

BULLETIN BOARD



LCRE is located in the lobby of the sports club and specialize 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

LCRE Staff

Laura Property Manager

Lauri Leasing Coordinator

Lynne Assistant

RMS

Chai Maintenance

Ben Maintenance

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

Sarah Grey

sgrey@ocmortgage.com



Club 42 Condominium located at the Los Caballeros Sports & Racquet Ball Club.

Inside this issue:

Should You Hire a Property Manager?	2
*NEW: Month Puzzle	2
HOA Highlights	3
HOA Meeting Schedule	3
Local Entertainment	3
August Calendar	4
Clean with Vinegar	4
*NEW: Recipe Corner	4

Should You Hire a Property Manager?

If you lack the time or expertise needed for day-to-day management of your residential real estate investments, we at Los Caballeros Real Estate (LCRE) can provide you with professional property management services.

Here at LCRE we provide:

Rent Collections, Accounting & Maintenance

- Market and advertising of your rental property. This minimizes vacancies and maximizes income. We know the rental market, what comparable properties are renting for, and what poten-

tial renters are willing to pay for a rental property. Our marketing know-how to reach potential renters and our experience and resources to weed out potential bad renters, makes us a successful management company.

We thoroughly screen potential tenants to find the best possible tenants to fill vacancies

- Maintenance. LCRE's team and subcontractors of professional maintenance and repair contractors, keep your rental property in good condition and avoid unnecessary repairs to save you money. We even handle all emergency repairs.

- Accounting. Track income and expenses to determine profitability;

- Administrative Support. We negotiate rental agreements; Collect rent and track tenant deposits; Comply with federal, state and local laws; and most importantly respond to tenant requests and deal with problem tenants.


Let LCRE property managers help you make the most from your rental property and save you time.

LCRE

714-241-7368

TOTAL NO FEE LOANS!

**Zero Points!
No Admin Fees!
No Processing Fees!**



**Call Today
for more INFO!
714-444-2727**

Licensed Broker #01357322

CLASSIFIED ADS

RENTALS



Summer Specials!

that won't last long!

**Call NOW for
current offers!**

-Club 47 (new) - 2Bd/2Ba—from

\$1750/month

-Phase II—1Bd from \$1095 / mon.

-Phase IV—2 Bd.—from \$1650 /

Ask for Lauri

714-241-7368

MISC

For postings or advertising, contact Sarah Grey via email at SGrey@ocmortgage.com

Ads or postings must be submitted before the 25th of issue date, to guarantee placement.

FOR SALE



Club 47 (NEW) starting at \$369K



Warner—2bd starting at \$220K



Los Cab #1—1bd at \$145K-\$220K

For more information:

714-241-7368

Real Estate License #01519288

BUSINESS LEASE

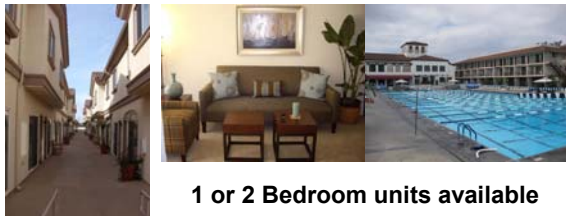
Office Space for Lease:



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

VACATION RENTALS

Have friends or family coming in town? Need a place to stay for an extended vacation? Stay in one of Los Caballeros Vacation Homes. Enjoy the amenities of the Los Cab sports club and "resort" style living.



1 or 2 Bedroom units available



Call today to make reservations!

714-241-7368

Standard Amenities: Cable TV, paid utilities, membership to the [Los Cab Sports Club](#), towels, linens and standard kitchen house wares.

One-time min. cleaning fee of \$75.00 charged to all rentals. Security deposits are: \$ 500 for 7 days or less and \$750.00+ for stays longer than 7 days*. Deposits are refunded at departure. NOTE: We are not a hotel and don't have daily maid service or other hotel amenities. See [website](#) for more detailed information.

HOA Highlights

Prevent Clogged Pipes!

Due to recent clogging in the mainline, the laundry and bathroom areas were backed up. Please keep these handy tips in mind to help maintain the mainline and prevent any future backups:



1. GREASE. Pour cooking grease into used cans. Grease is highly detrimental to your pipes because it settles along their sides and acts as a trap for discarded food bits. In time, the accumulation of particles causes the drain to clog.



2. FLUSH YOUR DISPOSAL. Run cold water liberally to move the food grindings through your pipes. Weekly or at least monthly, boil a tea kettle of water and pour it down every sink in your house. Use one kettle for each sink to dislodge grease or soap.



3. CLEAN SINK STOPPERS AND INSTALL STRAINERS...

Once a week, remove all sink stoppers and wash and rinse them thoroughly. Stoppers are prime places for loose hair to get stuck and clog the drain. Install strainers to prevent hair or

food from going down the drains.



4. WATCH WHAT YOU FLUSH. Flush only products marked "flushable" down the toilet. Never flush large or heavy-duty paper products down the toilet. Not adhering to this rule can cause the whole sewer system to back up, or the toilet to clog at the very least. Make a trash can available for non-flushable stuff and empty it often. - ***NOTE*** A brillo pad caused our last backup situation.



5. RECOGNIZE AN ONCOMING CLOG. When you notice your drains are running slowly, it's time to take action. Use a plunger to remove or dislodge the buildup before it becomes more of a problem.

A/C Repairs

FRIENDLY REMINDER:

With the recent hot weather, many residence are finding a need to repair their Air-Conditioning systems. PLEASE remember that all repairs must be done by HOA approved HVAC Service Companies. Contact your HOA for any questions before calling for service.



HOA
CALENDAR

Los Cab 1:

Thurs, Sep 17—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



R.M.S.

- ▶ **Plumbing**
- ▶ **Electrical**
- ▶ **Water restoration services**
- ▶ **Rental / Real Estate Turn-key services**

Servicing Orange County since 1984

714-241-7368

Licensed by the Contractors State License Board as a General Building Contractor (Lic # 571-356). Contractors are regulated by the California Department of Consumer Affairs,

MOVIES! MOVIES! MOVIES!

•**Bandslam**— Family Musical—Rated PG (Aug 14)



. Gifted singer-songwriter Charlotte Banks goes head-to-head against her egotistical musician ex-boyfriend at the battle of the bands.

•**Ponyo**—Animation / Family—Rated G (Aug 14)



Anime Artist Hayao Miyazaki releases his ninth animated feature, Ponyo on the Cliff. A story of a friendship between a five-year-old boy and a goldfish princess that yearns to be human.

Info gathered from www.movieweb.com

Don't Miss the OC Super Fair!

Fair Runs from July 10-August 9
Wednesday - Friday: 12P - 12A
Saturday - Sunday: 10A - 12A
Closed Mondays & Tuesdays

RECORDED INFORMATION

(714) 708-FAIR (3247) - This will be updated closer to Fair

Pacific Amphitheatre, including on-sale information and box office hours, call (714) 708-1870.

www.ocfair.com/2009



Back To School Sept 3

School Offices open Aug 20

Make sure to register your child in time for the new semester.

Clean with Vinegar!

Help the environment and save money on cleaning

Shine chrome sink fixtures with lime buildup: Make a paste with 2T salt and 1t white distilled vinegar. Brass, copper and pewter, use equal amounts of solution.

Clean counter tops with a cloth soaked in undiluted white distilled vinegar.

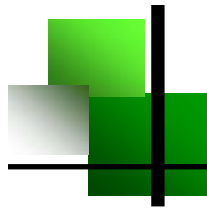
Clean/deodorize a drain by pouring in 1 cup baking soda, then one cup hot white distilled vinegar. Let this sit for 5 minutes or so, then run hot water down the drain.

Clean microwaves by mixing 1/2 cup white distilled vinegar and 1/2 cup water in a microwave-safe bowl. Bring it to a rolling boil inside the microwave. Baked-on food will be loosened and odors will disappear. Wipe clean.

Get rid of fruit flies by setting out a small dish of undiluted white distilled vinegar.

Renew sponges and dish-rags by placing them in just enough water to cover them. Then add 1/4 cup white distilled vinegar. Let them soak overnight.

Remove grime, mildew, and scum from the tub, tile, shower curtain or door,



Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3	 4 Nat'l Coast Guard Day	5	6	7 Have you tried Poolates— 12:30p	8
LAST DAY 9 OF OC FAIR	 10 Watermelon Day	11	12	13	14	15
16	17	18	19	20 HOA Mtng	21 22 Adult USTA	
23 Sectionals	24	25	26	27	 28 FREE MOVIE*	29
30	31					*Phantom of the Opera—7p @ Los Cab Theater

even hard water deposit prevention: spray or wipe with undiluted white distilled vinegar. Rinse with water.

Floor Cleaner, mix a solution of 3 drops dishwashing liquid to 1/3 part white distilled vinegar, 1/3 part alcohol, and 1/3 part water. Spray sparingly and mop for a fast clean-up.

Some carpet stains can be removed with a paste of 2 tablespoons white distilled vinegar and 1/4 cup salt or baking soda. Rub into the carpet stain and let dry. Vacuum up the residue the next day. (Always test on an out-of-sight part of the carpet first).

Information gathered from:
www.vinegartips.com



Recipe Corner



Here's a yummy no-bake cookie recipe I loved as a child. With the hot weather these are perfect treat without having to bake in the heat. I eat them straight out of the freezer for an ice cold cookie treat! Get creative and mix other ingredients, like coconut flakes and chocolate chips. Enjoy!!



Butterscotch Haystacks

- 1 C. Smooth Peanut Butter
- 6oz of butterscotch morsels
- 1 Large can of Chow Mein Noodles

Melt the peanut butter and butterscotch together on the stove top or microwave. I prefer the stove top for a more even melt. Mix in chow mein noodles. Spoon stacks onto a pan covered with wax paper and freeze for a few hours.— S. Grey

Want to contribute to our Recipe Corner. Email your recipe to sgrey@ocmortgage.com and you may see it in the next issue!