

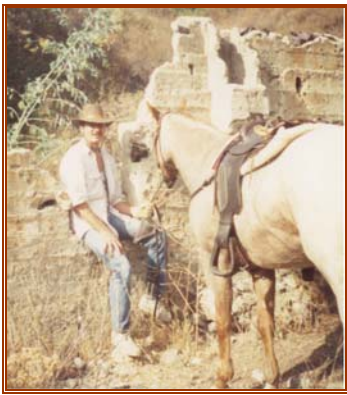
# Agua Dulce Living

Issue 7

• ESTABLISHED 2005 TO KEEP YOU INFORMED •

May/June 2006

One of the great things about *Agua Dulce Living* is that there is so much to do, or not, it's all up to you. Most people associate our town with a rural, equestrian lifestyle, but what exactly is an equestrian lifestyle?



*My brother Jimmy with Pony*

Ask 10 people and you'll get 10 different answers. Some people enjoy just moseying along on a trail ride. Others are more competitive and participate in Rodeo events such as Team Roping and Barrel racing.



*Team Roping*



*Mounted Shooting*

Dean's into Team Penning and Michael's trying out Mounted Shooting. Margie has a bad back so riding a smooth gaited horse in the arena suits her just fine. Ceil prefers riding her horse through the vineyard. Fernando, Mike and Terry host team roping events at their ranches. Mike lives right next-door to Gerard and Gerard I like to sit on his back porch with a chilled glass of ADV Chardonnay and watch the cowboy's rope.



*My friend Peter aka Buffalo Bill*

The MacAdam children are all members of the Blue Shadows Mounted Drill team. Brian's a trainer and horse trader and Peter

uses his horses in his business as a stuntman/actor and western prop supplier for the movie and television industries.

Some horse owners don't do anything at all with their horses, they just like having them around.

But there are three things we can all agree on; horses are an expensive hobby, you need plenty of room to keep them and sometimes they draw flies.



*My Sister Sharon with Elad*

*Agua Dulce Living* does answer Paula Cole's musical question "Where have all the cowboys gone?" They're our neighbors, right here in Agua Dulce!

*Marilyn Garner*  
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*With my friend Howard at the ROCK INN*

If you're into a different sort of "horse power" you couldn't ask for a better place to ride your Harley. Sierra Highway, Soledad, Sand, Vasquez and Bouquet Canyon Roads are all perfect for a little day trip. Not a lot of traffic and plenty of things to look at.

Did you know that the world famous Pacific Crest Trail runs right through Agua Dulce?



The Pacific Crest Trail follows the major mountain Ridgecrest's of the western United States for almost 3,000 miles. The PCT begins south of the Mexican border on a low hill near a small town called

Campo, it then meanders through California, Oregon and Washington and ends at the Canadian border.



The 648 mile portion that includes Agua Dulce is most popular in April and May and hikers come from all over the world to make the trek. This time of year we see different hikers going through town every day and you'll often see them sitting out in front of our market, Sweetwater Farms, taking a break and swapping stories with other hikers.



*Off road in Rowher Flats*

Just a couple miles south of Agua Dulce Canyon Rd off of Sierra Highway is Rowher Flats OHV, thousands of acres of unspoiled wilderness trails where off road enthusiast can ride their motorcycles, quads or 4 wheel drive vehicles without having to worry about disturbing their neighbors.



*View from the passenger seat*

You can't see it from the road and once you get back in there you feel like you're in another world.



*Another World!*

I often see Trish from the hardware store out riding her bicycle. Bike riding is a great way to get in shape without feeling like your exercising. I was so inspired by Trish's rock hard legs that I actually dragged my old Schwinn, Beach Cruiser out of storage.



*Pit-bull with studded collar*

I used to ride my bike along Venice Beach when I lived down at the Marina, what a crazy spectacle that was! At that time I think every gang member was issued a pit-bull with a studded collar as part of their initiation rights. I did enjoy early morning cruises along the beach before the lunatics and tourist crowds were out and I think riding through the Vineyard and Airport in the mornings is equally as peaceful.

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The Airport suits our local pilots who hanger their private planes there and it gives them a place to hang out and visit with other aviation nuts, all the while discussing their passion for all things airplane related.



*Ted with his Hanger 9, Showtime acrobatic competition airplane*

With gas prices so high several of the pilots have small remote control airplanes and helicopters that they like to play with to keep their hand/eye coordination skills strong without actually having to leave the ground. Ted, Ken and Steve have way too much fun for being adults. Boys and their toys!



You actually do see people out for a walk or jog and Val and I particularly like seeing the men from the local fire department out for their occasional runs. Shame on us!

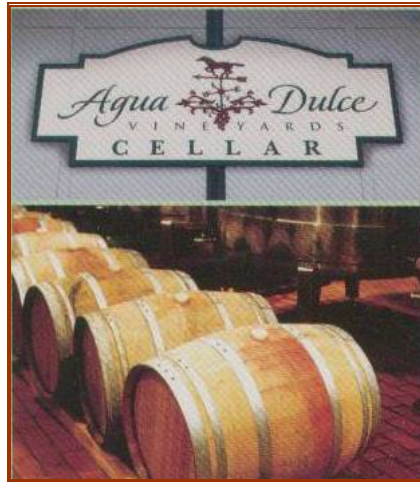
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## Agua Dulce Vineyards



There are lots of new things going on at the Vineyard these days. First, the new bottling line is up and running in the new building. In the past when it was time to bottle the wine, they had to call-in the Mobil-bottling unit. This was pretty cool to watch, the entire process was contained inside a semi-truck.



*At the first bottling*

I'll never forget the very first time we bottled; Cathy was running around in knee-high rubber harvest boots and we all cried like little babies when the first bottle of 2001 Aneas Reserve Chardonnay came off the line.

Now the Vineyard is all grown-up and I am so proud of Don & Cathy and their success! It's amazing what you can accomplish when you invest a ton of money and work really, really, really hard.



The other new thing is **Agua Dulce Wine Adventures**. What is that you ask? Well you're all familiar with wine tasting at the Vineyard, how would you like to re-create that in the privacy of your own home?

You can sit back and relax while one of the Vineyards highly trained Wine Tasting Consultants guide you and your guests through a five-course wine experience.



*Wine & food pairing in your own home*

You get to choose and prepare one of three Wine Pairing menus, the French inspired, the Italian inspired, or the simply Classic Cheese platter. It's easy! Each menu comes complete with simple recipes, instructions, and shopping lists. Your Wine Consultant will provide everything else.

Be the first on your block to spread the Agua Dulce Vineyards culture. Experience the "Try before you Buy" concept of wine tasting and be assured of purchasing wines you and your friends will truly enjoy.

Call the Vineyard direct at 661 268-7402 for more information or maybe **you** would like to become a highly trained Wine Tasting Consultant.

## *L70 Agua Dulce Airport*



*Kirsten in the Poppies*

One recent chilly day after our planning meeting for the L70 Adventure Club's upcoming Alaska fishing trip, Connie decided we should have an all girl helicopter flight (except for our trusty pilot Martin of course).



*Who am I to argue with Connie?*

We took a short flight to Lancaster and Kirsten noticed something orange out in the distance. Marty banked to the right and in no time we were over what we discovered to be a huge Poppy field in the desert in the middle of nowhere. What a beautiful sight, all those poppies everywhere. The smell was incredible and nothing, not a house, a car or anything around for miles and miles.



*Me, Marty and Connie*

Anyone who knows me knows I love a road trip. I don't care if it's in a car, a truck, on a motorcycle, or airplane. I can just sit and stare out the window forever. But I have to say flying is my favorite!

One morning after a group of us met for breakfast at Sweetwater Café, we decided to maybe take a flight over to Santa Paula. The weather was a little iffy (clouds & wind) so Dave said he would go first and check it out. Not ever being one who likes being left behind, I jumped in with Dave in his Cherokee.

We flew to Santa Paula and the weather was just fine, scattered clouds and a light wind. We called the rest of the gang to let them know, but by this time they were engrossed in watching the NASCAR Craftsman Truck race on TV in the pilots lounge. So Dave and I decided to just keep on going.



*Flying along the coastline*

We flew over the ocean and followed the shore line. When you're over the ocean you can fly lower so you really get a sense of soaring like a bird.

At some point my headset went out, I could hear Dave but he couldn't hear me. Dave said that "I was now every-mans dream girl", because he could talk to me but he didn't have to listen to me. Hmm!

We landed in Santa Barbara and made the short walk to the beach and had an iced tea at a restaurant overlooking the ocean.



*Dave & I in his Cherokee*

Next we flew on to San Louis Obispo, which from the air looks a lot like Agua Dulce as the airport is located right next to a huge vineyard. Since there is a pilot rule of "8 hours from bottle to throttle" we didn't do any wine tasting, but we did enjoy a leisurely lunch at the runway café.

We landed back in Agua Dulce at about 5:30 and I was sorry to see such a perfect day come to an end.



*Founding fathers of the L70 Agua Dulce Adventure & Breakfast Club*

The Airport is still embroiled in a Permit revocation/modification hearing before the Los Angeles County Regional Planning Commission. The next hearing is scheduled for June 27<sup>th</sup>, 9:30 a.m. in Los Angeles. If you would like more information or would be interested in attending the hearing please contact the Airport directly at 818-362-1570 and RSVP your seat on the bus. Our little airport could use your support!

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## Local Real Estate

**9849 White Fox**  
**\$989,000**



*You're King of the world!*

This fabulous custom home was built in 1991 and has known only these very clean and meticulous owners.



You enter the 4.5 acre property through remote control gates and travel up the private driveway to the single story, ranch style home built with 2x6 construction.



*Entryway*

This charming home is 2,342 square feet, has three bedrooms and two baths. It features high wood Cathedral ceilings, beautiful hardwood floors and two brick fireplaces to keep you warm and cozy all winter long.



*Living room with wood Cathedral ceilings and hardwood floors*



*Master bedroom with fireplace!*

Outside features a large covered patio with built-in barbeque, 20x40 pool with an automatic cover and spa.



*Patio & Pool and more view*



*20 x 40 Pool with spa*

Oh and you say you're a dog lover? Well then you'll really appreciate the air conditioned dog kennels with in and out runs. My dog Riley would kill for this!

The horse facilities feature an MD four stall barn with automatic fly repellent and water systems, an arena, and direct access to miles of trails! You can ride directly to Vasquez rocks.



*4 stall MD Barn & Runway! Yes Pilots' it's true; you'll have a direct view of the Agua Dulce L70 Airport runway. It doesn't get any better!*

With 4.5 acres there's plenty of room for a pasture, Roping arena, airplane hanger or if you're ambitious enough you could plant a nice big vegetable garden!

But wait there's even more; a 3 car attached garage, Ample RV parking and already wired with 30 amps just waiting for your RV. Very private and ab-so-lutely stunning mountain, valley and airport views.

Can't you just imagine yourself sitting outside on a pleasant Agua Dulce afternoon, enjoying a glass of fine Agua Dulce Vineyards wine and watching the little private planes landing or taking off?

This could all be yours, just give me a call and set up your private showing.

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## Real Estate Tips



If you're preparing to place your home on the market, it's inevitable that you'll need a couple of minor repairs and slight improvements before that "For Sale" sign can be driven into the front yard.

Practical projects like a fresh coat of paint require little time or money but can make your home more attractive -- and more attractive homes are likely to sell faster and for more money.

But what if an item needs repair, something which doesn't jeopardize anyone's health or safety -- a problem of the "out of sight, out of mind" variety. Should you simply disclose it and leave the buyer to deal with the problem? Or should you fix it before placing your home on the market?

Before making any decisions, consider that repairing the problem could result in a higher sales price. It's sweet music to any buyer's ears to hear the terms "new" or "just replaced" as they walk through a home.

Think of it this way: A move-up buyer or transferee has a good idea of what it takes to operate a home. The goal here is to move in with the fewest costs and headaches, so making repairs in advance is a big selling point.

For first-timer buyers the situation is somewhat different. First-timers also want to reduce both headaches and costs where possible, but there is another issue as well: Buying a first home is a big step, financially and psychologically. Adding another cost or problem to a list of general concerns might be a deal-

breaker, one more reason not to buy.

Another point to consider: Many if not most home sales today include the use of a home inspection clause. Depending on how it's written, this clause can allow buyers to terminate a contract if the inspection is not "satisfactory" to them or if certain repairs are not completed.

If the inspection uncovers an item which needs to be repaired, what does the buyer do? The buyer asks for a discount -- sometimes a very ambitious discount based on an inflated view of repair costs. In effect, some purchasers will use an inspection clause to re-open the entire bargaining process.

When considering minor aesthetic improvements, your decision should depend on local market conditions. The questions to ask are: What's needed to be competitive -- and what's not? In a hot seller's market you may not need to change a light bulb, while in a buyer's market your list of repairs and upgrades may be extensive.

While not fixing up is one problem, fixing up too much -- over-improving -- is also an issue. The usual rule for buyers is that they purchase the least expensive home in the most expensive neighborhood they can afford. The result is that a house with too many improvements may be priced at the top of the local market, not the best place to be from a selling standpoint.

An over-improved house -- or one without appropriate repairs -- is likely to languish on the market, to become "stale." This is a major marketing problem because the longer a home is available for sale; the less likely it is to sell for top dollar.

Equally troublesome, the longer a home remains available for sale, the more it costs the owner in terms of monthly mortgage payments, tax obligations and insurance costs. A delayed sale can also slow the purchase of a replacement property.

What repairs and improvements should you make to get top dollar? Every home is different, so get together with your REALTOR® and determine what's best for today's marketplace.

*Written by Realty Times Staff*

## Contact Information

For more information or for any of your Real Estate needs, no matter where you live, please feel free to contact me direct or visit my website;

[www.MarilynMerlotInSCV.com](http://www.MarilynMerlotInSCV.com)

You can search the MLS listings from the privacy of your own home and sign up for free automatic e-mail alerts and be the first to know when a property becomes available.



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Masthead courtesy of Bob Wynne

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661·268·0700

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**Vincenzo's Pizza**  
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