



# *North of* Montana

*by* Kate Branfield

VOL. 2  
June 2011

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# About this publication

This publication was produced by local Realtor Kate Bransfield to keep the North of Montana neighborhood up to date on some of the more interesting happenings in this unique corner of Santa Monica. As a Santa Monican for over 22 years, Kate takes pride in being a part of this vibrant community.

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## Montana Library events

The Montana Branch Library is so much more than just a library. It offers free Internet access and is a meeting place for the North of Montana neighborhood. The library is located at 1704 Montana Ave., Santa Monica, Ca., 90403. For more information, call (310) 458-8682.

*Below are some of the more interesting happenings going on at the library in June and July:*

### June 22

#### Baby Time

10:15 a.m. — 10:35 a.m.

Six-week story time for babies up to 18 months old. The series ends on July 20. There will be a second edition of this event at 11:15 a.m.

### June 23

#### In Case You Missed It Summer Film Series: 'Cheri'

6:30 p.m. — 8:30 p.m.

Free screening of "Cheri," in which a famed courtesan (Michelle Pfeiffer) is asked to teach a rival's son about women. This film is recommended for adults.

### June 28

#### Summer Reading Program: What's Cooking?



2:30 p.m. — 3:15 p.m.

Stories about food & cooking from all over the world, and a craft after. Ages 3 and up.

### June 29

#### Baby Time

10:15 a.m. — 10:35 a.m.

Six-week story time for babies up to 18 months old. The series ends on July 20. There will be a second edition of this event at 11:15 a.m.

### June 30

#### Toddler Time

10 a.m. — 10:20 a.m.

This special event for little ones is part of a

### One World Rhythm

2:30 p.m. — 3:15 p.m.

One World Rhythm will be here with a fun program of music and stories. Ages 3 and up.

### July 6

#### Baby Time

10:15 a.m. — 10:35 a.m.

Six-week story time for babies up to 18 months old. The series ends on July 20. There will be a second edition of this event at 11:15 a.m.

### July 7

#### Toddler Time

10 a.m. — 10:20 a.m.

This special event for little ones is part of a six-week series specifically designed for 18-35 month olds.

### July 9

#### Paws to Read

2 p.m. — 3:45 p.m.

Practice your reading skills by reading to a trained therapy dog from Paws 4 Healing. Signup in advance for a 15 minute period. For ages 5-10.

### July 11

#### Teen Summer Craft Program — Earbud Holders

2:30 p.m. — 3:30 p.m.

Are the wires of your earbuds always in a tangle? Create a colorful holder for them. For 6th-12th graders.

## North of Montana school calendar



### Lincoln Middle School

1501 California Ave.  
Santa Monica, CA.  
90403-4305  
(310) 393-9227  
[www.lincoln.smmusd.org](http://www.lincoln.smmusd.org)

#### June 22

Last day of school

### Roosevelt Elementary School

801 Montana Ave.  
Santa Monica, CA.  
90403-1591  
(310) 395-1472  
[www.roosevelt.smmusd.org](http://www.roosevelt.smmusd.org)

#### June 22

Last day of school

### Franklin Elementary School

2400 Montana Ave.

Santa Monica, CA.  
90403-2199  
(310) 828-2814  
[www.franklin.smmusd.org](http://www.franklin.smmusd.org)

#### June 21

Fifth grade culmination

#### June 21

Minimum day: kindergarten  
11:30 a.m.; grades first-fifth  
1:30 p.m.

#### June 22

Last day of school



# What people are saying

By **Kate Bransfield**

When it comes time to select a Realtor, who should you believe?

Sales pitches and promises usually don't tell the whole story. What's most important to most home Sellers & Buyers is what their neighbors are saying.

In my years in the real estate business, I've made it a commitment to give my clients the utmost in service.

Fortunately, I've been honored to help people just like you.

Here are just a few testimonials that I've received from some of my satisfied clients.

*"We couldn't have asked for a more top-notch real estate agent than Kate. She was tremendously experienced and knowledgeable about every aspect of both the sale of our home and the purchase of another property.*

*Her rigorous professionalism helped allay our anxiety up until and even past the close of escrow. She was always available to answer any question no matter how small, and her input was smart and savvy. Beyond the real estate transaction, we always felt that Kate cared about us on a human level, and still do. She understands that finding the right home is a life decision, not only a financial one. I can honestly say that it was a genuine pleasure to work with Kate."*

— **Deborah Bauman,**  
Santa Monica

*"Before engaging Kate to assist in the sale of our home I was extremely skeptical about using any broker at all.*

*My sense was that we could sell our house on our own and save the broker fee. I could not have been more wrong! Kate immediately demonstrated her value by giving us keen insights in preparing our home for sale and pricing it at just the right level. She was successful in creating a significant 'buzz' with our listing that culminated in record attendance at our first open house and our receiving seven offers immediately. We actually received more than our asking price and sold within just a few days of listing. She also successfully shepherded us through the escrow process, handling the buyer's agent with grace and avoiding any reductions in purchase price due to inspection issues. It was a home run!*

*We then needed to purchase a new home and again, I was leery about engaging a broker since I had a colleague willing to nominally act as broker on our behalf and give us back his half of the commission and I again was concerned about conflict of interest issues. Again, I could not have been more wrong! We quickly realized that buying a house is not only a matter of dollars and cents but it is also highly political. If you aren't represented by the right agent your offer won't be taken seriously. I am now convinced that the right broker does add significant value and Kate is just the right one! I highly recommend Kate and can confirm that she has high integrity, is extremely knowledgeable and always acts with her clients' best interest in mind."*

— **Juli & Jeff Adelman,**  
25th Street, Santa Monica

*"There was a large measure of good luck and good fortune in this sale, but I also know that it didn't just happen! Kate was extremely well-organized from the beginning.*

*It was quite clear from our initial meeting that she had a lot of experience in real estate sales in this part of town.*

*She knew exactly what she was doing, and perhaps best of all, she seemed to enjoy what she was doing!*

*I am ready and willing to recommend Kate highly to everyone I know in Santa Monica and its environs when I hear that they are looking for a good real estate agent. Let me add that Kate knows how to choose her staff, too. I appreciated their friendliness and efficiency."*

— **Jane Turner,**  
18th Street, Santa Monica

Receive daily updates of all new and reduced listings from ALL agents in ALL companies! Please do not hesitate to contact me for more information. I'm located at 1608 Montana Avenue, Santa Monica, Ca. 90403. You can reach me at **310.395.1133** or by e-mail at

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I'M ONLINE AT  
[www.SantaMonicaListings.com](http://www.SantaMonicaListings.com)

## North of Montana

Our real estate market here, North of Montana in Santa Monica, is strong. The chart below shows March/April/May of 2010 compared to March/April/May of 2011.

	PREVIOUS PERIOD March/April/May of 2010	CURRENT PERIOD March/April/May of 2011	% CHANGE
Number of Sales	19	15	-21%
Average Days on the Market	39	95	144%
Lowest Price	\$1,749,000	\$1,299,000	-26%
Median Price	\$2,556,000	\$2,520,000	-1%
Highest Price	\$4,000,000	\$11,650,000	191%
Average Price Per Square Foot	\$738	\$727	-1%
Average Sale Price / Average List Price	98%	92%	-6%



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# Summer in Santa Monica

## Twilight Dance Series returns

Music lovers will be dancing like Egyptians this summer at the Santa Monica Pier.

The pier's 27th annual Twilight Dance Series features an eclectic mix of acts highlighted by 1980s pop group The Bangles.

The series of 10 free concerts begins July 7 with a show dubbed The SaMo Mambo, featuring Grupo Fantasma and Oscar Hernandez's L.A. Salsa Allstars. The night begins with free salsa lessons. All shows begin at 7 p.m.

### Twilight Dance Series schedule

- July 7, The SaMo Mambo: Grupo Fantasma and Oscar Hernandez's L.A. Salsa Allstars (salsa dance lessons start at 6 p.m.)
- July 14, 80's Pop: The Bangles and Caracol
- July 21, Australia Rocks the Pier! (presented by the Australian Consulate and Cotton On): Missy Higgins and Kim Churchill
- July 28, Reggae/Ska: Slackers and Star Pool (plus the finalists of Rusty's Surf Ranch emerging artist competition)



• Aug. 4, (presented by Cirque du Soleil): TBA

• Aug. 11, La Monica Ballroom Then & Now: Royal Crown Revue, Orgone, and Ameera

• Aug. 18, Making Waves: A Night of Surf Guitar: Duo-Tones, Slacktone, and The Eliminators

• Aug. 25, Tango on the Timbers: Milongatron, (tango lessons start at 6 p.m.)

• Sept. 1, Americana: Dawes (plus the winner of Rusty's Surf Ranch emerging artist competition)

• Sept. 8, New Orleans Funk & Blues (presented by Bloomingdales): TBA

More information about the Twilight Dance Series can be found at [twilightdance.org](http://twilightdance.org).

## Catch a flick by the sea

This year's installment of the popular Brand X Santa Monica Drive-In features free movies every Friday during June.

The free series gives movie lovers a chance to catch a free flick while enjoying the beautiful scenery around the Santa Monica Pier.

Organizers urge visitors to bring chairs and blankets to the event staged on the pier's parking deck.

### Upcoming schedule:

- June 24, the animated kids film "Surf's Up" will close the free movie series.

**The event begins at 7:30 p.m.**

## Community unites for Fourth of July Parade

Grand marshals for the fifth annual Fourth of July Parade will be Santa Monica's lifeguards, led by Capt. Angus

Alexander, a 31-year veteran who oversees operations at the Central Section Lifeguard Headquarters, located just south of the Santa Monica Pier.

The theme for this year's parade is "Fourth of July at the Beach," with sponsors such as RAND Corp., Santa Monica Place, Santa Monica College, the Convention & Visitors Bureau and Chamber of Commerce.

The parade starts at 9:30 a.m. on July 4 in front of the Civic Center and proceeds down Main Street to the Venice border. Volunteers are needed. To contribute,

e-mail [volunteer@opa-sm.org](mailto:volunteer@opa-sm.org).

Those who would like to march in the parade can find applications, guidelines and waivers at [www.opa-sm.org/parade](http://www.opa-sm.org/parade).

General parade inquiries should be directed to [parade@opa-sm.org](mailto:parade@opa-sm.org).

In addition to serving as a lifeguard, Alexander is a founding member of environmental watchdog Heal the Bay and is on the governing board of the Santa Monica Bay Restoration Commission and the Bay Watershed Council.



# Kate Bransfield

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