

THE LABRADA GROUP

Specializing in Residential Sales & Property Management in the San Gabriel Valley & Inland Empire

Our Services

Real Estate

The LaBrada Group can help you buy your next home or sell your current home!

[Click to Contact Rudy LaBrada](#)

Property Management

The LaBrada Group can manage and lease your rental/investment properties!

[Click to Contact Maryanne Carrillo](#)

[Property Management Brochure](#)

Short Sale

The LaBrada Group can assist you in completing a short sale on your current home!

[Click to Contact Troy S. Edwards](#)

[Short Sale Brochure](#)

August

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The LaBrada Group

Real Estate Services



A Word From Rudy...

Welcome to our August Newsletter. In this newsletter, we take the lighter side of The LaBrada Group by featuring Evelyn Requena, our Property Manager and my longest employee, and by giving you an amazing recipe for Cherry Cupcakes, which is also available on our annual calendar refrigerator magnet.

If you have not 'Liked' us on Facebook yet, be sure to do that. We post new listings, new rentals, open houses, silly things that happen in our office, and a my new post installment called "A Day in the Life of a Broker" featuring real life things that happen or are happening. You never know what you might find on our Facebook page. We look forward to seeing you on FB!

As we end Summer and look forward to Fall, remember that it is a great time to buy or sell and the market continues to move forward at a nice steady pace. Check out our article on Creating Drought Tolerant Landscaping on page 3. If you are thinking of buying, selling, or need our property management services, give us a call!

Rudy LaBrada



FOR LEASE



6967 Vining, Chino
Townhome
2BR/2.5BA - \$1,850

[Click HERE to view it on our website](#)



17552 Wabash, Fontana
Single Story Home
3BR/2BA - \$TBD

[Click HERE to view it on our website](#)



1646 Alameda, Pomona
Single Story Home
3BR/1BA - \$1,600

[Click HERE to view it on our website](#)



Click the link below to view all
Available Properties on our website:

[Available Properties](#)



10184 Camulos, Montclair
Single Story Home
2BR/1BA - \$TBD



We understand that education is
key and school districts are integral
when searching for a new home.

Click the link below to complete a
search via an interactive map tool!

[School Search](#)

Click the link below to search the
MLS for listings!

[Search the MLS](#)

FOR SALE



2708 Montego #B, Ontario
Upper Level Condo
2BR/2BA - \$240,000

[Click HERE to view it on our website](#)



8909 Avalon, Rancho Cucamonga
Two Story Home
4BR/2.5BA - \$425,000

[Click HERE to view it on our website](#)



1110 Sawtooth, Upland
Two Story Home
3BR/2.5BA - \$TBD

[Click HERE to view it on our website](#)

POOL for Summertime Fun!



This Month's Featured Listing

193 Sherman Way, Upland
FOR SALE - \$440,000

Great 3BR/2BA Single Story Home with Pool!

[Click HERE to view our Property Tour video](#)

[Click HERE to view it on our website](#)

Congrats to Our New Homeowners



There truly is no place like home! We would like to congratulate our clients that have recently purchased new homes. We wish you the best of luck and the happiest of memories!



Creating DROUGHT TOLERANT Landscaping

With severe drought conditions homeowners are looking for ways to conserve water on landscaping. Here are some ideas:



Take on manageable pieces Identify your biggest areas of water consumption. Besides lawns, the biggest areas of water use tend to be rose gardens, summer vegetables and cut flower gardens. If you're not ready to eliminate these areas entirely, figure out how you might want to reduce their size.

Make your lawn more water-efficient If you want to keep a lawn, consider downsizing to a smaller swatch and find low water grasses for your area. Raise the blades on your lawn mower—keeping grass longer will reduce evaporation and promote deeper root growth. Leave clippings on the grass after mowing to help retain moisture and return nutrients to the soil.

Go lawn-free Consider replacing your lawn with an alternate ground cover. Try ornamental grasses for interesting textures, low-growing flowering plants for seasonal color or edibles like low-growing herbs or strawberries. Some cities offer financial incentives for switching to a drought-tolerant landscape or for using gray water. Check your area for opportunities.

Add more areas of low-water use Replace a section of lawn with an outdoor seating area. Create intrigue by laying down paths of flagstone, pavers, gravel, mulch or other porous material. Instead of water-thirsty blooms, think of other ways to incorporate color with colorful perennials, planters, chairs or bright native grasses.

Optimize your sprinkler system Inspect your sprinkler system for leaks, broken heads or misdirected heads that water driveways, sidewalks, or the street. Try watering less frequently or for shorter periods. Check your city's water restrictions too.

Water smartly If you have plants with high water needs, plant them together. Use a drip irrigation system or soaker hose to minimize run off and evaporation. Take advantage of natural sources of water by putting in plants next to paths, driveways and other spots where water run off naturally occurs. Direct eave spouts into raised beds or other planted areas and consider using rainbarrels to collect rain water.

Plant smartly Shrubs, perennials, bulbs and trees use less water than most annuals and lawns and well-established plants use less water than newly-planted ones. Cover steep areas with deep-rooted native ground covers and/or shrubs to discourage water run-off and erosion. Mulching is essential—it helps soil retain moisture and keeps weeds at bay. Use organic mulch like bark, cocoa husks, or pine needles that decompose and nourish the soil.

The Lighter Side of The LaBrada Group

OUR FAVORITE VACATION SPOTS



Oregon Coast



Hawaii & Paris



St. Barth's



Cancun



St. Barth's



Maui



French Riviera
Ireland
Greece
Bora Bora
Spain
Bahamas



Getting To Know

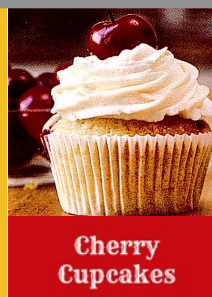
Evelyn



Evelyn Requena has been with The LaBrada Group since 2001. She is both a Leasing Agent and Property Manager. Prior to getting into the field of property management she worked in the insurance industry for 13 years, completed a medical assisting program, and worked for the City of Los Angeles in their Housing Department. She also became interested in computers through her purchasing job with the city and later learned how to repair them. This is something that she still loves doing to this day! Her array of experiences led her to working with The LaBrada Group. In 2001 when learning about the job opening, Evelyn applied for the position and later found herself loving this profession.

She would describe herself as people-oriented and comfortable. Her hobbies include traveling and spending time with her two chihuahuas Missy and Mia. She takes pleasure in traveling anywhere and everywhere, no matter how near or far.

Cupcake of the Month



Cherry Cupcakes

Ingredients:

- 1 1/2 cups all purpose flour
- 1 1/4 tsp baking powder
- 1/4 tsp salt
- 1/2 cup (1 stick) butter
- 1 cup sugar
- 1 large egg
- 1 tsp vanilla extract
- 1 cup buttermilk
- 1 cup fresh cherries, pitted & finely chopped

Preparation: Preheat oven to 350 degrees F. In a medium bowl, whisk together flour, baking powder and salt. In a large bowl, cream together butter and sugar until light and blend in the egg and extracts until smooth. Gently beat in 1/3 of the flour mixture followed by half the buttermilk; repeat with 1/3 of the flour and remaining liquids. Beat in remaining flour until just combined, and do not overmix. Stir in chopped cherries. Fill cupcake liners about 3/4 full. Bake for 16-19 minutes, until a toothpick inserted into the center comes out clean. Cool cupcakes on a wire rack completely before frosting. Top with frosting and a whole fresh cherry.

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CHANNEL

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to view our Property Tour Videos! Be
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of our uploads too!

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We appreciate your business! - The LaBrada Group

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