



BEVERLYWOOD AREA NEIGHBORHOOD NEWS

DAN MAY

DANMAYREALESTATE.COM

beverlywood castle heights cheviot hills crestview la cienega heights regent square reynier village south robertson

www.DanMayRealEstate.com

June 2009

www.BeverlywoodHomeValues.com



Dan May
Keller Williams
Santa Monica
Realtor®

Office: 310.482.2110

Cell: 310.739.8647

Dan@DanMayRealEstate.com

MANDATORY WATER CONSERVATION STARTED JUNE 1ST BE INFORMED OR BE IN FOR A BIG \$\$\$URPRISE

Please be aware that the LA City Council has instituted new water usage laws that went in to effect on June 1 2009. They are mandating several changes:

You now have different "tier" pricing on water. Tier 1 pricing is the normal rate. Tier 2 pricing is a higher rate that you will be charged if you go over your tier 1 allotment.

You can only use your sprinklers on Mondays and Thursdays or Saturdays before 9am or after 4pm, otherwise you will be subject to fines from the "Water Patrol". Yes your neighbors can turn you in. However you can hand water your lawn any time.

You must reduce your water usage by 15%.

"LADWP will begin enforcement of the water use ordinance through its Drought Buster Team. Under the new ordinance, the Drought Busters will begin issuing citations to offending property owners or occupants. First-time offenders will get a warning, but repeat offenders will be

fined on a sliding scale depending upon the rate and magnitude of the waste. "

"The proposed changes in the new ordinance include doubling existing fines for residential customers from \$50 for a first offense to \$100 and quadrupling existing fines from \$50 to \$200 for a first offense for large customers, including businesses."

My recommendation is to sign up for a web account at www.ladwp.com. You will need a copy of your DWP bill to get the CAN number at the top of the bill. You need to understand how many HCF (hundred cubic feet) of water you are currently using and what your new HCF target is. The bottom line is that you will be charged a premium of \$5.19 for every HCF you go over your allotment. This is going to have a significant impact on your water bill if you are not careful.

Check the DWP website out for more information. Call me at (310) 482-2110 if I can help you with anything.

<http://www.ladwp.com>

Important Dates

- **June 6 - SORO Festival on Robertson Blvd. 12pm - 5pm**
- **June 13 & 14 - Playboy Jazz Festival at the Hollywood Bowl**
- **June 25 - 7:30pm Santa Monica Pier Summer Concert Series Begins**
- **July 4 - Happy 233rd Birthday U.S.A.**
- **July 7 - 7:30pm Culver City Music Concerts at City Hall**
- **Sept. 7 - Labor Day**

NEIGHBORHOOD NEWS

Market Update:

12 homes sold in the Beverlywood and Adjacent area during the entire month of May 2009 according to the MLS. The homes that sold were on the market for an average of 69 days and sold for 96.14% of their original asking price at an average of \$503 per sq. ft. of living space. The low price was \$449,000 and the high was \$2,475,000. There are 49 Single Family homes now for sale in the Beverlywood area, and 32 now in escrow. Sign up for your personal Market Snapshot by visiting the new Beverlywood exclusive website: www.BeverlywoodHomeValues.com

NEIGHBORHOOD BUSINESS DIRECTORY

Estate Services

Treasures Estate Services
(310) 418-8203

Child Care

Linda's Licensed Child Care
(310) 836-5147

Flooring

Willie's Flooring Services
(310) 837-6712

Electrical Service

I B Electric
(310) 271-9588

Rooter Service

Paul
(310) 621-8786

General Contractor

Precision Construction
(310) 497-5438

Antique Textile Restoration

www.antiquetextileclinic.com
(310) 836-3252

Save a Life - Learn CPR

SantaMonicaCPR.com
(310) 837-3820

PartyLite Candles & Gifts

www.partylite.biz/candleking
(310) 559-6996

Tankless Water Heaters

Omdan Plumbing
(310) 600-7755

Day Care

Infants and Toddlers
(310) 559-0697

Complete Construction

Rich Sands
(310) 415-7312

HOT BUY!!! - COMING SOON

**8964 Kramerwood Place
West Los Angeles**



Bedrooms: **3**
 Bathrooms: **2**
 Area: **(9) - Beverlywood**
 Square Feet: **1700**
 Lot Size: **5500**
 Year Built : **1941**

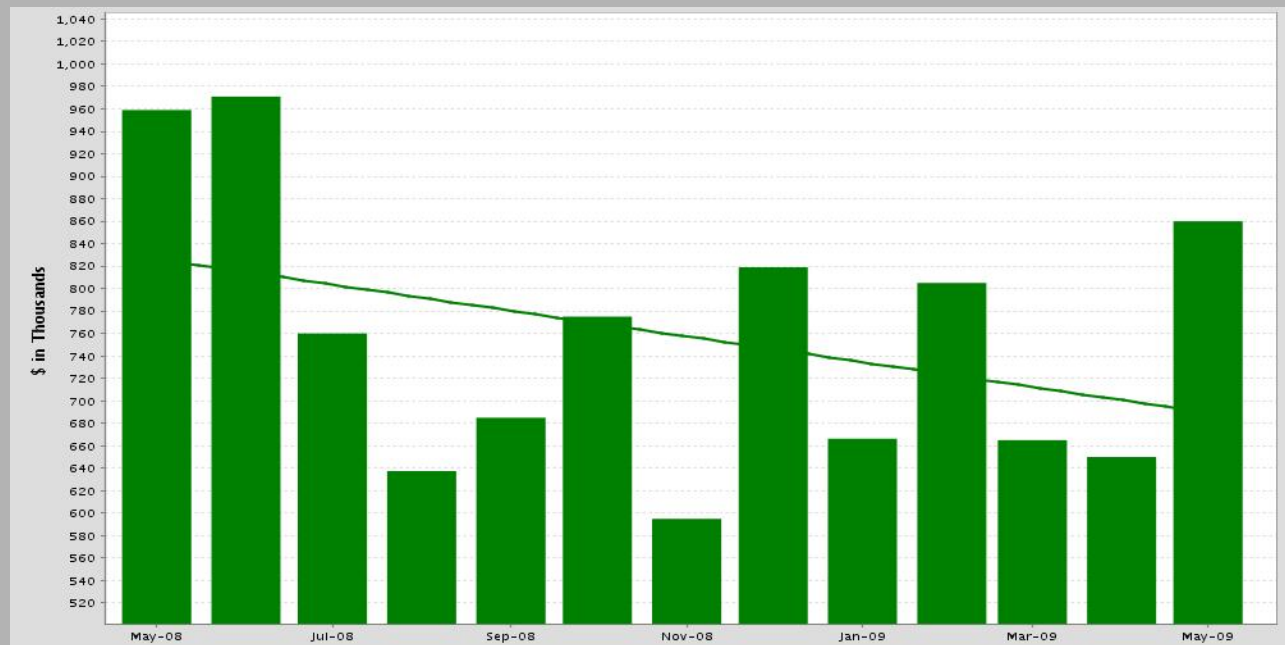
This lovely, well maintained home boasts hardwood floors, a newly updated kitchen with granite counter tops, stainless steel appliances, and updated electrical service. It's conveniently located near downtown Culver City, light rail, & close to freeway access and lots of shops and dining. For open house schedule and more details call (310) 482-2110.

MARKET ACTIVITY REPORTS

Dan May

Median Sold Price by Month
 May-08 vs. May-09: The median sold price is down 10%

The MLS/CLAW™



May-08 vs. May-09

May-08	May-09	Change	%
959,000	860,000	-99,000	-10%



MLS: CLAW Time Period: 1 year (monthly) Price: All Construction Type: All Bedrooms: All Bathrooms: All

Property Types: Single Family Residential
 MLS Areas: 9

Statistics are based on closed MLS transactions. Each closing generates one transaction side only.



If you're considering listing your property,
 or if you'd simply like more information
 about what your home is worth,
 give Dan May a call today.



Office 310.482.2110
 Mobile 310.739.8647
 Fax 310.626.8734
 Dan@DanMayRealEstate.com
 www.DanMayRealEstate.com
 DRE 01069168