



RESIDENTIAL BROKERAGE

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December 26, 2013

Ms. Margye Baumgardner  
1100 Las Lomas Ave.  
Pacific Palisades, CA 90272

Dear Ms. Baumgardner:

This letter is in answer to your asking me what my thoughts are regarding the proposed addition the new buyer wants to make at 16163 Anoka Drive.

First, let me state that I am writing as an individual, and in no way does my point of view reflect that I am writing on behalf of Coldwell Banker. I am writing as an agent that along with my partner, Marilyn Convey, we have personally represented to date 128 sellers in closed escrows in the area north of Sunset Boulevard between El Medio and the west end of Marquez Avenue, and this doesn't even include the number of buyers we've represented in this same area. We care about the area.

Last week I visited your property at your suggestion, and also David and Rachel Schultz's property to view the "sticks" that have been placed on the roof of 16163 Anoka Drive. I personally believe the proposed addition is totally out of character for the neighborhood. I believe a square box is being put on the top of a Ranch style house. I also personally believe the addition can impact property values in the immediate area.

And the biggest loser if this addition is okayed is going to be you. And I'll tell you why. When you and Paul Needels bought this property in early 1982 I was the listing agent and I can tell you the property sold for what was a premium price at that time. Why? Because of the location. The site was fabulous. The house sat on a knoll above the street which gave you additional privacy. It had a great private yard. The landscaping was fabulous. So you've lived in the house over 30 years. You paid extra for the privacy, plus the landscaping. And along come a buyer that wants to put an addition that is out of character, takes away your privacy, probably will want you to cut down trees to get some distant ocean view, and in the process will destroy thousands of dollars of landscaping, take away most of your privacy. All this will significantly, if it should happen, cost you many thousands of dollars in your property value. I believe somewhere in the six figure range. I have read the C,C,&R's in great detail. I believe the number one priority of any homeowner's association is to protect the property rights of existing homeowners. And to protect the value of your property.

Sincerely,

John Aberle  
Estates Director and REALTOR® Emeritus