



THE LABRADA GROUP

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



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A Word From Rudy LaBrada...

Welcome to our May Newsletter from The LaBrada Group! In this newsletter, as always, we highlight our rentals available, we also have a few in rehab that are coming soon and our listings for sale. Be sure to check our website www.thelabradagroup.com if you are in the market for a rental or to purchase a new home.

We introduce you to Pam Albrecht, the newest addition to our sales team, there is a recipe for Macaroons and pictures of our team hanging out with our moms on Mother's Day. The article of the month is some water wise yard tips.

And, as always, when looking for a new family pet, always remember to look for rescue animals and shelter animals. They make the best pets! And, spay and neuter to help control the pet population. If looking to adopt, I just adopted my Bandit from www.walkmehomerescue.org!

Rudy LaBrada, Broker/Owner

TLG Properties FOR LEASE/RENT



**16114 Bighorn Ct.
Chino Hills**

Two Story Home
with Attached 2 Car Garage
4BR/3BA - \$3,300



**444 E. Riverside Ave.
Colton**

Unit in a Triplex
with Detached 1 Car Garage
2BR/1BA - \$1,200



**5396 Palestrina Way
Fontana**

Two Story Home
with Attached 2 Car Garage
4BR/2.5BA - \$2,500



**5628 Harmony Dr.
Jurupa Valley**

Single Story Home
with Attached 2 Car Garage
3BR/2BA - \$2,150



**525 W. Berkeley Ct.
Ontario**

Single Story Home
with Attached 2 Car Garage
3BR/2BA - \$2,300



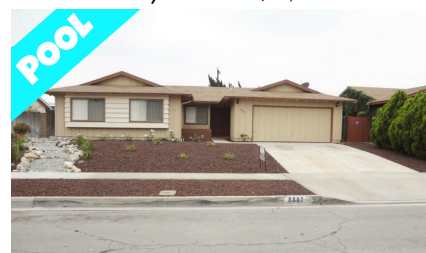
**3571 Legato Ct.
Pomona (Phillips Ranch)**

Lower Level Condo
with Shared Garage & Carport
2BR/2BA - \$1,700



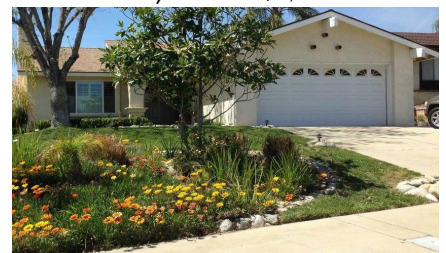
**1176 N. Park Ave.
Pomona**

Single Story Home
with Parking in Rear
2BR/1BA - \$1,700



**8807 Holly St.
Rancho Cucamonga**

Single Story Home
with Attached 2 Car Garage
4BR/2BA - \$2,350



**6620 Valinda Ave.
Rancho Cucamonga**

Single Story Home with
Attached 2 Car Garage & Spa
3BR/2BA - \$2,350



**1356 Bouquet Dr. #G
Upland**

Single Story Condo
with Detached 2 Car Garage
2BR/1BA - \$1,600



**834 W. 16th St.
Upland**

Single Story Home
with 3 Car Garage / Alley Access
4BR/2BA - \$2,300

View additional
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by clicking the
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**16908 Hillside Dr.
Chino Hills**

Tri-Level Single Family Home
with 2 Car Garage & Carport
3BR/3.5BA - \$700,000



**1052 Newhill St.
Glendora**

Single Story Single Family Home
with Detached 2 Car Garage
3BR/2BA - \$500,000



**2274 Verbena Ave.
Upland**

Two Story Single Family Home
with Attached 2 Car Garage
4BR/3BA - \$575,000



**3601 Alabama St.
West Covina**

Single Story Condo
with Attached 2 Car Garage
1BR/1BA - \$290,000



**14632 Glenoak Pl.
Fontana**

Two Story Single Family Home
with Attached 2 Car Garage
3BR/2.5BA - \$375,000



7865 Fillipi Ct.

Rancho Cucamonga

Two Story Single Family Home
with Attached 2 Car Garage
4BR/3BA - \$545,000



7744 Hess Place #1

Rancho Cucamonga

Two Story Townhome
with Attached 2 Car Garage
3BR/2.5BA - \$425,000



6800 Trinity Pl.

Rancho Cucamonga

Two Story Single Family Home
with Attached 3 Car Garage
3BR/2.5BA - \$555,000

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YARD TIPS SO YOU'LL NEVER HAVE TO WATER AGAIN

When you're parched, you grab a glass of water. When your yard feels the same way, it's not quite so self-sufficient. It needs your help. But you hate watering. Such a waste of time when you could be working, or at the gym, or grilling a healthy meal. (OK, OK, binge-watching the latest Netflix hit - but still!) Even if you have an irrigation system, the water bills alone make you want to permanently disable it. So, how do you get to have a beautiful, lush yard - yet not waste money or time on watering it? Take a cue from homeowners out west who know how to survive heat waves. You'd be surprised how well their ideas will work in less dry conditions. Here are a few drought-inspired ideas to try:

Replace Plants With (Surprise!) a Water Feature -

While that may seem counterintuitive, it makes sense when you think about it. Especially when you consider the newest generation of water features: the pondless water feature. It's essentially a waterfall with "a below-ground reservoir covered by rock or stone. The water circulates ... so it isn't evaporating," says Neil Bales, vice president of Lawns of Dallas. Homeowners in Texas and other drier areas love these because they're like Mother Nature's air conditioner. They cool the air around them, and they're practically no maintenance. You don't have to mow them or weed them. If you want to stay completely away from water, Bales also suggests getting a water feature look without the water by designing "a dry creek bed with stones that can provide an aesthetic look and be functional in spots where there might otherwise be plants, and the need to irrigate."



Skip the Finicky Plants - Seek Hardy, Local Stock - In the West and Southwest, despite the lack of natural water, yards are still full of color and texture. "There's a lot of beauty and movement," says Bales. Each region has its own native or "adapted plants," as Barry Troutman prefers to call them. Troutman is the technical advisor for the National Association of Landscape Professionals, so he knows his stuff. "People waste water; plants do not," he points out. "Plants are adapted to protect the water they have." Native plants thrive because they are used to the natural state of the region. "You can see these things growing in the wild on their own," Bales says. "So if you introduce it into your own landscape, it will be more durable." A note on newly planted plants: This is when you don't want to skimp on watering. New plants need more water to help establish strong roots. Those roots will help it acclimate to less and less water as it matures, Troutman says.

Add Some Hardscaping - OK, running barefoot on the lawn is nice, but what about the romantic evening around the fire pit, eating with family and friends in the outdoor kitchen, or soaking up rays on a patio lounge chair? "In a lot of areas in Texas, lawn sizes are getting reduced and patios are increasing," Bales says. More hardscapes - stone walls, gravel paths, paved patios - mean less area that needs to be watered. And (bonus!), according to the "Remodeling Impact Report: Outdoor Features" from the National Association of REALTORS®, which produces HouseLogic, new patios, outdoor fireplace, and fire pits are among the top-10 projects for appealing to homebuyers and adding value for resale. But make sure hardscape areas drain into the right places, warns Troutman. "Be careful you don't create saturated areas where plants can't grow," he says. You may have to call in a professional to make sure hardscape and the adjacent landscape have proper drainage, either by the way the land is sloped or by installing drains in the ground, Bales says.

Try the Newest Generation of Fake Grass - "It's come a long way in how it looks," says Bales, who has real grass in his front yard and turf in his backyard. "Many brands look and feel like natural grass." Bales recommends researching turf products that "hold up well, look good over time, and have a good feel on your bare feet." Then find a contractor who knows how to install synthetic turf properly. "What's underneath it matters," he says. There needs to be a deep sub-base that'll last like a concrete patio but allow natural water through. Troutman cautions that synthetic turf and pavers, if in direct sunlight, can get "really hot and reflect the heat onto your home. It can raise the cost of your air conditioning bill." He suggests mitigating the heat by creating shaded areas with trees or a pergola.

Plant Some Cacti and Succulents - Cacti - the camels of the plant world - are synonymous with Southwest gardening, but turn out to be pretty hardy elsewhere as well. Cacti and some succulents can add color, flowers, and texture to lawns. "You don't want them to have wet feet, though," Troutman says. "They need to be well drained, in open sun with air movement around them." He suggests using cholla cacti, which are hardy enough to grow even in Canada, and succulents such as hens and chicks and Parry's agave.



The Lighter Side of The LaBrada Group



WELCOME PAM!

Pam Albrecht joined The LaBrada Group in 2017 as Sales Associate/SRES. Her interest in the industry started at a young age as her parents were also realtors. After studying to get her notary and real estate licenses she found it important to get her SRES (Senior Real Estate Service) designation as many of her first clients seemed to have one thing in common - they were over the age of 55!

A resident of Pomona, Pam is a member of the Uplanders, the Pomona Chamber of Commerce, and the maintenance board at Mountain Meadows. During her free time she enjoys spending time with her family - two children, two grandchildren, Labradoodle Lucy, and Maincoon cat Kiera. Pam and her husband also enjoy walking at Bonelli Park, listening to good music, and visiting wineries in the Paso Robles area.

Pam explains, "My passion in Real Estate is to assure senior citizens that I am here to help make their transition as smooth as possible. I worry that 'fear' may make it easier for investors to take advantage of their very important lifetime investment."

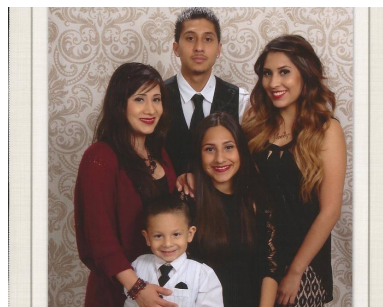
French Macaroons



Ingredients: - 1 cup almond meal - Pinch of salt - 4 large egg whites
- 1 1/2 cups powdered (confectioners') sugar - 1/3 cup white sugar
- Food coloring, gel or powder (optional)

Preparation: Preheat oven to 300 degrees Fahrenheit. Sift together almond meal, salt, and powdered sugar twice. Using an electric mixer, beat egg whites and white sugar in a bowl until the mixture is stiff enough not to fall out when the bowl is inverted. Add food coloring if desired and mix for a further 20 seconds. Fold the almond meal mixture into the egg white mixture; it should be smooth and very viscous, not runny. Pipe onto baking sheets lined with nonstick baking paper. Rap the trays on the counter firmly to prevent the macarons cracking. Bake for 20 minutes, then check a macaroon: if it does not come off the paper fairly cleanly, bake a little longer. Cool macaroons thoroughly. Eat single macaroons plain or fill two macarons with jam and cream on your favorite buttercream icing.

WE
♥
OUR TLG
MOMS



We appreciate your business! - The LaBrada Group