

Home News and Views

VOLUME SIX

News To Help You Save Time and Money

January, 2010

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New Laws Important to Homeowners taking effect in January 1st, 2010

AB 260 (Lieu) - tightens restrictions on mortgage brokers so they cannot steer borrowers to riskier, higher-interest loans when they qualify for less-expensive ones, restricts pre-payment penalties to 28%, and bans negative amortization (neg-am) loans altogether.

AB 329 (Feuer) - *Reverse Mortgage Elder Protection Act* - requires lenders to give more and clearer information to those interested in reverse mortgages, which let seniors borrow against their homes' equity.

SB 239 (Pavley) - makes it a felony to commit fraud on a mortgage loan application.

AB 370 (Eng) - *Unlicensed Contractors* - toughens penalties and consumer protections

AB 457 (Monning) - *Notice to Be Served on Homeowner* - requires claimants intending to file mechanic's liens to notify homeowners that a mechanic's lien is being recorded against their property.

AB 992 (Lieu) - *Advertising: residential property taxes: assessment appeal application filing services* - The bill prohibits the collection of advance or late fees for property tax reduction services and requires written authorization from the property owner before any reassessment requests are filed.

SB 306 (Calderon) - *Real property transactions* - Modified sections of the Civil Code to increase protections for homeowners facing foreclosure, including specifying how notices are delivered and increasing timelines.

AB 899 (Torres) - *Common interest developments: disclosures* - requires Homeowner Associations to provide Assessment and Reserve Funding Disclosure Summary upon request.

(some HOAs do not have adequate reserves, preventing buyers from obtaining mortgages).

P.L. 111-22 -Protecting Tenants at Foreclosure Act of 2009 - requires 90 day notice to tenants renting a property that is foreclosed.

Dear friends,

Thank you for your support during the past year. As we reflect on another successful year we know that without your help it would not be possible. Looking forward to 2010, we wish everyone a healthy and prosperous new year.

Keith

Keith Awarded 2009 REALTOR® of the Year

At the annual awards luncheon of the Glendale Association of REALTORS® President Eric Toro presented a very surprised Keith Sorem with the most prestigious recognition for Realtors in the local area, 2009 REALTOR® of the Year. "They first recite the accomplishments of the recipient, and I usually ask myself, 'Gee, who could possibly be that deserving?' only to hear 'and he is Chair of the Toll Middle School School Site Council'. Then I realized that *I* was the recipient, and my table guests watched me turn deeper shades of red as they went on and on (it seemed like hours). It is nice to be recognized for your service and accomplishments - however, there is more to be done!"

Featured this month:

Danielle's Corner

Hi! I am Danielle and I'm 15 years old-as of March 1st! I have a recipe for a festive March dessert.



Kristen

Showcasing her design for Castle Night at Toll Middle School.



Pam's Kitchen

What's March without corned beef? Here's one to make in your crock-pot!





Pam's Kitchen

If your eating habits are anything like ours and those of most Americans and you are looking for the simplest advice possible we would tell you to eat more vegetables, fruits and whole grains and less of just about everything else. But if you are ready for just a bit more guidance, Eating Well magazine has 10 principles of healthy cooking to get you started:

- 1. Use smart fats.** Not all fat is bad. Opt for unsaturated (e.g., olive oil) over saturated fats such as butter. But still use them in moderation because all fats are loaded with calories.
- 2. Go unrefined.** Pick whole grains over refined grains. Whole grains like brown rice and bulgur have their bran intact and thus have more fiber, B vitamins, magnesium, zinc and other nutrients.
- 3. Eat more fruits and vegetables.** Most people do not get enough! Aim for 5 to 13 servings of fruits and vegetables a day. Pick produce in a variety of colors to get a range of antioxidants and vitamins. A serving size is 1/2 to 1 cup depending on the fruit or vegetable.
- 4. It is not all about the meat.** Meat is a great source of protein but it's also a big source of saturated fat in many people's diets. So eat small amounts of lean meat, fish and poultry. Fill up the rest of your plate with healthy vegetables and whole grains.
- 5. Choose low-fat dairy.** Dairy products like milk, sour cream and yogurt are a good source of calcium. Replacing whole-milk dairy products with low-fat or nonfat is an easy way to cut saturated fat in your diet.
- 6. Keep portions reasonable.** Even though we would all like a magic bullet for weight control, it really boils down to calories. One of the easiest ways to manage calorie intake is by eating healthy portions.
- 7. Use sweeteners judiciously.** Sugars of any kind, whether corn syrup, white sugar, brown sugar, honey or maple syrup, add significant calories without any nutritive value.
- 8. Keep an eye on sodium.** Whether you have high blood pressure or not, it is wise to watch your sodium intake. The USDA's dietary guidelines for Americans recommend consuming less than 2,300 mg (about 1 teaspoon salt) daily.
- 9. Go for the flavor.** Enhance food with bold flavors from healthy ingredients like fresh herbs, spices and citrus. When your food has great flavor, there is no reason to feel deprived.
- 10. Be mindful and enjoy.** Make conscious food decisions rather than grabbing for what is most convenient. Make sure it is something delicious and savor it. When you enjoy what you eat, you feel satisfied.

Do you have a favorite recipe that needs lightening up? Check out cookinglight.com or eatingwell.com. They may already have done it for you!



Danielle's Dessert

In the interest of keeping healthy here is a recipe for a dessert that counts as a serving of fruit! You can use whatever flavor jam you like.

Raspberry Chocolate Bars

- 1 cup all-purpose flour
- 1 cup quick-cooking oats
- 1/2 teaspoon baking soda
- 1/2 teaspoon salt
- 3/4 cup packed brown sugar
- 5 tablespoons butter, softened
- 1/2 cup semisweet chocolate chips
- 1 (10-ounce) jar seedless raspberry jam



Preheat oven to 375°. Lightly spoon flour into a dry measuring cup; level with a knife. Combine flour, oats, baking soda, and salt in a small bowl, stirring well with a whisk. Set aside. Combine sugar and butter in a medium bowl, and beat with a mixer at medium speed until smooth. Add the flour mixture to butter mixture, and stir until well blended (mixture will be crumbly.) Remove 3/4 cup of dough; toss with chocolate chips. Set aside. Press the remaining dough into an 8-inch square baking pan, and spread evenly with jam. Sprinkle with chocolate chip mixture. Bake at 375° 30 minutes or until golden brown. Cool completely on a wire rack.

Here's a great Cooking Light recipe for a comfort food that's good for you too!

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A Real Christmas Miracle

Sometimes events happen in our lives that really become a bridge to realizing what life is all about.

Our family adventure, or more accurately Haig's sojourn started at 3:00 AM this past Sunday morning. Haig in his determination to prove to himself that the cancer he is fighting is not winning decided to get an early start and go ice-mountain hiking. As always he left a note as to where in the mountains he was going. Only this time we did not know of his unusual hike. The story has a miraculous happy ending.

He apparently went alone, (bad idea), he hiked the 4 miles from the trailhead to his destination, the "bowl" at about the 10,000 ft. elevation in the Mt. Baldy area. He began his 30 degree ascent apparently with no difficulty climbing over ice and rock outcroppings with spiked boots and spiked walking sticks.

Somewhere near the top, he began to tire since the angled slope had become steeper and steeper, but lost his footing. At this point he recounts trying to grab the icy slope with his hands as he began to fall an estimated 800 to 900 feet down!

Miraculously he landed somewhere on a perch below with no broken bones or cracked skull after traversing the ice and rocks from above. While contemplating the numerous ice burns on his skin which was bleeding and deep cuts on his one leg, and one lost fingernail, he noticed an object coming towards him from above. That object happened to be his glasses, which he literally reached out and grabbed as it fell to him. The glasses were undamaged, and not even scratched. However his two walking sticks were 30 feet down and away from him. As his blessing turned out, two hikers saw him fall and went looking for him. They found his walking sticks which he needed to make the final track across the ice and to the path back to the trailhead. As miracles will never cease on this event, one of the hikers was a paramedic and helped Haig patch up enough with Haig's and the hiker's supplies to make it down the mountain. While starting on this ordeal of 4 miles, two more hikers came upon the scene and walked him down to the car.

Haig gave us the bad news from his car where there was finally cell phone reception and we met him on the freeway.. His brother, Raffi, drove his car back home and Mom took him to the

emergency room. I couldn't do anything because I was already sick at home with a bad chest cold. With his chemo therapy, I had to stay away from him as much as possible.

There is one other miracle as part of this story, Vartan, Haig's other brother, took his Grandma to church that morning (a rare occurrence) and lit three candles, one for the family, one for his friends, and one especially for Haig at around 11:30 AM. Haig's accident was around 12 noon.

My admonition to Haig was that everyone who believes in the Lord has an angel watching over them. Haig's seem to be working especially hard. It is not a good idea to tempt the Lord so much. Haig agrees.

I thought this true story might help others in their faith in the Lord, and especially at this time of year when we celebrate the birth of the Christ Child.

Richard Diradourian is a licensed architect who lives in La Crescenta with his wife Sylvia and there three sons, all Eagle Scouts. He can be reached at rdarchitect@dslextre.me or his office at 818-249-1888.




On-Site Computer Services

Wayne Baldaro <i>Owner</i>	Phone: 818-636-3077 E-mail: justplainwayne@yahoo.com
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Home News and Views



Available Properties

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 <p>Altadena Pool Home 3 bed, 4 bath hacienda-style home, very private List price \$1,146,000 Estim. Pmt. \$</p>	 <p>Glendale 2 on a lot Front house 3 bed/2 bath, guest house in rear. List price \$789,000 Estim. Pmt. \$</p>	 <p>La Crescenta Cul De Sac 4 bed, 2 bath home with fruit trees, quiet, private List price \$649,000 Estim. Pmt. \$</p>	 <p>Glendale 2 on a lot Front house 2 + 1 Rear house 1+1 fixer List price \$399,000 Estim. Pmt.</p>	 <p>Woodland Hills Entertainer's delight 5 bed, 5 bath estate with pool and waterfall. List price \$3,199,000</p>
 <p>Atwater Fourplex All units 2 bed 1 bath Central location, laundry List price \$499,000 Estim. Pmt. \$</p>	 <p>Burbank Craftsmen 4 bed, 4 bath view home, Gated community in the hills above Burbank List price \$1,299,000</p>	 <p>Burbank 2 on a lot Front house is 3 + 2, rear is 1 + 1 over detached garage. List Price \$599,000 Estim. Pmt. \$</p>	 <p>Burbank Hills home 3 bed, 2 bath, private, large lot, pool/spa List price \$1,025,000 Estim. Pmt. \$</p>	 <p>Burbank rancher – hard to find 4 bed 2 bath with large garage, den List price \$645,000 Estim. Pmt. \$</p>
 <p>Burbank Entertainer's home – 3 bed, 3 bath, just remodeled in/out List price \$1,379,000 Estim. Pmt. \$</p>	 <p>Burbank Ranch in great location – 2 bed, 2 bath, central air, garage List price \$375,000 Estim. Pmt. \$</p>	 <p>Glendale cool condo Large 2 bed, 2.5 bath, polished concrete floors List price \$439,211 Estim. Pmt. \$</p>	 <p>Glendale cool condo Large 2 bed, 2.5 bath, 1,000 sf balcony w/view List price \$449,206 Estim. Pmt. \$</p>	 <p>Glendale cool condo Large 2 bed, 2.5 bath, Exposed ductwork List price \$4448,800 Estim. Pmt. \$</p>

"ALL GOOD THINGS MUST COME TO AN END..."

Or so the popular saying goes. And last week, the Fed reiterated once again that their Mortgage Backed Security (MBS) purchase program...the program that has helped keep home loan rates low for much of the last year...will end on March 31, 2010 as previously stated. So why does this point to higher rates around the corner? When there is lots of supply and diminishing demand, the price of that item will subsequently go down - it's Economics 101. So, when Bond prices start to decrease from the diminishing demand of the Fed's purchases, home loan rates will naturally be likely to increase. **Give us a call if you want to see how you can benefit from the current low rate environment...before it becomes too late.**

Andrehaftvani Home Loan



Consultant
800-963-4OCD (623)

Payments quoted are based as follows:

* Based on 28% tax bracket. 20% down payment plus closing cost. This is for illustration purposes only and is based on full income and asset verification. Monthly payments are calculated with a 5% 30 Year Fixed Mortgage. (5.50% A.P.R.) for 1st trust deed. First mortgage quoted with buyer paying 1 discount points. Scenario based on borrower having 720+ FICO. Rates change on a daily basis. Consult your accountant for tax savings.

** Same scenario as above except that pricing is based on High Balance Conforming Pricing and is at 5.25% (6.00% APR)

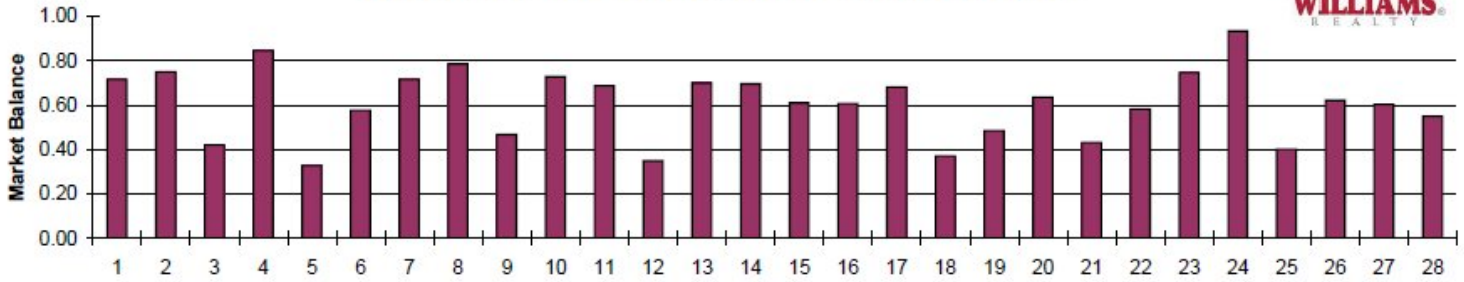
*** Down payment requirement is 35% Monthly payments are calculated with 5% 5/1 ARM Mortgage (5.75% APR) for 1st trust deed.

All financing to be arranged through The OCD Group, Inc.
Broker License # 01843092

Based on information from the Glendale Association of REALTORS®/Multiple Listing as of December 29, 2009) and/or other sources. Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.



November 2009 Real Estate Market Report

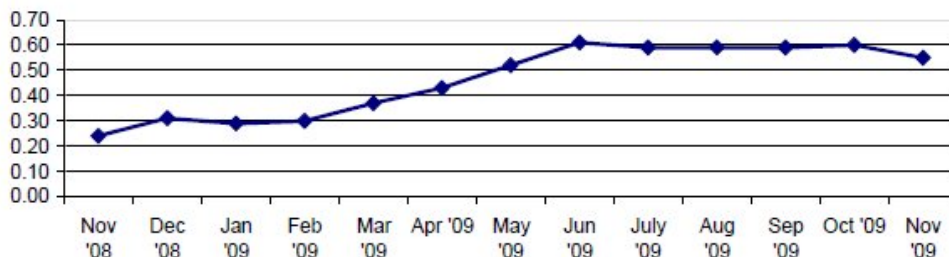


Regional areas and cities, #28 is the Regional Market Balance Index. A value of above 1.20 indicates a seller's market, between 1.20 and 0.80 a balanced market, and below 0.80 a buyer's market

Regional Area or City	New Listings	New Pending	Pending Listed Ratio	Total Active Listings	Sold	Absorption Rate	Sold Days On Market *CDOM	Balance Index
1. Atwater Village	2	3	1.50	7	2	3.5	35	0.71
2. Eagle Rock	11	8	0.73	24	10	2.4	94	0.75
3. Glassell Park	8	0	0.00	31	13	2.4	54	0.42
4. Highland Park	9	12	1.33	39	21	1.9	80	0.85
5. Mount Washington	8	10	1.25	43	4	10.8	62	0.33
6. Northeast Los Angeles	38	33	0.87	144	50	2.9	69	0.58
7. Glendale - Chevy Chase/ E. Glenoaks	7	12	1.71	28	8	3.5	59	0.71
8. Glendale - Northwest	19	22	1.16	70	33	2.1	63	0.79
9. Rossmoyne & Verdugo Woodlands	12	8	0.67	45	13	3.5	67	0.47
10. Glendale-South of 134 FWY	14	21	1.50	55	19	2.9	74	0.73
11. Glendale	52	63	1.21	198	73	2.7	66	0.69
12. LaCanada Flintridge	17	9	0.53	66	14	4.7	95	0.35
13. LaCrescenta/Glen/Annex/Montrose/Sparr Hts.	35	25	0.71	80	31	2.6	51	0.70
14. Shadow Hills/Sunland/Tujunga	29	33	1.14	115	47	2.4	64	0.70
15. Crescenta Valley	81	67	0.83	261	92	2.8	99	0.61
16. Burbank	56	62	1.11	178	46	3.9	73	0.61
17. Altadena	20	20	1.00	66	25	2.6	79	0.68
18. Pasadena	85	55	0.65	435	106	4.1	71	0.37
19. San Marino	7	6	0.86	33	10	3.3	70	0.48
20. South Pasadena	13	10	0.77	41	16	2.6	61	0.63
21. West San Gabriel Valley	125	91	0.73	575	157	3.7	124	0.43
22. North Hollywood	61	55	0.90	191	56	3.4	51	0.58
23. Sun Valley	20	17	0.85	63	30	2.1	60	0.75
24. Valley Glen	3	5	1.67	15	9	1.7	73	0.93
25. Valley Village	24	13	0.54	60	11	5.5	107	0.40
26. Van Nuys	41	37	0.90	137	48	2.9	78	0.62
27. East San Fernando Valley	149	127	0.85	466	154	3.0	82	0.60
28. Report Totals	471	420	0.89	1721	526	3.3	84	0.55

Based on information from the Association of REALTOR's Multiple Listing Service as of 10/6/09 and other sources. Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS. Days on Market may or may not reflect total time that properties have been for sale.

Regional Market Activity Index



Analysis - The Market Activity Index has remained steady for six months, dropping slightly last month. Remember November 30th was the expiration of the first Federal Income Tax credit for home buyers. Congress re-newed the tax credit, increasing both the income limits and purchase value limits, so we will see what impact this has in the coming months. In most markets prices are flat or decreasing moderately. A great market for move-up buyers.

Keith Sorem, REALTOR® DRE # 01374635
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REALTOR® of the Year 2009

Read more on Keith's Blog at www.BeautifulVerdugoHomes.com
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Rock & Marybeth MacKenzie, certified arborists ... 818-845-9190

Help others by sharing individuals, partnerships, and companies that provide excellent service for a fair price. We’re looking for people who are great at

Architect	Landscape Design
General Contractor	Cabinetry
Window washing	Interior Design
Painting	Gutter Cleaning
Plumbing	Electrical
Movers	Flooring, including carpet, wood, and tile

Please email or call with your referrals, include name, phone, and two references.

Keith Sorem 1-888-284-2056

Keith@BeautifulGlendaleHomes.com



This month we thank Irene Palter for thinking of us. Irene referred her daughter who needs assistance in buying her first home .

Thank you for trusting us!

**This space is
available.**