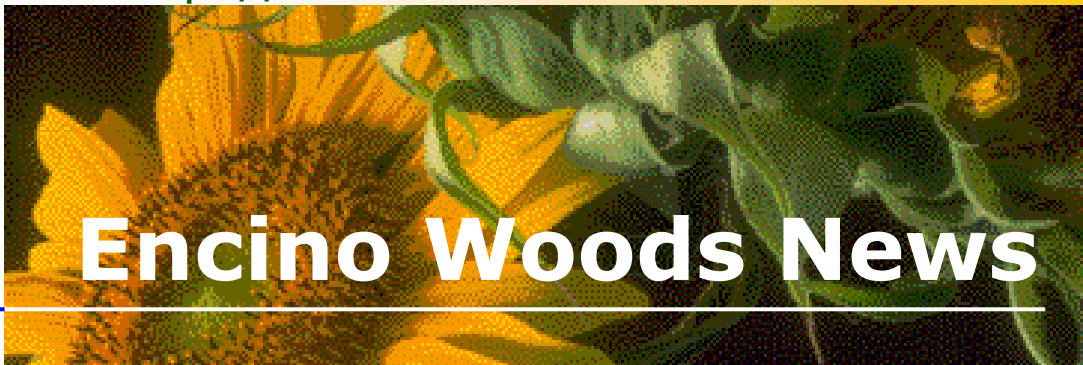


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Encino Woods News

August is Birthday Month!

This month I am doing a combined newsletter, so that I may take a short break and spend my birthday with family and friends! I will be back in September to bring you all the news that's fit to print! In the meantime, keep an eye on our Facebook page and call 311 for city services or use the MyLA311 website or app for all kinds of issues, such as dead animal pick up, pot hole reports, sanitation issues and replacement of cans. Enjoy the rest of the summer and see you all soon!

Jodie



Tip of the Month:

Thank you to all who came out and donated for our 4th of July parade. Thanks to all of you we were able to donate almost \$700 to Hope The Mission! I am passing the baton on and hope that someone will step up to organize for next year!

Hot Properties

Just Sold/Pending

5057 Gaynor 3+3 (2004 sq ft)	\$1,500,000 sold
16135 Huston 4+3 (2224 sq ft)	\$1,550,000 sold
4916 Swinton 4+3 (2258 sq ft)	\$1,802,000 sold
5189 Collett 4+3.5 (2793 sq ft)	\$1,875,000 sold
16205 Morrison 4+3 (2673 sq ft)	\$2,275,000 sold
5060 Gloria 6+7 (7796 sq ft)	\$6,100,000 sold



www.facebook.com/EncinoWoods

If your home is currently listed this is not intended as a solicitation. Information from public records or CRMLS as of 07/23/2025 and does not necessarily represent sales of Berkshire Hathaway or Jodie Francisco. Properties listed/sold by Jodie Francisco in **Bold**.