

# EQUESTRIAN & Real Estate News



*Devon*  
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*Recognized, Respected, Recommended*

*April 2013*

## Importance Of Regular Veterinary Exams For Your Horse

Your horse can benefit from regularly scheduled veterinary exams at a minimum of twice a year – every spring and fall.

### Why a Vet Exam?

So, why spend time and money on veterinarian visits? Here are seven important reasons:

- **Horse-specific care.** By seeing your horse in the flesh, your vet can better detect and address any problems. He or she can also offer you management advice (including optimal nutrition and exercise programs) for your horse's particular needs.
- **Complete physical exam.** Your vet will give your horse a complete physical exam, including a lameness check. Any problems can then be addressed immediately. He or she will also likely take your horse's vital signs (temperature, pulse, respiration, etc.). Knowing your healthy horse's vital signs will help alert you to any deviations from the norm - and thus help you and your vet detect potential problems down the road.
- **Testing.** As part of your horse's physical exam, your vet will likely draw blood for a Coggins test to check for equine infectious anemia, a highly contagious, potentially fatal blood-borne viral disease for which there's no vaccine or treatment. You'll need proof of a negative Coggins to take your horse to most overnight stabling facilities and organized rides, and across state lines. Your vet might also recommend other diagnostic tests.
- **Dental care.** Also as part of the physical exam, your vet will examine your horse's teeth - and again, take care of any problems immediately. Proper dental care enhances your horse's health and comfort. For instance, the better he can chew, the better he'll derive optimal nutrition from his feed. He'll also be happier on trail rides if his mouth can hold a bit without pain.
- **Vaccinations.** Your vet will give your horse the necessary vaccinations and boosters to help ward off infectious diseases. He or she will design an up-to-date vaccination program specific to your horse, your equine activities, and the area in which you live.
- **Deworming.** Your vet will place your horse on an optimal deworming program. He or she will take into account your horse's age, overall health, health history, environment, activities (such as travel), and the area in which you live. By minimizing the parasites in your horse's system, you'll enhance his overall health and reduce the chance that he'll suffer colic (a potentially life-threatening digestive disorder).
- **Senior care.** Do you have an older horse? With twice-yearly visits, your vet can fill you in on the latest senior-horse research, products, and management. Such advice can help you enhance your horse's quality of life and extend your time in the saddle. Your vet can also recommend the best diet for your horse, such as easy-to-chew pellets designed for older horses, rather than hay.



From Trail Rider: <http://www.equestrian.com/uncategorized/healthy-horses-require-regular-veterinary-visits/>

## April Equestrian Events

- **April 4, Lake View Terrace** - Celie Weston Horsemanship, Summer Hawk Ranch, Celie Weston Horsemanship at 818-445-6265 or [celie@celieweston.com](mailto:celie@celieweston.com)
- **April 5-7, Del Mar** - Fiesta Del Mar Arabian Horse Show, Del Mar Arena Complex, [www.desertaha.org](http://www.desertaha.org)
- **April 6, Valley Center**- Vaqueros Dressage Show, Valley Center Vaqueros, [www.valleycentervaqueros.com](http://www.valleycentervaqueros.com)
- **April 6-7, Vista** - Southern Horseman's Council Show, Vista Palomar Riders, [www.vistapalomarriders.com](http://www.vistapalomarriders.com)
- **April 10-13, Santa Ynez Valley** - "Spirit of the West" Carriage Symposium, Santa Ynez Valley Historical Museum, (805) 688-7889, [syvm@verizon.net](mailto:syvm@verizon.net), [www.santaynezmuseum.org](http://www.santaynezmuseum.org)
- **April 13, Temecula** - The Amazing Equi-Cache Adventure, Vail Lake Resort, Unique Scavenger Hunt on Horseback, 760-637-1961 or 727-517-5174
- **April 13, Valley Center** - HoDown, Valley Center Vaqueros, [www.valleycentervaqueros.com](http://www.valleycentervaqueros.com)
- **April 15-20, Paso Robles** - The Horsemen's Re-Union , Greatest Assembly of World Class Horseman, Phone: 805-878-5466, [katie@horsemensreunion.com](mailto:katie@horsemensreunion.com), [www.horsemensreunion.com](http://www.horsemensreunion.com)
- **April 17-22, Las Vegas** - NVQHA Spring Fling Circuit, Las Vegas Approved Horse Show for NV Quarter Horse Association and American Quarter Horse Association, [equineeventmanagement@gmail.com](mailto:equineeventmanagement@gmail.com)
- **April 18-22, Del Mar** - Del Mar National Horse Show Western Week, Del Mar Arena, 858-792-4288, [www.delmarnational.com](http://www.delmarnational.com), [horseshow@sdfair.com](mailto:horseshow@sdfair.com)
- **April 25-28, Del Mar** - Del Mar National Horse Show Dressage Week, Del Mar Arena, 858-792-4288, [www.delmarnational.com](http://www.delmarnational.com), [horseshow@sdfair.com](mailto:horseshow@sdfair.com)
- **April 27, Ramona** - Chad's Cowboy Challenge Spring Buckle Series, Co-Sponsored with AHCA, C&C Arena, [www.chadwaldhauser.com](http://www.chadwaldhauser.com)
- **April 27, Valley Center** - Monthly Clinic, Valley Center Vaqueros, [www.valleycentervaqueros.com](http://www.valleycentervaqueros.com)
- **April 28, Vista** - English and Western Open Horse Show, Vista Palomar Riders, [www.vistapalomarriders.com](http://www.vistapalomarriders.com)
- **April 30-May 5, Del Mar** - Del Mar National Hunter-Jumper Week, Del Mar Arena, 858-792-4288, [www.delmarnational.com](http://www.delmarnational.com), [horseshow@sdfair.com](mailto:horseshow@sdfair.com)

If you have an event that you would like me to include in an upcoming newsletter, email me the information at

[Devon@RanchAndEstateHomes.com](mailto:Devon@RanchAndEstateHomes.com)

## "Green" Bug Spray Recipes

In honor of EARTH DAY, here are two recipes for bug spray that are safe for you, your horse and the environment.

Herbs and essential oils with insect-repelling properties include basil, lemon thyme, lavender, lemongrass, cloves, cedarwood, tea tree oil, peppermint, rosemary, sage and yarrow. Always do a skin test to make sure your horse does not have a reaction.

**Keep in mind, most of these herbs may produce a positive drug test if you are showing your horse.**

### Fresh Herb Bug Spray:

- Use a handful each of basil, lemon thyme, lavender, peppermint, cloves and rosemary or combinations of some of the herbs listed above.
- Bring 2 quarts of water to a boil.
- Remove from heat.
- Add herbs.
- Stir. Cover. Let set until cool.
- Strain and put in a spray bottle.

Bacteria sets in fast when herbs are mixed with water, so this must be kept refrigerated and used within two to three days. Alcohol can be added as a preservative.

You can also make repellants using essential oils that can be found in most health food stores. Pure essential oils can be toxic, so you must dilute them with a "carrier." 2 quarts water or one quart water and one quart apple cider vinegar

### Oil Based Bug Spray

For an oil-based product that seems to work better and last longer:

- add ¼ cup mineral oil.
- 2 teaspoons lavender oil
- 2 teaspoons basil oil
- 2 teaspoons lemon thyme
- 1 teaspoon cedarwood or clove
- Mix with the water (or vinegar/oil/water combination).
- Put in spray bottle.
- Shake each time before using.

From Horse Herbs ([www.horseherbs.bigstep.com](http://www.horseherbs.bigstep.com))





### Historical Adobe Home with Prime Equestrian Lot

Documented Historical Home on 3.07 acres plus 2.67 Acre adjacent lot. 3 Bed/3 Bath, 3,286 Sq. Ft. Home has been upgraded and has a new master suite. So many details make this home one of a kind...soaring wood beam ceilings, Saltillo tiles throughout, upgraded kitchen & baths, upstairs loft with 3/4 Bath, 3 Car Detached Garage and Potential Guest House, Pool/Spa. Horse Facilities: 4 stall Barn, feed storage, tack room, fly system, 600 ft. well, arena w/ Vinyl fencing, round pen, 4 corrals w/ shed covers & automatic waters, grain hopper, turn-out pasture w/ v-mesh.

**Offered at \$779,900 - \$100,000 Below Appraised Value!**

## Available Properties



**Equestrian Estate, Fallbrook** - 3.35 Fully Fenced Acres in the Rolling Hills area of Fallbrook, 3,261 Sq. Ft., 4 Bed /4.5 Baths, Maids Quarters with Kitchenette & Full Bath, 4 Stall Barn, Turn Outs, Tack Room, Feed Room, 2nd Barn with 2 stalls, 3 large Pastures, Auto Waterers, White PVC Fencing, Well, 1/5 mile trail around the entire property, main entry gate & separate service entrance.....**Offered At \$1,150,000 to \$1,250,000**



**Hacienda With Equestrian Business Allowed, Bonsall** - 5.82 Privately Gated Acres, 4,960 Sq. Ft. Home, 6 Bed /4.5 Baths, all MD barns match (total 14 shedrow stalls), 1 grass pasture, wash racks, 1,913 sq ft MD storage barn & 3,034 sq ft MD utility building with office, separate trainer/ranch hand quarters. Includes .23 ac lot for total of 6.05 acres. Room for arena & paddocks.....**Offered At \$789,500**



**\$100,000 Below Appraised Value!**

**Historical Adobe Home & Prime Equestrian Lot, Valley Center** - 3 Bed / 3 Bath, 3,286 Sq. Ft. on, 5.74 Fenced Acres, Upgraded Home, Detached structure Can Be Converted to Guest Quarters, Horse Facilities: 4 stall Barn, feed storage, tack room, fly system, 600 ft. well, arena w/ Vinyl fencing, round pen, 4 corrals w/ shed covers & automatic waters, grain hopper, turn-out pasture w/ v-mesh.....**Offered at \$779,900**



**Sleeping Indian Horse Property** - 1.53 Acres, Highly Upgraded 2,804 Sq. Ft. Home, 3 Bed + Optional / 3 Baths, Many Designer Touches Throughout, Gourmet Kitchen, Horse Facilities Include: Arena with Irrigation and Priefert P Diamond fencing (100 x 60), 4 Stall Priefert Barn (built 2012), 2 Corrals (24 x 100), Wash Rack, Renovated Irrigation System with new Valves and Timers.....**Offered At \$679,500**

## Lots & Land



**9.38 Acre Lot - Valley Center** - All Flat & Usable Land, Horses Allowed, L Designation, the Perfect Property for that Horse Ranch You've Always Wanted, Secluded but Close to All, Studded with California Coastal Oak Trees, Stream on Property Line, Permitted 2,620 Sq. Ft. High Steel Construction Tractor/Equipment Barn, Water Meter, Seller May Carry 1st Trust Deed.....**Reduced To Sell!! \$399,500**



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My business is built on your referrals! I focus 100% of my energy on my clients and in return I depend on you to refer your family and friends to me. If you are genuinely pleased with my services, the greatest compliment you can give me is a referral. Referrals are what determine my success...one home at a time, one friend at a time, one client at a time. I thank you for your trust and sincerely hope you will tell your friends, family, neighbors and co-workers about my services. If you know someone who is thinking of selling or buying a home, please have them call me at:

**760.522.8559**

*Thank You For Your Referrals!*

*Most folks are like a barb-wire fence, they have their good points.*

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# The Real Estate Corner

**TAX TIP: Consult your tax professional to determine your qualification for the following relief.** The Internal Revenue Service says it is going to waive the late-payment penalty for individuals and businesses who request a tax filing extension because the forms attached to their returns weren't available until February.

The January "Fiscal Cliff" deal caused the IRS to change many forms and as a result, some were not available until mid-February and even into March.

Individuals and businesses qualify for this relief if they properly request an extension to file their 2012 returns. Eligible taxpayers need not make any special notation on their extension request, but as usual, they must properly estimate their expected tax liability and pay the estimated amount by the original due date of the return.

Returns must be filed and payment for any additional amount due must be made by the extended due date. Interest still applies to tax payment made after the original deadline.

Forms that were delayed and enable a filer to receive late payment relief are:

- Form 3800, General Business Credit
- Form 4136, Credit for Federal Tax Paid on Fuels
- Form 4562, Depreciation & Amortization (Including Information on Listed Property)
- Form 5074, Allocation of Individual Income Tax to Guam or the Commonwealth of the Northern Mariana Islands
- Form 5471, Information Return US Persons with Respect to Foreign Corporations
- Form 5695, Residential Energy Credits
- Form 5735, American Samoa Economic Development Credit
- Form 5884, Work Opportunity Credit
- Form 6478, Alcohol and Cellulosic Biofuels Credit

- Form 6765, Credit for Increasing Research Activities
- Form 8396, Mortgage Interest Credit
- Form 8582, Passive Activity Loss Limitations
- Form 8820, Orphan Drug Credit
- Form 8834, Qualified Plug-in Electric and Electric Vehicle Credit
- Form 8839, Qualified Adoption Expenses
- Form 8844, Empowerment Zone and Renewal Community Employment Credit
- Form 8845, Indian Employment Credit
- Form 8859, District of Columbia First-Time Homebuyer Credit
- Form 8863, Education Credits (American Opportunity and Lifetime Learning Credits)
- Form 8864, Biodiesel and Renewable Diesel Fuels Credit
- Form 8874, New Markets Credits
- Form 8900, Qualified Railroad Track Maintenance Credit
- Form 8903, Domestic Production Activities Deduction
- Form 8908, Energy Efficient Home Credit
- Form 8909, Energy Efficient Appliance Credit
- Form 8910, Alternative Motor Vehicle Credit
- Form 8911, Alternative Fuel Vehicle Refueling Property Credit
- Form 8912, Credit to Holders of Tax Credit Bonds
- Form 8923, Mine Rescue Team Training Credit
- Form 8932, Credit for Employer Differential Wage Payments
- Form 8936, Qualified Plug-in Electric Drive Motor Vehicle Credit