

# Los Caballeros Real Estate

17272 Newhope Street • Fountain Valley, CA 92708 • 714-241-7368

## BULLETIN BOARD



LCRE is located in the lobby of the sports club and specialized 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 9am—6pm

Saturdays 10am—2:30pm

*\*After hours by appointment only*

714-241-7368

[www.loscab.com](http://www.loscab.com)

### Los Caballeros Staff

Laura.....Property Manager  
Lauri.....Leasing Coordinator  
Lynne.....Assistant  
Chai.....Maintenance

For internal advertising, questions or ideas for the newsletter, please contact:

Sarah Grey

[sgrey@ocmortgage.com](mailto:sgrey@ocmortgage.com)



## Mortgage Rates at a Record Low



Are you taking advantage of the historic low mortgage rates available today? According to the MBA (The Mortgage Bankers Association) with mortgage rates lower than 5%, the number of homeowners refinancing is at a record high.

Don't let these unique programs pass you by. See what Los Caballeros Real Estate can do for you. Make an appointment today to learn more about these loan programs.



714-241-7368

[www.ocmortgage.com](http://www.ocmortgage.com)

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## CLUB 47 VILLAS

**ONLY 1 LEFT!**



**Own a Condo at  
Club 47 Villas**

**For only \$2280/Month  
\$8000 Down\***

Only 1 condo left at this new development. Take advantage of the \$8000.00 federal tax credit for new construction while it lasts! Through seller financing, you can own this for a little under \$2280 a month and only \$8000.00 down (even less if you factor in the tax credit.)

### Standard Amenities:

- Granite counter tops
- Family membership to Los Cab
- Stainless appliances
- Central Air conditioning
- Enclosed, covered parking
- 2 bathrooms in ALL models
- Laundry Hook-ups
- Decks, Balconies or expanded kitchens in the two bed units
- . . . and much more

**Call 714-241-7368**

*For details*

**Savings Corner**

**Shopping for Gas**

1. Buy gas on Wednesday. Gas prices are usually higher on Mondays, during weekends, and before the holidays.
2. Fill up on days with cooler weather.
3. Shop around for the best quality, price, and service.
4. Do not fill up when the Filler Tank is at the station. Most likely dirt and sludge in the tank is being stirred up when gas is being delivered, and you might be transferring that dirt from the bottom of their tank into your car's tank.
5. If there is a surcharge for using your ATM or Credit card, pay cash.

**Top 5 Painless Money-Saving Tips**

1. Combine your cable, internet and phone service from your provider.
2. Take the time to use rebates on your purchases.
3. Buy refurbished electronics on sites such as Craigslist.com or the Penny Saver
4. Convert to an Energy Efficient Gas Water Heater.
5. Request a reduction in the interest rate for your home equity line of credit.

**Real Estate**



**Existing condo sales at Los Cab:**

1 bedroom starting at \$ 180K

2 bedroom starting at \$ 220K

1 bedroom (NEW) starting at \$ 289K

2 bedroom (NEW) starting at \$ 330K



**Office available for Rent here at Los Cab!**

- 200-400 sq ft.
- 24-hour access
- Conference rooms
- High speed internet



Conference Room



Office

**Fire Sprinkler Compliance Repairs Coming Soon**



**REMINDER:** No Smoking is allowed in ANY walkways or entryways

**CLASSIFIED ADS**

**RENTALS**

**\*\*CONDOS FOR RENT\*\***

- Club 47 (New) / Phase VI — Two bedroom, Two bathroom—from \$1750/month
- Phase II—One Bedroom—from \$1095
- Phase IV—Two Bedroom—from \$1650

\$\$\$ \$ \$ \$ \$

**NEW REFERRAL PROGRAM**

Refer a friend or family member and receive a \$150 referral fee for every qualified 6-month lease agreement. See leasing office for details.

\$\$\$ \$ \$ \$ \$

**MISC**

For postings or advertising, contact Sarah Grey via email at [SGrey@ocmortgage.com](mailto:SGrey@ocmortgage.com)

Newsletters are issued around the 1st of the month, so any ads or postings must be submitted before the 25th of issue date, to guarantee placement.

**2009 Los Cab Sales Report (YTD)**

**SOLD**

Phase	Address	Description	Price	Date of Sale
I	Unit #1	3 + 3	\$ 375K	Pending
I	Unit #27	2 + 2	\$ 378K	02/17/09
IV	524	2 + 2	\$205K	Pending
IV	538	2 + 2	\$215K	01/21/09
IV	509	2 + 2	\$220K	03/11/09
IV	506	2 + 2	\$265K	03/07/09
VI	226	2 + 2	\$ 355K	03/23/09
VI	211	2 + 2	\$ 372K	End of 2008
VI	227	2 + 2	\$ 359K	End of 2008

# HOA Highlights

## Painting Project Underway

June 29 started the Villa No. 1 painting project and will continue on until approximately July 17.. Please take note schedule for each phase is approximate and can change due to inclement weather or other unforeseen delays.

### Painting Process:

1. Power washing/ preparation
2. Masking & Spraying
3. Painting of the trim
4. Paint Detail
5. Painting of the deck walkways

### What You Need To Do:

1. Please clear all personal items / plants from your patio. The Association is not responsible for overspray or any items left on balconies.
2. Keep windows closed for power washing. If you have any leaks in your windows, roll up a towel and place it on your window sill.
3. Watch for separate notices for information about the painting of the edges of your entry doors.

Pacific Painting Co., Los Caballeros Club Villas No. 1 and Classic Property Management will not be responsible for any damage/overspray to personal items left in the painters way. Precautions are taken to avoid damage/overspray to personal property. However, you are responsible to follow the instructions given, notices posted and to use common sense to protect your belongings.

*If you have any questions or concerns, please call Brian Kang (714) 816-0202*



[HOA](#)  
[CALENDAR](#)

Los Cab 1:  
**Thurs, July 16—5:30p**

Los Cab 2:  
**Thurs, Aug 20—5:00p**

Los Cab 3:  
**Thurs, Aug 20—6:00p**

Location:: Los Caballeros Sports Club—2nd Floor

We encourage ALL homeowners to attend

## Parking

Prevent your vehicle from being towed:

- You may only park for a period of 96 hours in any one parking spot
- Registration of your Vehicle must be current
- If you go on vacation, inform your Property Manager.



**NOTE:** \*Any towing expenses incurred will be the full responsibility of the vehicle owner

## Water Heater Replacement



Don't wait until it's too late to replace your water heater. Have your water heaters inspected and replace them if necessary.

Recently some leaking water heaters have caused damage to units and the building. Waiting until yours burst can end up costing you tens of thousands of dollars in replacement and repair damage costs. It is your responsibility as home owners to repair and maintain.

## Summertime Pool Use Reminders

### Pool Hours:

6am—11pm Everyday

- Important note: Keep all pool gates closed.
- All residents and Guest must clean up their area after each use.
- No resident or their guest should in any manner monopolize the pool nor create or permit any conditions which interfere with others enjoyment of the pool or Jacuzzi.

## Insurance

As a reminder to all homeowners, it is required that you take a personal property and liability insurance policy on your home.

The HOA's master insurance policy only covers the cost to rebuild in a major event. This does NOT cover personal liability or property. This means any injury caused to you or your roommates/guest from a fall or accident, any damages caused by water leaks, fire, or other damages (even if caused by your neighbors) is not covered, unless you acquire a separate policy.

You can obtain this policy for as little as \$15.00/month from reputable insurance companies.

Enjoy a night at the movies with your family and check out these promising Blockbusters coming out this month.:



•Ice Age: Dawn of the Dinosaurs— Comedy / Family-Rated PG (Jul 1)

The same loveable characters of Ice Age, go on a mission to rescue the hapless Sid, through a mysterious underground world of Dinosaurs.



•Harry Potter and The Half Blood Prince—Drama/ Family—Rated PG (July 15)

Join Harry Potter once again in another adventure of wizardry, battles and love that fill the air of the castle.

Cast: Daniel Radcliffe, Rupert Grint, Emma Watson






Hair Force One: G Force - Comedy/Family— Rated PG (July 24)

Jerry Bruckheimer's first 3-D comedy adventure of a covert government program of highly trained guinea pigs to work in espionage, whose fate of the world lays in their paws.

Voices:Sam Rockwell, Tracy Morgan, Penelope Cruz and Nicolas Cage.

Info gathered from [www.movieweb.com](http://www.movieweb.com)

# July 2009

Sun	Mon	Tue	Wed	Thu	Fri	Sat
 Smokin' Hot Summer Specials™ in Fitness 5	6  Club League Starts	7	1 Get a Personal Trainer yet? 8	2 9	3 10 Pool Pilates anyone?	4  4th of July
12	13 Can you survive boot camp?	14	15	16 HOA Meeting	17	18
19	20	21	22	23	24	25 Free Movie* @ Los Cab Theater
26	27	28	29	30	31	*Bedtime Stories - PG

## Bizarre & Unique Holidays

- National Blueberry Month
- National Anti-Boredom Month
- Unlucky Month for weddings
- National Cell Phone Courtesy Month
- National Hot Dog Month
- National Ice Cream Month

## Safety Tips for 4th of July

- Local laws prohibit any use of fireworks in Fountain Valley, but check out the local public firework shows in our area. Neighborhoods such as Santa Ana and Cypress are OK with legal fireworks and can be purchased in those cities as well.
- If using fireworks keep a bucket of water or a hose near by, light them up in an open area away from trees and power lines. And NEVER use illegal fireworks.

- Keep protected outdoors and apply plenty of sunscreen. Use at least the recommended SPF 15 for the best protection.

- Did you know July 4th has one of the highest amount of Food Poisoning cases? Keep your potato salads and other mayo based foods well chilled and away from the sun.

- **Most importantly.** Don't Drink and Drive. Be Safe and have a Happy 4th of July!

## Los Cab Cafe



Stop by the Los Cab Café and enjoy beers, well drinks and refreshing summer margaritas!

