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**Your Encino Woods
Specialist**

 **Tip of the month: Don't leave packages out on your porch there have been some thefts and with the holidays coming, thieves know that packages are coming. One followed a UPS truck...they caught him!**

El Nino is coming

Here are some important things to do to prepare for the El Nino rains this season: Have a licensed roofer do an inspection of your roof. If you have a shake roof, now would be a good time to replace it! Clean out your gutters and downspouts. Have your trees trimmed. Paint the exterior wood trim. Examine your window glazing compound. Check balcony and deck slopes. Do a pest (termite) inspection. Store emergency repair materials. Check your drainage in the yard. Reinforce fencing in your yard. Consider installing rain barrels at downspouts to capture runoff. Consider flood insurance.

Hot Properties

Just Listed

4847 Dempsey 4+2 (1966 sq ft) \$919,000

Just Sold/Pending

16326 Moorpark 5+5.5 (5400 sq ft)	\$2,479,000 pending
16411 Otsego 2+4 (2245 sq ft)	\$1,159,000 pending
15718 Magnolia 3+2.5 (2588 sq ft)	\$834,500 Sold
5139 Collett 3+3 (2834 sq ft)	\$1,009,000 Sold
15460 Morrison 7+4 (3078 sq ft)	\$1,400,000 Sold



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