



Jodie Francisco, SRES®
Your "Eye" On Real Estate
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**Your Encino Woods
Specialist**



Tip of the Month:

Daylight Saving
Time ends on
Nov. 3. Set your
clocks back one
hour and it's a
good time to
check and/or
change your
smoke/CO2
detector batteries.

A primer on Trees

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

Hot Properties

Just Listed

4976 Odessa 4+4 (3500 sq ft) \$1,795,000

Just Sold/Pending

4909 Libbit 5+4.5 (3528 sq ft) **\$1,170,000 sold**

4953 Noeline 5+5 (5068 sq ft) \$2,175,000 sold

4961 Densmore 5+4.5 (4030 sq ft) \$1,530,000 sold

4937 Gloria 5+4.5 (3860 sq ft) \$1,549,000 sold



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