

Don, Norma  
& Erik  
FLASKERUD

RE/MAX Today

REAL  
News

Fall 2015

*Everything we touch turns to **SOLD!***

We are covering two topics of interest to most homeowners here in Pleasant Hill—the health of your trees and the health of the real estate market.

## Trees and homes

With newer houses in Pleasant Hill reaching the age of 30, while older ones are 60+, trees are becoming an issue. If they are right next to a house, they can get way too big. They can be leaning toward the house, leaving the homeowner in fear it will fall on them in a big storm; they can have roots wrecking sidewalks and driveways, or they can be dying due to the ongoing drought, making them susceptible to beetle infestations and other diseases.

We have two personal tree stories which may be relevant to you. First, our neighbors just spent \$6,000 having an Italian stone pine tree removed; it was SO big they lived in fear it would fall on their house. It was planted years ago for its ability to grow fast and provide shade but it was not the right tree for a backyard. It did grow fast and huge, thus the problem.

Secondly, in the process of re-landscaping our front yard we had an arborist evaluate our 60-year-old Modesto ash and mulberry and black walnut; we found out the ash has about a 60-year life expectancy and was in

peril of not surviving longer than 5 years. And the new landscaping might stress it to the point of killing it, so we were advised to remove it. The mulberry also showed signs of distress and was tagged for removal. When we cut that old, non-producing black walnut tree down, a relic of a 60 plus-year-old walnut orchard, it was riddled with tunneling termites!



Did you know, we had to get a permit from the city to cut those trees? The city required the arborist report and had to approve it. They gave approval, providing us a permit, subject to us planting four trees to replace the three. That is no problem; we plan to plant more than that. There is a list of trees that are common to our area and climate and recommended from which we will choose.

### What you need to know

Greg Fuz, City Planner, City of Pleasant Hill was interviewed for this article. He reviewed Pleasant Hill's

—Continued on page 2

## Don, Norma and Erik's listings—fabulous buying opportunities!



### **48 Mazie Dr, Pleasant Hill \$599,000**

3-bedroom, 2-bath, 1320 sq ft home on a .16 acre lot plus a separate workshop, and two-car garage. Master features wood-beamed ceilings and spacious walk-in closet. Quiet court. High walkability score.



### **30 Erin Ct, Pleasant Hill \$640,000**

This 1960 home has a modern vibe with granite counters in kitchen, wide-baseboards, spacious bedrooms, updated baths, and a lovely living room. The attached patio room overlooking the azure in-ground pool provides a private oasis in the backyard. Expansive paved sideyard for RV parking, on a court of well maintained homes.

### **514 Shelly Drive Pleasant Hill \$825,000**

In the heart of Poets Corner is this expanded, remodeled, charming 1814 sq ft, 3-bedroom, 2-bath home on .23 acre! Step out into the lush garden from wood-beamed family room. Updated kitchen. Fabulous master suite, spa-like bath, large closet. Peaceful summer evenings are spent sitting on the front porch, chatting with friendly neighbors!

### **118 Hardy Circle Pleasant Hill \$750,000**

Tucked away, this 1709 sq ft 3-bedroom, 2-bath Poets Corner home is on a .43 acre lot! In addition to the luxurious master suite with vaulted ceilings, spa-like bathroom, wonderful living room, and the updated kitchen, this home offers detached buildings perfect for home office, art or music studio, storage, or play.

## Trees and homes —continued from page 1

newly revised tree ordinance effective September 17, 2015. Primary changes are to the rules regarding where the tree diameter is measured to determine if a permit is needed to remove a tree. Suffice to say there are many criteria taken into account: native vs non-native tree, tree trunk size, heritage tree. The ordinance, while not lengthy, is very detailed and specific, so must be considered prior to removing any tree (except a eucalyptus tree, which does not require a permit).

The City Maintenance Dept and PG&E have both been actively removing trees that are stressed due to drought or diseased with black beetle infestation. The most common ones removed are the Italian stone pine, Canary Island pines, and Monterey pines. Please consult with the City Planning Dept to determine if you need a permit prior to removing a tree with a trunk diameter measurement 18" or larger, measured 54" above the ground surface. It has specific rules regarding types of trees, how to measure a tree on a slant or with multiple trunks or other unique situations.



Client  
feedback...

David and I just want to say a heartfelt thanks for working with us over the last couple of months. We really appreciate you helping us to sell our first home; thank you for everything! Please keep an eye on Ruth Drive for us, we are really gonna miss Pleasant Hill.

—Marja



## Recent activity by Don, Norma and Erik

Street	City	Price	Status	Represented
1 Falcon Ct	Pleasant Hill	\$724,000	SOLD	Seller
172 Sylvia Dr	Pleasant Hill	\$540,000	SOLD	Seller
118 Sylvia Dr	Pleasant Hill	\$560,000	SOLD	Seller
46 Banbridge Pl	Pleasant Hill	\$675,000	SOLD	Buyer & Seller
1767 Ruth Dr	Pleasant Hill	\$572,000	SOLD	Seller
15 Ardmore Ct	Pleasant Hill	\$896,000	SOLD	Seller
22 Village Square Pl	Pleasant Hill	\$580,000	SOLD	Seller
423 Soule Ave	Pleasant Hill	\$825,000	SOLD	Seller
540 Maureen Ln	Pleasant Hill	\$685,000	SOLD	Seller
2096 Ramona Dr	Pleasant Hill	\$475,000	SOLD	Seller
201 Patterson Blvd	Pleasant Hill	\$847,000	SOLD	Seller
43 Massolo Dr, #F	Pleasant Hill	\$325,000	SOLD	Seller
104 Lockwood Ln	Pleasant Hill	\$695,000	SOLD	Seller
135 Lorenzo Dr	Pleasant Hill	\$552,500	SOLD	Seller
1716 Elderwood Ct	Martinez	\$480,000	SOLD	Seller
5233 Pebble Glen Dr	Concord	\$450,000	SOLD	Buyer
114 Mackie Dr	Martinez	\$590,000	SOLD	Buyer
402 Orchard View Dr	Martinez	\$640,000	SOLD	Buyer
238 Thistle Cir	Martinez	\$360,000	SOLD	Seller
444 Merritt Ave #302	Oakland	\$375,000	SOLD	Buyer
605 Little Rd	Pleasant Hill	\$639,000	SOLD	Buyer
525 Patterson Blvd	Pleasant Hill	\$785,000	Pending	Seller
11 Bartlett Ct	Pleasant Hill	\$780,000	Pending	Seller
337 Gloria Dr	Pleasant Hill	\$625,000	Pending	Seller
23 Driftwood Ct	Pleasant Hill	\$799,000	Pending	Seller



## Health of the real estate market

This past spring market was typical. Shortage of inventory created bidding wars and prices shooting up. Summer found stabilization of prices.

As we write this newsletter the stock market is volatile due to many reasons. There is speculation the long expected fall interest rate rise might be put off by the Feds due to stock market instability weakening our economy. How

will this affect home sales? Low interest rates will continue to shore up buyers' ability to buy. However, instability in world economics might undermine buyer confidence and slow our market.

We don't see a bubble in the real estate market, since buyers are actually qualifying for loans or paying cash, and there are more buyers, still, with limited inventory. We are cautiously optimistic that home prices will continue to at least be stable, while we are continuing to see multiple offers and over-bids on gorgeous homes with great locations.



**Don, Norma  
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Search the MLS: [www.PleasantHillRealEstate.com](http://www.PleasantHillRealEstate.com)

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## THE WALL STREET JOURNAL

July 28, 2015

U.S. Homeownership Rate Hits 48-Year Low

The seasonally adjusted homeownership rate declined to 63.5%, down from 64.7% in the second quarter of 2014, according to estimates published by the Commerce Department. That is the country's lowest homeownership rate since 1967.

The number of rental households is growing. Younger people are leaving their parents homes, striking out as renters on their own.

Total households in the United States grew to 117 million in the second quarter of 2015, up from 115 million in the second quarter of 2014.

The number of owner households decreased by 400,000, while the number of renter households increased by 2 million. Overall, economists said that a lack of home buyers is likely a bad sign that incomes aren't keeping pace with rising home prices, keeping young buyers out of the housing market.

"In general, I think rising homeownership is a plus for the economy and it signals a strong economy. The fact that it is falling is generally not a good thing," said Mark Zandi, chief economist at Moody's Analytics Inc.

We could not have  
asked for a better  
real estate team!

THANK  
YOU

Don, Norma, and Erik were there every step of the way. They helped to make the selling and buying process go smoothly and quickly. They always responded to questions quickly and efficiently. They offered professional advice and always made us feel like we were making the right decisions with their expertise behind us. We highly recommend The Flaskerud Team for your real estate needs. —Hollce

Don and Norma, Thank you both for all you have done to help us with the sale of my parent's home. This is a major milestone for us, albeit a slightly bittersweet one, as we close this chapter of our lives. Both of you have been a great pleasure to work with. I appreciate your levelheadedness in helping us get over the tough spots. You guys are pros all the way. We would be happy to be references for you. —Rob