



Leisure Village

welcome home!

Post Office Box 85
Camarillo, California 93011

805.228.HOME office + fax
www.leisurevillagehome.com



COMPANY OVERVIEW

HOME Real Estate Leisure Village's Neighbor & Realtor

We are the HOME real estate team for Leisure Village. We have a vested interest in Leisure Village, as Leisure Village home owners. As your neighbors and friends, we believe in Leisure Village and are dedicated to providing the best real estate services for the community. We are proud to be a part of Leisure Village's reputation as active senior living at it's best!

Our team is committed to providing the highest standards of service, quality and performance to all of our owners, clients, and tenants. It is our objective to assist you in your real estate transaction, making it easy and worry free, by utilizing prudent planning, real estate expertise, professional ethics, and strong negotiating skills.

Peggy Marcketta | Broker + Owner

Licensed Real Estate Agent since 1996

Licensed Real Estate Broker since 2006

Member of Ventura County Association of Realtors

Member of the California Association of Realtors

Bachelors of Art in Education + Masters of Education

Teacher in PVSD for fourteen years

Ventura County resident since 1983

Paul Marcketta | Agent + Property Manager

Licensed Real Estate Agent since 1997

Member of VCCAR and CAR

Masters in Systems Engineering

Retired Navy Helicopter Pilot

Ventura County resident since 1983

Todd Hooker | Agent + Property Manager

Licensed Real Estate Agent since 2004

Ventura County resident since 1971

Post Office Box 85
Camarillo, California 93011
www.leisurevillagehome.com
805.228.HOME



All visitors must be accompanied by a Leisure Village registered representative

Please contact our office to set up a personal tour of Leisure Village



Leisure Village | California's Active Senior Living at it's Best

gated community with 24 hr security patrol
2,136 single story homes on 375 acres
25 models to choose from (floor plans in this packet)
sizes ranging from approximately 756 - 2000 sq. ft.
single, duplex, triplex, and fourplex
most with garages and patios
50% of property is landscaped common areas
26,000 square foot recreation and fitness center
regency size swimming pool and spa
tennis, paddle tennis, and shuffle board courts
18 hole executive golf course
full time social director and social gatherings
clubs and classes
performances and trips

Camarillo, CA | Close to everything, yet far away from it all!

year round mild climate - averages 72 degrees
centrally located between Los Angeles & Santa Barbara
beautiful scenery and community
pacific ocean, mountains, and citrus groves
one of the finest recreation areas in California
golf courses, fishing, hiking, bike trails...
Premium Camarillo Outlet Mall
California State University at Channel Islands
Saint John's Pleasant Valley Hospital
Kaiser Permanente Medical Office

*start living a more **leisure** lifestyle!!*
call to set up a personal tour

Post Office Box 85
Camarillo, CA 93011

805.228.HOME (4663) office + fax
www.leisurevillagehome.com



MONTHLY ASSOCIATION FEE INCLUDES:

24 hour security
24 hour emergency response
landscape and exterior house care
sewer and water
basic cable television
weekly trash pick up
fire and earthquake insurance
bus service within Camarillo
RV and boat storage lot
pool and spa
water aerobics
18 hole executive golf course
horse shoes
picnic area with BBQ
bocce court
tennis courts
paddle tennis courts
farmers garden
fitness room
social hall with professional kitchen
woodworking shop
billiard room
ceramics room
library
computer lab
sewing room
facilities for resident groups
all-purpose rooms - one with kitchen
street sweeping
insurance and taxes on common areas
vacation assistance - extra patrols and home prep

EXTRAS:

club memberships | 80+ clubs available
leisure village performances | some residents are former actors, directors
professional guest performances
outside trips | conducted by the Travel Committee
use of all purpose rooms for private affairs
on-site general handyman services

and much, much more...

Post Office Box 85
Camarillo, CA 93011

805.228.HOME (4663) office + fax
www.leisurevillagehome.com



Activities | Clubs | Classes

adult college classes
amateur radio
art class
bereavement
better breathing
billiard club
bingo
bocce club
bowling club | off site
bridge club
camera club
ceramic mold decorating
ceramics plus
chorale
cloggers
computer
conversational Hebrew
dance workshop
diabetes
exercise
farmers
fifty five alive
foreign discussion
happy hoofers
international folk dance
jazzercise
keyboard club
library committee
liedleeders
mavericks
men's golf
men's social club
movie night
music appreciation
needlework
New York club
origami
painters
paper mache
players guild
racquet club
recreational vehicle club
round dance
Saturday night dance party
school speakers
sculpture
self awareness
showtyme
sing-a-long
single active seniors
solo club
square dancers
travel
veterans
water aerobics
weight control
western line dance
women's bridge
women's golf
women's workshop
writers club
wood shop
yoga
your neighbor's care group

additional fees may apply



IMPORTANT FACTS:

Occupant Eligibility | Any person 55 and over, or a married couple, one of whom is 55 or over
(more than two people may occupy homes)

Owner Eligibility | Any person 18 and over may own a home as an investment

Rentals | Homes may be rented - tenants must meet age requirements

Visitors | Grandchildren, friends, and relatives may visit anytime

Pets Welcome | In accordance to LVA rules. Must be leashed and are not allowed in public buildings

Clubs | Residents are encouraged to set up and participate in clubs

Solicitors | No sales people or visitors are permitted without owner permission

Planned Unit Development (PUD) | Unlike condos, homeowners own the land the home sits on

Exterior Improvements | As a result of PUD, patio enclosures & some improvements are permitted
(LVA permits required)

Interior Improvements | Most improvements can be completed with out Leisure Village permits

for more information, please visit:

www.leisurevillagehome.com
www.leisurevillage.org
www.ci.camarillo.ca.us
www.camarillochamber.org

Post Office Box 85
Camarillo, CA 93011

805.228.HOME (4663) office + fax
www.leisurevillagehome.com



PROPOSITION 90 | PROPERTY TAX RELIEF

The provisions of Proposition 90 allow qualified persons to transfer the current assessed value of their home located in another California county to a replacement residence located in Ventura County.

To qualify, the replacement principal residence must be purchased or newly constructed in Ventura County on or after May 4, 1992, and within two years before or after the sale of the original residence. Claims must be filed within three years of the date the replacement residence is purchased or its construction completed.

The principal claimant must be at least 55 years of age at the time the original residence was sold, and must be an owner and resident of the original property at the time of its sale or within two years of the purchase or new construction of the replacement dwelling.

The sale of the original principle residence must qualify for reassessment under the provisions of the California Revenue and Taxation Code, or must result in a base-year value determination because the property qualifies as replacement residence.

The principal claimant must have been receiving or eligible for a Homeowners' Exemption, or have been receiving a Disabled Veterans' Exemption, on the original property, either at the time of sale or within two years of the purchase or new construction of the replacement dwelling.

The replacement residence must be of equal or lesser value than the original residence. Equal or lesser value is defined as 100% of the market value of original property as of its date of sale if a replacement dwelling is purchased before an original property is sold; 105% of market value of original property as of its date of sale if a replacement dwelling is purchased within one year after the sale of the original property; 110% of market value of the original property as of its date of sale if a replacement dwelling is purchased within the second year after the sale of the original property.

The claimant can only receive a replacement property base year value transfer once. If you feel you qualify for an exclusion from reappraisal or if you require further information or have any questions concerning Proposition 90, please call the Assessor's Office at 654-2181.

This information was obtained from the Ventura County Assessor and is deemed reliable



east to Moorpark | 11 miles

north to Santa Barbara | 40 miles

west to Pacific Ocean | 10 miles
Malibu | 30 miles

south to Los Angeles | 50 miles

Ventura Freeway
Highway 101



HOME

Post Office Box 85
Camarillo, California 93011
www.goHOMERe.com

805.228.4663
office + fax

ASSOCIATION FEE SCHEDULE

models	# of models	approx sq. feet	2015/2016 assessment
amalfi	219	1440	464.00
avalon	16	756	361.00
balboa	36	912	384.00
bel air	98	1165	430.00
brentwood	119	1010	411.00
capri	218	1080	421.00
capri . 2 car	19	1080	443.00
coronado	24	1040	415.00
coronado . 2 car	12	1048	450.00
coronado I	53	1048	437.00
coronado II	127	1048	417.00
coronado III	4	1048	422.00
coronado III . 2 car	4	1048	448.00
del mar	162	1095	421.00
el dorado	244	1453	466.00
el dorado I	42	1498	507.00
el dorado II	56	1453	467.00
fiesta	18	1310	475.00
galaxy	25	1169	457.00
holmby	150	1310	450.00
la jolla	144	1835	546.00
monterey	108	954	405.00
monterey I	13	954	409.00
newport	58	874	396.00
valencia	167	1660	521.00

**FLOOR PLANS
AVAILABLE!**

P.O. Box 85
Camarillo, CA 93011

805.228.4663 office + fax
www.leisurevillagehome.com

Add: \$5.00 for the 2nd person
\$10.00 each for the 3rd or 4th person