

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](#)



A Word From Rudy LaBrada...

Welcome to our December Holiday Newsletter! In this newsletter, we take the lighter side of The LaBrada Group by wishing everyone a very happy holiday season and wishing our very own, Diana Padilla, our Maintenance Coordinator, a very happy birthday!

Our 2016 refrigerator magnets are out - all 3,000 of them to our clients, family, and friends! If you did not receive one and want one, email Michelle at MichelleACirrito@gmail.com.

If you have not 'Liked' us on Facebook yet be sure to do that, we finally went OVER 900 likes! We post new listings, new rentals, open houses, silly things that happen in our office, and my post called "A Day in the Life of a Broker" featuring real life things that happen or are happening (like pictures from our upcoming holiday party). You never know what you might find on our Facebook page.

We look forward to seeing you on FB! We at The LaBrada Group wish you the happiest of holidays and a very happy, healthy, and prosperous New Year! Cheers.



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FOR LEASE



8807 Holly St., Alta Loma
Single Story Home
3BR/2BA - \$2,200

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



1480 N. Mills #B, Claremont
Single Story Cottage
1BR/1BA - \$1,100

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



10184 Camulos, Montclair
Single Story Home
2BR/1BA - \$1,575

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



TLG Properties

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

Available Properties



12584 Atwood #1827, Rancho Cucamonga
Condo
2BR/2BA - \$TBD

888 N. Palm #7, Upland
Townhouse Style Apartment
3BR/1.5BA - \$TBD



81 Brownfield, Pomona
Lower Level Condo
2BR/2BA - \$1,700

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

FOR SALE



3296 Fair Oaks, Altadena
Single Story Home
3BR/1.5BA - \$TBD

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



12835 10th #29, Chino
Lower Level Condo
2BR/1BA - \$185,000

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



Click the link below to search the
MLS for listings!

[Search the MLS](#)



This Month's Featured Listing

**3296 Fair Oaks, Altadena
FOR SALE - \$TBD**

Lovely 3 Bedrooms/1.5 Baths Single Story Home with
original hardwood floors, formal dining room, french
doors, remodeled kitchen, and lots of original accents!

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



Imagine you're preparing to host your annual holiday party, and you're past the point of no return. The veggies and meats have been bought. Guests are already braving busy airports and crowded highways to get to your home -- and then your oven won't turn on. Your home-cooked meal has quickly turned into a microwave dinner. That's just one of many hosting nightmares that can end your holiday party before it even begins. Thankfully, some of the most damaging mishaps easily can be avoided. We collected five of the most prevalent issues and give you preventative tips to keep your holiday party on track.

Problem: The Oven Doesn't Heat For any holiday occasion, the oven is the most important appliance in your house. If it fails to work, the centerpiece of your meal could go from roasted beef, ham, duck, or Tofurky to Peking Duck from the local Chinese takeout joint. **How to avoid:** There are any number of reasons a stove can break, but one common cause of disaster is easy to prevent. Don't self-clean your oven until AFTER the holidays. You risk blowing a fuse or a thermostat, and tracking down an oven technician around the holidays can be tough.

Problem: The Kitchen Sink Clogs The day after Christmas is the busiest of the year for plumbers. The prime cause of this clog-a-thon is the mistreatment of drains when cooking holiday feasts. We hope your Christmas went well, and that you avoid clog-a-thons for the rest of the holidays. **How to avoid:** Fats and cooking oils can solidify in your pipes, so never dispose of them in your kitchen sink. If you have a garbage disposal, make sure it's running before anything goes in it, and never feed it any stringy, fibrous, or starchy foods like poultry skins or potato peels. To fix, don't rely on chemical drain-clearing products that can harm your pipes. Use a snake instead, available for \$15 at your local hardware store. Best to keep one on hand.

Problem: The Heat Goes Out As the party's host, you're supposed to hang guests' coats -- not apologize to them for having to keep them on. A lack of heat can stop a holiday party dead in its tracks. **How to avoid:** The key to avoiding freezing your party to a standstill is regular maintenance of your HVAC. Every 90 days, a new one-inch pleated furnace filter should be installed. If you haven't done it in a while, now's a good time to replace it. Also inspect insulation on refrigerant lines that are leading into your house. Replace them if they're missing or damaged.

Problem: The Toilet Stops Up Toilets have a way of clogging up at the worst times, such as during parties and when you have overnight guests. This is especially true if you have a low-flow toilet from the early 1990s. **How to avoid:** Don't flush anything other than sewage and toilet paper down the toilet. And there's nothing wrong with putting up a polite note to remind your guests to do the same.

Problem: The Fridge Doesn't Cool Without a properly functioning refrigerator, your meat could get contaminated, your dairy-based treats could go sour, and you may not be able to save your yummy leftovers. To avoid discovering a warm fridge after it's too late, take these simple precautions. **How to avoid:** Get a thermometer for your refrigerator to make sure each shelf stays below 40 degrees and you can be aware of any temperature changes. Also make sure the condenser coils located on the back of the unit or beneath it are free to breathe. Coils blocked from circulating air by cereal boxes atop the fridge, or dirtied by dust or pet hair can prevent a fridge from keeping cool.

The Lighter Side of The LaBrada Group



We would like to wish a very **Happy Birthday** to **Diana Padilla**, Maintenance Coordinator! She celebrated her birthday on December 24th but in this office we like to call it **Birthday Month!**

Cupcake of the Month



RED VELVET cupcakes

Cupcakes:

1/2 cups flour
1/2 cup unsweetened cocoa powder
1 tsp baking soda
1/2 tsp salt
1 cup butter, softened
2 cups sugar
4 eggs
1 cup sour cream
1/2 cup milk
1 (1 oz) bottle red food coloring
2 tsp pure vanilla extract

Ingredients

Frosting:

1 (8 oz) package cream cheese, softened
1/4 cup butter, softened
2 tbsp sour cream
2 tsp pure vanilla extract
1 lb (1 box) powdered (confectioner's) sugar

Preparation

Cupcakes: Preheat oven to 350 degrees F. In a medium bowl, mix flour, cocoa powder, baking soda and salt. Set aside. In large bowl, beat butter and sugar on medium speed 5 minutes or until light and fluffy. Beat in eggs one at a time. Mix in sour cream, milk, food color and vanilla. Gradually add flour mixture, beating on low speed until just blended. Do not overheat. Spoon batter into cupcake liners, filling each 2/3 full. Bake 20 minutes or until toothpick inserted into cupcake comes out clean.

Frosting: Beat cream cheese, butter, sour cream and vanilla in large bowl until light and fluffy. Gradually beat in powdered sugar until smooth.



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[Click HERE to view our YouTube Channel](#)

We appreciate your business! - The LaBrada Group

If you wish to unsubscribe please notify us by emailing TheLaBradaGroup@gmail.com. Thank you!