

# Agua Dulce Living

ISSUE 3 • ESTABLISHED 2005 TO KEEP YOU INFORMED • Jan. 2006

## Happy New Year!

I hope you all had a Merry Christmas, Happy Hanukah or whatever non denominational gift exchanging holiday you participated in. And I wish you all a very happy and prosperous 2006!

Is it just me or do think it's weird not having the Rose Parade on January 1<sup>st</sup>? I just can't get used to it.

For those of you who thought I might be prone to exaggeration or over statement here's proof that Agua Dulce has its own personal Santa Claus. Yes, that is Al's real beard.



*Santa Claus (aka Big Al) & Murphy*

Here in Agua Dulce, most of the homes are built on 2 ½ to 5 acre parcels. That's a nice size piece of property with plenty of room for horses, barns, arenas, motorcycles, motocross tracks, tractors, trailers, quads or any number of toys one might have. The down side to

having a lot of property is it's also a lot of work.

In order to keep your land free of weeds and scrub, which are major fire hazards, most people have a tractor. A lot of us live on dirt roads or have long dirt driveways and a tractor is essential in maintaining your road and keeping it clear and free of ruts.

After a big rain, you'll see men all over town out on their tractors. It's hard work, the men say, but they do it without complaint to keep their families safe. Secretly, I think they love it! It gives our manly men a chance to get in touch with the 12 year old boy trapped inside.

Who doesn't just love those big powerful earth moving machines! Why, songs are even written about it. I'm sure you've heard Kenny Chesney's big hit, "She Thinks My Tractor's Sexy". Well, I can't help it, I just do.



*Cowboy Shane and his 1975 Kubota*

If you don't have a tractor or if it's down for some reason, you just make a phone call. A few years back a friend of mine had a Back Hoe business. One dark and stormy night his phone rang about one in the morning. A neighbor's horse had died suddenly and he wanted to have it buried before the kids woke up. So, off my friend went in the dead of night in the pouring rain to bury a horse and save the children from surely being traumatized. Pretty neighborly.

While the men are out making our world safe the women are busy making it a better place. It's the women in town who organize and plan most of our special events and are responsible for much of the local entertainment. The women are the glue that holds our community together.

In particular the ladies in the "Women's Club" work tirelessly to raise money for scholarships for deserving kids, they hold fund raisers and almost every year they put out a little cookbook.

Recently the Women's Club put on the best fund raiser of the year; the 12<sup>th</sup> annual "Parade of Tables" luncheon. Fifteen tables were set, each with a different theme. The women go all out on their table settings and their sense of style and imagination is truly remarkable.

↘ Mary ↙

↘ Me ↙



*Mary Johnson and her guests at the Parade of Tables*

I was a guest at Mary Johnson's table; her theme was "Cowgirls Just Want to Have Fun". We all dressed up in our best cowgirl duds and our table was covered with western artwork and memorabilia, everything from cowboy boots to ropes. It didn't hurt that she also served us frosty Margarita's.

"How the West Was Won" was Dawn Kimball's theme. Her table was an old west poker table, complete with playing cards, poker chips, and lanterns, knocked over beer bottles, full bottles of Jack Daniels, cigars and candy cigarettes for everyone. A couple of the gal's even tarted up in old fashioned "saloon girl" outfits.



*Dawn Kimball*

Now don't go thinking we're just a bunch of chain smoking, hard drinking, and raucous red necks, there were 13 other tables! We do have a classy side and some of the other table themes were "The Beauty of Christmas", "Candy Castle", "King Tut", and "Wedding Cake" just to name a few.



*Cindy Alleman & Tessa Moore*

Marisol Jenkins & Raquel Mejia hosted the "Fountain of Chocolate" table with a real fountain of flowing chocolate! We were able to negotiate a trade of Margarita's from our table for melted chocolate fondue and fresh fruit from theirs. You see life is all about balance.



*Marisol Jenkins & Raquel Mejia*

We were entertained by Barbara Evans Harmonic Bronze Handbell Ensemble. Now I know that might sound a little hokey but they really do make beautiful music with their assorted sizes of hand bells.

A delicious lunch was prepared and served by the students at Vasquez High School Mustang Catering under the direction of Wendy Barnes.

To raise money for scholarships, local business's and individuals donated a plethora of gift baskets and gift certificates. Raffle tickets were sold and each item was given out in a drawing at the end of lunch. Everyone had great time and did something worthwhile for

our community. Agua Dulce Living is all about balance.

*Marilyn Garner*

### *Agua Dulce Vineyards*



*Don MacAdam on his Kubota*

It's hard for me to imagine that for most of Don's life before the winery, he wore a suit and tie everyday. That is just not the Don I know. When Don is not in the office at the vineyard you'll most likely find him roaming the fields on his Kubota tractor or in the little green Gator.

Born in Woodland Hills, Don grew up in Southern California. After graduating with a B.S. in Finance from UC/Berkeley, he moved back to the Los Angeles area, eventually developing and selling real estate.

Don says "I had always loved the idea of farming, of growing things, but had kept the idea in the back of my mind as something that maybe I'd try in retirement. And then suddenly there was this property just sitting there and I figured, why not at least look into it".

The rest, as they say, is history. "This is a very creative, interesting business" he says, "but it's like having a new baby - you've got to watch it constantly. Developing and selling real estate can be rewarding, but it's a long process from the time land is first purchased to the time homes are sold. With the winery, all I need to do is drive the tractor out in the vineyard, and I can see the results every single day".

Luckily for the rest of us, we get to taste the results every single day!

Give the Vineyard a call at 661 268-7402 or visit their website to see what special things they have planned.

### *Agua Dulce Airport*



*Dave Aiello and his life long dream!*

Local resident Dave Aiello has realized his life long dream of owning an airplane. Here he is with his 1964 Piper, Cherokee 235.

Dave, his flight instructor Raz Bogg, Larry Sellsnick and Ted Gandy all took off in Sellsnick's new Cirrus and flew the 1200 miles to Pierre, South Dakota to pick up the Cherokee. On the way there they flew 500 feet and 1/2 a mile away from Mount Rushmore and Crazyhorse. How cool is that!

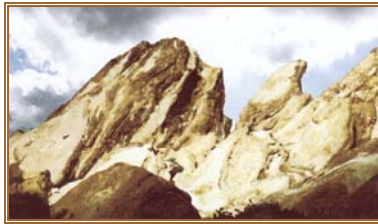
Bad weather on the trip home forced them to detour an extra 500 miles and spend the night in Sedona, Arizona. But they all arrived safe and sound at the Agua Dulce Airport, just a day late.

On the 2<sup>nd</sup> Sunday and 4<sup>th</sup> Saturday of each month the Airport has vintage aircraft on display and you can check out Dave's plane along with the others on display. To be considered vintage the airplane must be over 40 years old. I guess that makes me vintage too! I hate it when that happens.

Not much new to report about the Airport. The December 14<sup>th</sup> public hearing regarding the airport modification process has been continued to January 11<sup>th</sup>, 2006.

If you have any questions or need more information you can reach the L70 Airport direct at 661-268-8835.

### *Vasquez Rocks Park*



The Los Angeles County Department of Parks and Recreation has some very interesting programs in the Vasquez Rocks natural area for you to enjoy in 2006!

**Ranger Led Hikes:** 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> Sundays of the month at 11 a.m. Learn about the geology, history, plant and animal life of the park.

**Healthy Hike:** The first hike begins January 3<sup>rd</sup>, 8-9 a.m.

**Moonlight Hike:** Ranger led hike through the park, Friday, Jan 13<sup>th</sup>, 5-6 p.m.

**Star Party Program:** With the "Local Group", telescopes will be set up for public viewing. Feb 25<sup>th</sup>, from dusk to 11:30 p.m.

**Live Bird of Prey Presentation:** First Sunday of every month at 11 a.m. Meet and learn about the local birds of prey.

On a sad note there will be a public memorial service held at Vasquez Rocks Park on January 7<sup>th</sup> at 11:00 a.m. to honor local long time resident Darrell Redmond who passed away on Christmas Eve. Refreshments will be served.

For more information: please call Dee Dee Fernandez at 661 268-1974 or Cindi Pattison at 661 269-1149.

### *Local Real Estate Featured Properties*

#### *35406 Wyse Road*



***\$400,000***

**FIXER UPPER!!** Here is an opportunity to own a great piece of property in Aqua Dulce near the Vineyard. Owner will not warrant anything, this is a complete remodel. But when you rehab it you gain sweat equity. This 2,240 square foot home was built in 1968 and is listed as a 2 bedroom (a third bedroom is not on the record), 2 bathrooms. Property is just under one acre and fenced. Huge workshop and garage in back. Wetwell. Horse property. Owner will carry with good down, prefers cash. Call me for more information.

#### *9200 Old Stage Road*



***\$849,000***

Gorgeous custom horse ranch nestled in the hills of Agua Dulce on 2.2 acres with direct access to Vasquez Rocks Park. This 2,072 square foot, 3 bedrooms, 2 bath

home was built in 1991 and includes granite countertops, tile floors, skylights, double fireplace, sunken tub, and plantation shutters.

Horse facilities include 4 stall breezeway barn, 3 stall Mare Motel, 60' round pen, arena, tackroom and washrack.

Sit back on the covered porch and just enjoy the view!

## *California Real Estate*

Real Estate Article from Inman News, Thursday, December 29, 2005.

### **California real estate prices expected to rise 10% next year**

#### **Realtor group forecast also calls for slight dip in sales**

California Association of Realtors announced some key housing market statistics from 2005 and a look ahead to 2006:

Sales of detached, existing single-family homes are expected to reach 635,000 in 2005, an increase of 1.8 percent over last year's record sales of 624,700. Sales are anticipated to decline by 2 percent in 2006.

This year will be a record year for home prices. The median price of a single-family home in California crossed the \$500,000 threshold for the first time in April 2005. The annual median is expected to reach \$523,150 in 2005 and increase 10 percent to \$573,500 in 2006.

The median price of a single-family home increased by double-digits for the fourth consecutive year in 2005, though the pace of price appreciation slowed from the 18 to 21 percent annual gains of the previous three years to 16 percent in 2005.

CAR's Unsold Inventory Index averaged 3.3 months in 2005. Inventory levels are expected to rise moderately in 2006 but will remain low by historic standards, fueling continued price appreciation in the California market, according to the association's forecast.

The interest rate for a fixed-rate mortgage remained below 6 percent for much of 2005, only surpassing 6 percent in the last months of the year. For all of 2005, the fixed-rate mortgage averaged 5.8 percent. In 2006, the interest rate for the FRM is projected to increase but remain low by historic standards in the low- to mid-6 percent range.

The interest rate for a one-year adjustable-rate mortgage averaged 4.5 percent in 2005, finishing just over 5 percent at year-end. The interest rate for the one-year adjustable-rate mortgage is expected to remain within the low- to mid-5 percent range during 2006.

With home prices reaching record levels, more home buyers extended themselves financially in 2005 by utilizing alternative loan products. The share of home buyers who used adjustable-rate and hybrid loans increased from 11 percent in 2003 to 43 percent in 2005, while the share of fixed-rate loans dropped from 89 percent in 2003 to 57 percent in 2005. The last time more than 40 percent of home buyers used adjustable-rate loans was in 1994.

Fannie Mae and Freddie Mac increased the single-family conforming mortgage loan limit from \$359,650 this year to \$417,000 in 2006, which could benefit more than 28,590 families in California. However, the increase in the loan limit is still far too low to benefit most home

buyers in California, as the median price of a home in California is 29 percent higher than the new loan limits. Nineteen counties in California have a median home price above the new limit.

Internet use by home buyers and sellers continued to climb in 2005. Based on CAR's "Internet Versus Traditional Buyers Survey," the percentage of home buyers using the Internet increased from 56 percent in 2004 to 62 percent in 2005.

The share of sellers who used the Internet in their home-selling process surpassed 50 percent for the first time, rising from 47 percent in 2004 to 57 percent in 2005, according to CAR's "Survey of California Home Sellers."

## *Contact Information*

For more information or for any of your Real Estate needs please feel free to contact me direct or visit my website.

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**Agua Dulce Vineyards**

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**Agua Dulce Flower Finesse  
By Marisol Jenkins**

33336 Agua Dulce Canyon Rd  
661-268-7601

**Agua Dulce Hardware**

33314 Agua Dulce Canyon Rd  
661-268-0167

**Agua Dulce Nursery**

33355 Agua Dulce Canyon Rd  
661-268-0676

**Bullwinkel's Gifts & Antiques**

33302 Agua Dulce Canyon Rd  
661-268-1535

**Images Salon**

33336 Agua Dulce Canyon Rd  
661-268-1626

**Maria Bonita Mexican Restaurant**

33311 Agua Dulce Rd  
661-268-8004

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Santa Clarita, CA 91321  
661-286-8600 vm 4105

**SCV Bookmobile**

33301 Agua Dulce Canyon Rd  
Wednesdays, 10am-12& 1-4pm  
661-260-1792

**Sweetwater Café**

33310 Agua Dulce Canyon Rd  
661-268-1213

**Sweetwater Farms Market**

33301 Agua Dulce Canyon Road  
661-268-0700

**Vasquez Rocks Park**

10700 W. Escondido Canyon Rd,  
661-268-0840

**Vincenzo's Pizza**

33323 Agua Dulce Canyon Road  
661-268-8833

Masthead courtesy of Bob Wynne

**Wynne Fine Arts**

818-761-8956  
[www.wynnefinearts.com](http://www.wynnefinearts.com)

If you are not interested in receiving this newsletter simply reply to this e-mail and type, Remove, in the subject line.

If you know of someone who would like to be added, have them e-mail me with, Add, in the subject line.

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