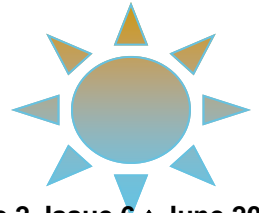




LCRE Newsletter



Los Caballeros Real Estate News

Volume 2, Issue 6 ♦ June 2010

Save a Tree!

**Opt-Out of Mailed Newsletters and
Subscribe to our E-Newsletter online NOW!**

In This Issue:

- ◇ **Broker's Message**
 - ◇ **Earthquake Safety**
 - ◇ **Local Summer Festivals**
-

LCRE is located in the lobby of the sports club and specializes in residential real estate, Los Cab Condos, Finance and Property Management. If we can be of any service to you, please visit our office or call for an appointment.

BUSINESS HOURS

Mon—Fri 9a-6p; Sat 10a—2:30p

**After hours / Weekends by appointment only*

714-241-RENT (7368) or 714-917-1599 (After hours Voicemail)





Dear Owners & Tenants,

The Fiscal year for Los Cab #1 is nearly over and it's at this time that we plan for our annual elections, revise the 2010-2011 budget and (if needed) increase the dues.

At a time where the economy is tough and so many homeowners associations are experiencing record losses, Los Cab (#1) homeowners will be very pleased to learn that there will be **NO INCREASE IN DUES** for the next fiscal year. This is due to several factors, namely, a frugal Board of Directors, efficient spending, and good planning on the part of the Boards (current and past).

In the coming months, the Board will be interviewing new landscaping, Security, janitorial and roofing vendors so that we can keep Los Cab looking and operating at its best. You can also count on the Board to continue seeking out talent and quality from our vendors, so don't be too surprised if you see some new faces around the complex.

LISTED FOR SALE

Phase IV	Warner	2 bed, 2 bath	\$ 255,000 – \$274,000	(four avail. Regular sales)
Phase III	Newhope	2 bed, 2 bath	\$ 259,900	(1 unit available. Regular sale)
Phase V	Newhope	2 bed, 2 bath	\$ 280,000 - \$ 320,000	(three avail. Regular sales)
Phase VI	Newhope	1 bed, 2 bath	\$ 299,900	(1 unit available. Regular sale)
Phase VI	Newhope	2 bed, 2 bath	\$ 374,900	(1 unit available. Regular sale)

PENDING SALES

Phase IV	Warner	2 bed, 2 bath	\$ 280,000	(Regular sale)
Phase VI	Newhope	2 bed, 2 bath	\$ 374,900	(Regular sale)

SOLD!

Phase I	Newhope	2 bed, 2 bath	\$ 305,000	(3 story unit, short sale)
Phase II	Newhope	1 bed, 1 bath	\$ 130,000 – 156,000	(3 units, all short sales)
Phase III	Newhope	2 bed, 2 bath	\$ 259,900	(regular sale)
Phase IV	Warner	2 bed, 2 bath	\$ 235,000 - \$ 260,000	(reg. & short sales)
Phase V	Newhope	2 bed, 2 bath	\$ 419,415	(Large unit. Regular sales)
Phase VI	Newhope	2 bed, 2 bath	\$ 374,900	(regular sale)

Yours at Los Cab,
Wallace Rodecker

FEATURED LISTINGS

714-241-7368

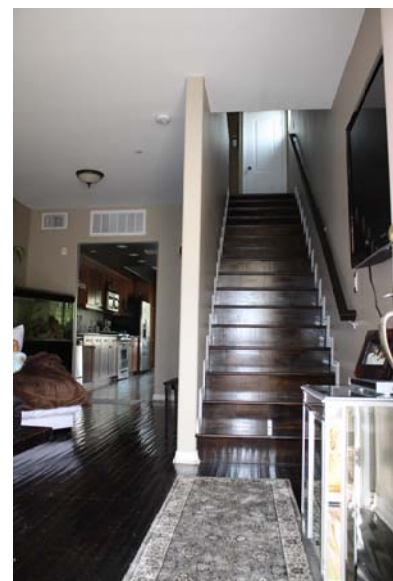
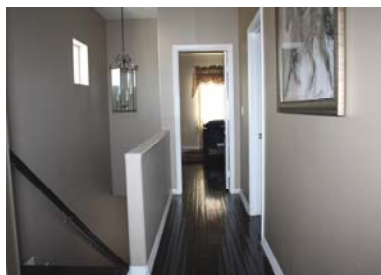
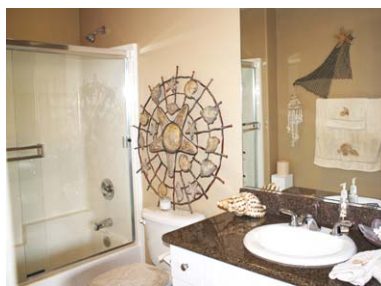
Designer Condo with Wood Flooring



17168 Newhope Street, Unit #218
2 Bedroom / 2 Bathroom Condo

Asking Price: \$360,000

- ~ Wood floors throughout
- ~ Granite countertops
- ~ Hand-crafted maple cabinets in kitchen
- ~ Stainless steel kitchen appliances
- ~ Ceramic tile kitchen & bath areas
- ~ Large windowed laundry room
- ~ Patio area
- ~ Central air / heat
- ~ HOA Dues: \$280.98
(includes Sports Club Membership)



NEW LISTING

714-241-7368



17230 Newhope Street Unit 112—2 bedroom / 2 bathroom Condo

- ~ 1074 sq. ft.
- ~ First floor unit
- ~ Granite kitchen/bathroom counters
- ~ Wooden floors in living room
- ~ Ceramic tile kitchen
- ~ Washer / dryer hook-up
- ~ Stainless steel appliances

- ~ Ample built in closet / cabinets
- ~ Central heat and air conditioning
- ~ HOA \$307.59
(includes Sports Club Membership)

Listing Price: \$328,900

*Los Caballeros Real Estate is licensed by the Department of Real Estate as a Broker (lic 01519288)
Located in the lobby of the sports club at 17272 Newhope St., Fountain Valley, CA 92708

MORE LISTINGS

714-241-7368

Beautiful Custom Built Cabinetry



11660 Warner Ave Unit #410



Condo Features:

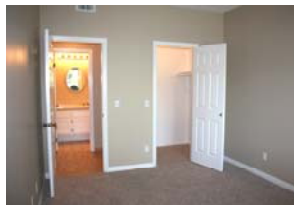
- ~ 2 bedroom / 2 bathroom
- ~ 1040 sq. ft.
- ~ Located on first floor
- ~ Custom built cabinets
- ~ Granite kitchen counters
- ~ Wall-to-wall burber carpeting
- ~ Gas fireplace
- ~ Large linen closet
- ~ Enclosed Spacious Laundry Room
- ~ Central heat and air conditioning
- ~ Common areas: BBQ, Pool, and Lake
- ~ HOA Dues—\$248.00/month

Listing Price: \$274,000

Top Lake View Condo



11630 Warner Ave Unit #640



Condo Features:

- ~ 2 bedroom / 2 bathroom
- ~ 1040 sq. ft.
- ~ Located on third floor
- ~ Carpeting in bedrooms
- ~ Wood flooring in living room / hallways
- ~ Mirrored built-in wet bar
- ~ Gas fireplace
- ~ Walk in Closet
- ~ Enclosed Laundry Room
- ~ Central heat and air conditioning
- ~ Common areas: BBQ, Pool, and Lake
- ~ HOA Dues—\$248.00/month

Listing Price: \$265,000

Affordable 1 Bedroom at Los Cab



17200 Newhope Street Unit 220



Condo Features:

- ~ 1 bedroom / 1 bathroom
- ~ 572 sq. ft.
- ~ Located on second floor
- ~ Common areas: BBQ, Pool & jacuzzi
- ~ HOA Dues—\$183.00/month

Listing Price:

ONLY \$159,900

Condos & Parking Areas Are Not Playgrounds!

For the safety of your children and the safety of other tenants, please let your children know that there is NO playing in the corridors of the property, especially in the parking lots or garages of the condos. Our complex is not a playground. There are grass areas and parts of the sports club that your children can safely play at. Thank You!

Newsletter Subscription Sign Up Today!

Drop off slip to the Marketing Department at Los Caballeros Real Estate or join online at www.loscaballeros.com/newsletter

Yes, please add to me the Los Caballeros Real Estate E-newsletter mailing list.

Name _____

Address: _____

City: _____ ST: _____

Zip Code: _____

Email: _____

@ _____

Are you a/an _____ Tenant or Owner? (circle one)

How would you like to receive your Newsletter? (circle one)

By Mail or Email or Both

When an Earthquake Hits?

Are You Prepared?

DROP

down to the floor

HEAD FOR COVER

under a sturdy piece of furniture (desk, table, etc...)*

HOLD ON

until the shaking stops

*If there isn't a table or desk near you, cover your face and head with your arms and crouch in an inside corner of the building.

Other Tips:

- Stay away from loose or breakable materials, like glass, windows, outside doors and walls.
- If you're awoken from an earthquake, STAY in bed. Hold on and protect your head with a pillow. Move to the nearest safe area if you're under a heavy light fixture that could fall.
- Use a doorway for shelter only if it is the closest in proximity to you and if you know it is a strong, loadbearing doorway.
- STAY INSIDE until the shaking stops and it is safe to go outside. Studies show that most injuries occur when people inside buildings attempt to move to a different location inside the building or try to exit the building.
- Do not panic when electricity, or fire sprinklers go off. These are common occurrences sometimes triggered by the shaking of the earthquake.
- DO NOT use the elevators.

Information referenced from:

<http://www.fema.gov/hazard/earthquake>



HOA

CALENDAR

Los Cab 1: Thurs, July 15 —6:00p

Los Cab 2: Thursday, Jun 17th 5:00 p.m

Los Cab 3: Thursday, Jun 17th 6:00 p.m

Location: Los Caballeros Sports Club—2nd Floor

We encourage ALL homeowners to attend

CLASSIC PROPERTY MGMT

(949) 716-3998

Are You Sure It's "Flushable"?

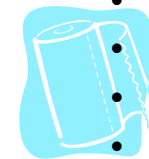
When in doubt, don't Flush it!

As we all know, main drain backups can be very inconvenient for all of us when they occur.—Now efforts from the city are being made due to sewer line clogs as well.

What we need to be aware of is, even items that say "Flushable" still should not go down our toilet drains the key word we need to look for is "dispersible." Toilet paper for instance is a dispersible product, because it's very thin and comes apart in the sewer system.

Typical bathroom items should go straight to our trash, not the toilet! Including some of these items:

- Hair
- Cotton Balls
- Diapers
- Q-tips
- Napkins / Paper Towels
- Feminine Pads
- And even "flushable" cleaning wipes





Movie Releases for June 2010



The Twilight Saga: Eclipse—June 30, 2010

Rated: TBD

This is the third part of the "Twilight" series. Movie takes place in Seattle, which seems to have a lot of mysterious killings and a malicious vampire continues her quest for revenge ...



The Karate Kid—June 11, 2010

Rated: PG-13

A much anticipated remake of the "classic" karate kid. . . . This version starring the best fit candidate, Jackie Chan (Mr. Han), who is a undercover Kung Fu Master, disguised as a Janitor. His apprentice? None other than Jaden Smith (Dre Parker). Let's hope this version is just as good if not better than the original



Toy Story 3—June 18, 2010

Rated: TBD

Another exciting adventure of the well known crew of Toy Story, comes part 3. What are the toys to do, now that Andy's all grown up?

June Holidays 2010

5th  World Environment Day

14th  Flag Day

20th  Father's Day

21st  First Day of Summer!

Family Fun in June

Fountain Valley Summerfest!

June 11—13, 2010

At the Fountain Valley Sports Center
(Euclid & Main Street)

FREE ADMISSION!

Looks like this will be another fun year for our city at the annual Summerfest. There will be all the fun you're use to, carnival rides, food, entertainment, car show, beer garden. The newest addition to the festival this year is a "Battle of the Bands."

For more info call 714-839-8611 or go to the city website at:

www.fountainvalley.org

Festival Season is Here!

Check out these fun events coming up in surrounding neighborhoods

Tustin Street Fair & Cook-Off

June 6, 2010 / 11am - 6pm

BBQ Cook-off and Family Festival

Costa Mesa

Saturday, June 12, 2010

Sawdust Festival - Laguna Beach

June 25 - August 29, 2010

Annual Ride The Coast

Santa Ana

Saturday, June 26, 2010

June's Featured Recipe:



FRUIT PIZZA

Ingredients:

1 Ready made Sugar Cookie roll
(or 1 lrg Crescent Roll)

Fruits of choice: Strawberries, Blueberries, Kiwi, etc) (squeeze lemon on apples or bananas)

1 8oz Cream Cheese (Softened)

1/2 c. sugar

Bake the cookie dough as directed on the package for a sheet or use a pizza pan. Start at the center and roll it out to the fill the pan, leaving about 1/4" around the edges.

Cream the Cream Cheese and sugar together. I like to also add about 1/4—1/2 c of fresh fruit into the mixture for an added yummy flavor.

After your cookie dough is cooled completely, spread your cream cheese mixture on the cookie. And arrange your fruits like a pizza