



**Jodie Francisco, SRES®**  
Your "Eye" On Real Estate  
BHHS Cal  
818-970-3936  
[jodiefrancisco@aol.com](mailto:jodiefrancisco@aol.com)  
CalDRE License # 01330628

**Your Encino Woods  
Specialist**

 **Tip of the month:**  
**LA city is offering free shade trees for residents of LA. Go to [www.cityplants.org](http://www.cityplants.org) for more information.**

## A primer on Trees

There are 4 species of protected trees in California. Oak, Black Walnut, Western Sycamore and California Bay. There are very specific laws regarding the trimming and removal of these trees. Also, if a tree on your neighbor's land overhangs on your property, you have a right to trim it. However, if it's a protected tree you must follow specific protocol. If it isn't protected, you must also make sure not to damage the tree or you could be liable for triple damages. Kindly, you should ask permission before you go ahead and trim your neighbor's tree.

### *Hot Properties*

#### Just Sold/Pending

<b>4988 Noeline 2+2 (1740 sq ft)</b>	<b>\$1,300,000 sold</b>
15541 Huston 3+2 (1800 sq ft)	\$1,100,000 sold
5181 Gaviota 3+3 (2484 sq ft)	\$1,150,000 sold
5120 Woodley 3+2.5 (2375 sq ft)	\$1,475,000 sold
5126 Gaynor 5+5.5 (4000 sq ft)	\$2,047,000 sold
4838 Gloria 5+5 (4182 sq ft)	\$2,570,000 sold
5155 Valjean 5+4.5 (5697 sq ft)	\$2,990,000 sold

 [www.facebook.com/EncinoWoods](http://www.facebook.com/EncinoWoods)

If your home is currently listed this is not intended as a solicitation. Information from CrisNet MLS as of 8/23/2018 or public records and does not necessarily represent sales of Berkshire Hathaway or Jodie Francisco. Properties listed/sold by Jodie Francisco in Bold.