



Happy Trails Newsletter™

Serving Melody Acres

June 2013

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



Melody Acres Sales Activity

Latest Home Closings

Address	#Beds/Baths	House Size	Lot Size	Type	Price	Closed	Days
5907 Calvin Avenue	4 bed / 2 ba	1,712 sq. ft. / 22,505 sq. ft.		Short Sale	\$ 439,000	04-10-13	59
5925 Calvin Avenue	3 bed / 2 ba	1,381 sq. ft. / 21,780 sq. ft.		Standard	\$ 620,000	04-10-13	67
6102 Melvin Avenue	3 bed / 1 ba	1,273 sq. ft. / 21,780 sq. ft.		Short Sale	\$ 330,000	04-24-13	46
5826 Shirley Avenue	5 bed / 4 ba	3,425 sq. ft. / 17,874 sq. ft.		Standard	\$1,005,526	04-25-13	73
6051 Melvin Avenue	2 bed / 1 ba	1,248 sq. ft. / 21,472 sq. ft.		Standard	\$ 546,000	05-30-13	5

In Escrow

6020 Melvin Avenue	3 bed / 2 ba	1,650 sq. ft. / 21,779 sq. ft.		Standard	\$ 758,000	Monique's listing	
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Do You Want to Pay More Property Taxes?

California legislators are pressing harder to remove the protections against excessive property taxation that were put in place since 1978 following the passage of Proposition 13 by votes.

Last week, the Senate Committee on Governance and Finance approved all six of the anti-Prop 13 proposals sent to their Committee.

What should alarm you is that all of the bills would gut one of the most important protections of Proposition 13 — the *two-thirds* vote requirement for additional “add on” parcel taxes. These “add on” parcel and bond taxes are *on top* of the property tax homeowners already pay under current law.

The six bills are designated as “SCAs” standing for “Senate Constitutional Amendments.” The Legislature itself cannot change the constitution *without voter approval* so the issue for each of these “SCAs” was whether they should proceed through the legislative process and appear on the ballot as partial *repeals* of Proposition 13, which is part of the California constitution.

Stay tuned on this issue of critical importance to homeowners.



Monique Bryher

Broker-Associate / Realtor ®



Monique is a proud 19-year homeowner in Melody Acres

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Are you thinking about selling your home? Call me! ==> **818-430-6705**

Fannie Mae Says Consumer Confidence in Home Prices is at Record Levels

Reports of strong home price gains drove confidence in the housing market up to record levels in May, Fannie Mae said in a press release.

According to the its May 2013 National Housing Survey, Americans expressed record confidence in price gains. Fifty-five percent of respondents said they believe prices will go up in the next year. Only 7 percent of respondents in the survey expect prices to drop, the lowest level since the survey's inception.

In addition, the average 12-month home price change expectation was 3.9 percent, the highest level in the survey's history and a leap over April's 2.7 percent forecast.

Consumers are also much more confident about general market conditions. The share of survey takers who think that now is a good time to sell a home reached a record high of 40 percent, an increase of 10 percentage points, while the share of those saying now is a good time to buy moved up 5 percentage points to its own record high of 76 percent.

FHA Charging Extra Interest on Mortgage Pay-offs

Pressured by consumer protection regulators, the Federal Housing Administration is expected to end one of its most controversial practices: charging borrowers interest on their home mortgages for weeks after they've paid off the entire principal balance.

The FHA policy of collecting a full month's worth of interest — often hundreds of dollars extra — even when borrowers pay off their loans at the beginning of the month. For instance, if you pay off your FHA loan July 3 to buy a new house with a conventional mortgage, the FHA will demand interest charges on your mortgage through July 31, collecting it out of your settlement proceeds. Of course, they hope you don't notice

... Don't Horse Around ...

**Selling your home?
Have relatives who want to buy?**

Call 818-430-6705



**Monique Bryher
Broker-Associate / Realtor®**

www.MelodyAcresHomes.com

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