



**Leisure Village**  
welcome home!

Post Office Box 85  
Camarillo, California 93011

805.228.HOME office + fax  
[www.leisurevillagehome.com](http://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

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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**

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## 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...

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## 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 without Leisure Village permits

for more information, please visit:

[www.leisurevillagehome.com](http://www.leisurevillagehome.com)  
[www.leisurevillage.org](http://www.leisurevillage.org)  
[www.ci.camarillo.ca.us](http://www.ci.camarillo.ca.us)  
[www.camarillochamber.org](http://www.camarillochamber.org)



## 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



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## 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!

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