

Central Park

Neighborhood Update



Brought to you by your Central Park neighbor and top selling neighborhood real estate agent.



Five Quick Tips to Help You Beat the Winter BLAHS

- 1. Get Outside and Play :** Bundle up and get outside for some exercise, especially on sunny days. Sunlight is a natural mood-enhancer and exercise stimulates and warms the body.
- 2. Visit a spa, or set one up at home:** That bitter cold doesn't just make people blue, it also wreaks havoc on their skin. Combat both with a pampering trip to a day spa, or set one up at home.
- 3. Give a Room a Bright New Look:** If your house is contributing to your blahs, supercharge a room or two with summery decorative elements. Throwing a fresh coat of bright paint on the walls or adding bunches of fresh tulips, candles or accessories from favorite vacations won't just warm the room, it'll warm you too.
- 4. Add Splashes of Color to your Wardrobe:** Add an orange scarf for healing and peaceful feelings, a lime green jacket to balance your mood, or a red blouse for energy.
- 5. Get Rid of Clutter:** Take advantage of all the time spent indoors and organize closets, clean out the refrigerator, and purge old files. Most people report that having a handle on their household clutter also helps increase their peace of mind and happiness.

Upcoming EVENTS

Central Park:

- Holiday Event**

Saturday, December 2nd from 4-6pm

Please bring a toy to support Toys for Tots. There will be a collection box at the event and everyone who brings a toy will receive a raffle ticket for a grand prize drawing.



Planning to sell your home? Here are some reasons to call me today:

- **Top Selling Agent in Central Park, 2015, 2016 and 2017**
- **International Diamond Society Producer, Coldwell Banker, 2016**
- **Presidents Award, Tarbell, 2015**

It Matters who you Hire... I GET RESULTS!

My Recent Listings in Central Park



Seraphina Road

4BR / 2BA

Approx. 2,517 Sq. Ft

JUST SOLD — \$469,000



South Creek Circle

5BR / 3BA

Approx. 3,206 Sq. Ft

JUST SOLD — \$503,500



Summit Rock Lane

6BR / 4BA

Approx. 4,034 Sq. Ft

JUST SOLD — \$565,000



Carousel Lane

3BR + Loft / 2.5BA

Approx. 1,512 Sq. Ft

IN ESCROW

HOA Contact Information

Avalon: www.AvalonWeb.com

Community: www.MyCpHoa.com

For Accounting Issues:

Email: ar@AvalonWeb.com | Phone: (951) 244-0048 x 109

For Architectural Issues:

Email: Tarc@AvalonWeb.com | Phone: (951) 699-2918 x 104

For Management Issues:

Community Manager—Jayson Benanti, CMCA®

Email: CentralPark@AvalonWeb.com | Phone: (951) 699-2918 x 111



Upcoming Events in Murrieta:

- **2017 Holiday Magic**
Friday, December 1st
Various events—see the city's website for more details of specific events.
- **Festival of Trees**
Saturday, December 2nd
Town Square Park
- **Hometown Holiday Parade**
Saturday, December 2nd
Start at Washington Ave—End Town square Park

Please visit the city's website for a complete list of events and to register for any upcoming events.

Home Care Tips of the Month

You can keep your home in top shape with simple tasks throughout the year. This month be sure to:

1. Check your windows for drafts and/or cracked panes.
2. Replace the filter on your furnace to keep it operating as efficiently as possible.
3. Clean faucet aerators and shower heads.
4. Reseal grout on counters, walls and floors to prevent staining.
5. Drain approximately 2 gallons of water from water heater to eliminate sediment.
6. Make sure any decorative lights you put up for the holidays are working properly before hanging them. Anything with a frayed or damaged cord should be discarded.

Christmas Tree Safety

Here are a few tips on how to keep your tree and family safe this holiday season:

- If you're using a natural tree, make a fresh cut across the tree's base before setting it into the stand and immediately place in water. Keep the tree's water container full at all times, checking the water level daily.
- Place the Christmas tree well away from heat registers, space heaters, fireplaces, wood stoves, TV's, computer monitors and other heat sources.
- Check all Christmas tree lights, other electronic decorations and electrical appliances for wear. Use only UL approved electrical decorations and extension cords.
- Unplug tree lights and decorations when out of the room or sleeping.
- Place the Christmas tree clear of doors to keep the emergency escape route clear of trees, presents and furniture.

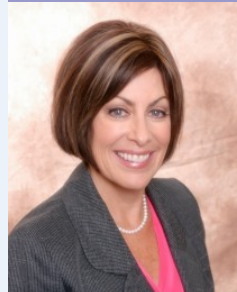
THANK YOU!

Thank you Central Park friends for your kind support. I have sold more homes in our neighborhood these past 3 years than any other agent. If you are considering selling, I hope you will call. I am an original homeowner and your neighbor who sincerely cares about our property values. I would love to discuss the value of your home at no cost or obligation.



Need help around the house? I know people...

In my work, I am connected to service people of all kinds. Call or email me if you need referrals for reputable service providers. I am always happy to help.



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