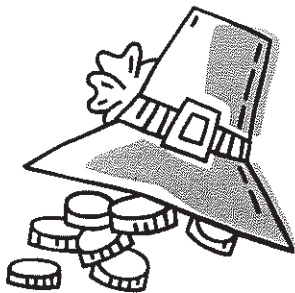


University Gables Gazette

Volume 3, Issue 1

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WELCOME NEW RESIDENTS



Please welcome to the community the new residents who recently moved into University Gables. Homeowner Deena Robinson moved into 61 Sycamore Lane last fall. Deena is an Administrative Assistant with the Cal State Fullerton Philanthropic Foundation. Anne Houtman, Associate Professor in the Biological Science Department is now the homeowner at 59 Sycamore. Mark Ellis and his wife Meiko are the proud owners of 23 Sycamore Lane. Mark comes to CSUF from North Carolina and is an Assistant Professor in the College of Education. Please welcome the new residents to our community.

REQUEST TO CHANGE HIGH SCHOOL BOUNDARY



The University Gables met with Lakeside Community representatives recently and was asked if the Housing Authority was interested in joining the Lakeside Community in requesting a

boundary change that would make Sunny Hills High School the school of residence for the Lakeside Community and the University Gables. Currently, Buena Park High School is the school of residence for the Lakeside and University Gables Communities.

While there may be other issues, safety is put forth as a principal argument for requesting this boundary change. Since 1980 the boundary has been Malvern. Those residents living north of Malvern attend Sunny Hills High School and residents living south of Malvern attend Buena Park High School. In the near future automobile traffic will increase to the south of the communities because of the construction of a train station and large residential development. The added traffic from these developments will interfere with the safety of the Lakeside and University Gables high school students who normally walk south to Buena Park High School. If the border was changed and moved south to the railroad tracks from Malvern then the Lakeside and University Gables residents would have

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The University Gables Gazette is published for the purpose of keeping the community informed. The publisher, CSU Fullerton Housing Authority, encourages residents to submit items of interest that they would like to see in future publications. Please submit suggestions to wherbert@fullerton.edu. We will do our best to keep the residents informed and use this publication as a vehicle to accomplish this goal.

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Sunny Hills as their official school of residence which is north of the communities and out of the way of the additional south traffic that the new developments will create.



We would like to hear your comments regarding this issue to determine if this is an issue that the community feels strongly about and would like the Housing Authority to continue to work with Lakeside and pursue the boundary amendment. Please email your comments to wherberbert@fullerton.edu.

HOME APPRECIATION



Many University Gables residents have inquired about how much their home has appreciated since they purchased it. To find out how much you may first want to refer to your ground lease for information on how appreciation is calculated. This can be found in your Ground Lease Exhibit F (Calculation of Resale Price Index).

The Resale Price Index is derived from information provided by the US Department of Housing & Urban Development (HUD) specifically the annual change in Orange County Median Family Income for a family of four.

The index is calculated by dividing the Median Income for the current year by the Base Year (2001) Median Income and then multiplying the result by 100. The initial index value is 100 (the 2001 Median Income divided by itself).

The Orange County Median Income and Index for the periods of record are:

Year	Median Income	Index	Annual Change	Period
2001	\$68,600 (Base Year)	100		7/1/01-6/30/02
2002	\$70,400	102.62	2.62%	7/1/02-6/30/03
2003	\$72,300	105.39	2.77%	7/1/03-6/30/04
2004	\$74,300	108.31	2.92%	7/1/04-6/30/05
2005	\$75,700	110.35	2.04%	7/1/05-6/30/06

To calculate appreciation, take the purchase price of your home plus builder upgrades multiplied by the index differential from purchase date to sell date and you can arrive at your home appreciation. The initial ground lease payment is not a factor in this calculation.

To have a more complete picture of the overall financial benefits of your home ownership, you should also include the increase in equity resulting from the reduction in your mortgage balance, and also any income tax savings resulting from interest and property tax deductions.

The Housing Authority will again be conducting home resale seminars for residents who would like to know more about the resale process and appreciation calculations. Seminar dates and times will be published in a future newsletter.

TREE REMOVAL & REPLACEMENT



Last fall the Housing Authority along with Encore Property Management Co. and the University Gables Landscape Architect visited the University Gables property to inspect the growth of the Sycamore trees. It was noticed that several trees would soon be encroaching and cracking walkway entrances or structure walls and fences. Specific trees were identified with special attention to trees that were close to causing damage. All trees identified as potentially damaging will be removed. Sycamore trees that are removed may be replaced by another variety but on a case by case basis. Residents will be given advanced notice of tree removals in their area.

LOOKING AFTER OUR PETS

There are several residents in the University Gables who own pets with the most popular being our four legged friend the canine. We would like to thank those residents that have taken the time and effort to clean up after their pets. Unfortunately, a few residents are still leaving their pet waste for someone else to pick up and dispose of. This practice is especially inconsiderate when pets are walked in and/or around the walkways, community green area and the playground. Landscapers should not be responsible for cleaning up after someone else's pets. Please help us keep the community a pleasant place for all of its residents, including the four footed ones. Take the few seconds necessary to pick up after your pet and properly dispose of the waste.



RECIPE OF THE MONTH

Chicken Tacos

"This recipe is quick and easy - good for those nights you don't have a lot of time to prepare dinner. Chicken breast is simmered in a lemon-lime marinade, then served with taco fixin's so that everyone can make their own soft taco."

INGREDIENTS:

- 1 pound skinless, boneless chicken breast halves, cut into bite size pieces
- 1 cup lemonade
- 2 tablespoons olive oil
- 1 tablespoon lime juice
- 1 1/2 teaspoons Worcestershire sauce
- 1/2 teaspoon garlic powder
- 1/2 teaspoon onion powder
- 1 bay leaf
- 1 (12 ounce) package corn tortillas
- 1 head lettuce, shredded
- 2 large tomatoes, chopped
- 1 (8 ounce) package shredded sharp Cheddar cheese
- 1 (8 ounce) jar salsa
- 1 (8 ounce) container sour cream



Leprechauns



Just what does a Leprechaun look like and why are they so special? A Leprechaun (Irish fairy) looks like a little old man. He's about 2 feet tall and dresses like a shoemaker with a cocked hat and leather apron. A Leprechaun's personality is described as aloof and unfriendly. They live alone and pass the time by making shoes. They're special because they also possess a hidden pot of gold.

If you listen closely for the sound of their hammer you might be able to capture one. If you do you can force him (with the threat of bodily violence) to reveal where he's hidden his treasure. Be careful! Do not take your eyes off him for if you do he will surely vanish and your hopes of finding his treasure will vanish with him.



DIRECTIONS:

1. In a large skillet over medium heat, combine chicken, lemonade, olive oil, lime juice, and Worcestershire sauce. Season with garlic powder, onion powder, and bay leaf. Simmer until chicken is no longer pink, and juices run clear, 15 to 20 minutes.
2. Meanwhile, warm the tortillas in the oven or microwave until soft. When chicken is fully cooked, transfer to serving bowl. Place lettuce, tomatoes, cheese, salsa, and sour cream in serving dishes. Each person can create their own wrap, using their preferred ingredients.

CONTACT INFORMATION

Encore Property Management

714-692-1670

Burned Out Street Lights
Community Area Landscaping
Community Common Areas
Community Maintenance Fees
Community Park Reservations
Gardener for Community Areas
Homeowner Fees Account Status
Home Improvement Plans
Parking Issues
Pool Area Maintenance
Pool Keys
Street Sweeping

City of Buena Park Police Department

714-562-3902

Home Assessment of Security
Illegal Activities, theft, burglary
Noise
Notice of Vacation
Prowlers
Suspicious Activity
Vandalism

CSU Fullerton Housing Authority

714-278-4104

Notice of desire to sell property

Phone Numbers

Police & Fire (Emergency only)	911
Police Department (Non Emergency)	714-562-3902
Adelphia Cable Company	888-683-1000
Animal Control	714-562-3647
Buena Park City General Services	714-562-3500
Buena Park Code Enforcement	714-562-3622
Buena Park Refuse Collection & Recycling	714-522-3577
City of Buena Park Web Site	www.buenapark.com
CSU Fullerton Housing Authority	714-278-4100
Direct TV Satellite	800-494-4388
Encore Property Management	714-692-1670
Household Hazardous Waste Disposal	714-834-6752
Orange County Fire Authority	714-744-0400
Orange County Vector Control	714-971-2421
Pet Licensing	714-562-3647
Railroad Security (Santa Fe)	800-285-2164
Southern California Edison	800-684-8123
SBC Communications	800-310-2355

Contact Encore Property Management via Email

Common Area maintenance, Parking issues, Pool keys, Pool area maintenance, Street lights & Street Sweeping -
customerservice@encorepmc.com or ext. 227

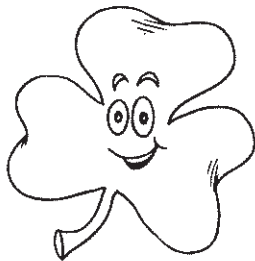
Account status & fees - escrowdesk@encorepmc.com or ext. 234

Home Improvement plans - arcdesk@encorepmc.com or ext. 224

Community Park reservations - asst@encorepmc.com or ext. 228



University Gables
c/o Encore Property Management
P.O. Box 1117
Corona, CA 92878



Happy 
St. Patrick's Day