a claimant's residential dwelling for that fiscal year. The amount of deferred tax plus interest shall be secured by a judgment lien as specified.

Assembly Bill 1090 (codified as Cal. Gov't Code §§ 20800 et seq.)

The new law was effective January 1, 2012.

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