

# El Dorado Realty, Inc.

## NEIGHBORHOOD VOICE

Volume XVII, Issue VII

“Celebrating over 35 years of service”

July 2010



### FROM THE DESK OF RON BEELER

CA State RE License # 00413239

First things first, I want to thank Gerrie Schipske on behalf of the neighborhood, for her office's effort to get Karen Ave., from Keller School to DeMille resurfaced. We can now drive through this area without the roller coaster ride. In talking with Gerries' office, they are working to get sidewalks in the upper stretches of Lees Ave. repaired; unfortunately there is no more money in this year's budget.

I received this important note from our frauds expert, with a request to pass along.

*“Most of us are aware; the criminal opportunist will promptly react to a disastrous situation in*

*an effort to defraud the American consumer. With the latest man-made disaster in the Gulf of Mexico, the so-called charity scams and those who operate them will certainly begin the onslaught of unsolicited telephone calls asking consumers to give money for those affected by the massive oil spill.*

*The following website links include the State of California Office of the Attorney General, which regulates charities, the Better Business Bureau and the Federal Trade Commission. The attorney general and better business bureau websites gives you the ability to access and check if a charity is registered within California or other states.”*

<http://www.ag.ca.gov/charities/>

<http://www.bbb.org/us/charity>

PSS Lisa Massacani  
Crime Prevention

Long Beach Police Department  
Patrol Bureau

Here it is, time for the celebration of our countries' independence. It is a time to share with neighbors and friend, display the American flag proudly and perhaps watch the traditional fireworks. In Long Beach it is illegal for private citizens to possess or fire off fireworks. Each year I get on my

soap box and warn people about the fines and potential harm fireworks in the hands of our neighbors can cause. I encourage those wishing to see fireworks to attend an organized event. In most cases these events are free and provide much superior fireworks than the ordinary person could ever afford to buy. We have a number of events here in Long Beach and close by.

### DOWNTOWN LONG BEACH SEA FEST, FIREWORKS ON THE BEACH & QUEEN MARY.

Sunday July 4, starting at 9:00 PM  
This one can be viewed for free anywhere along Ocean Blvd and the Marina.

### VETS STADIUM

Sunday, July 4, gates open at 4:00 PM with music and fireworks lasting about 40 minutes.

Then there are always shows going on at places like the Los Alamitos Race Track, Disneyland & Knott's Berry Farm. So, I see no any reason to put our children, pets and property in harms way, just to get a thrill from setting of a Sparkler or Pin Wheel.

**Let's make this year a truly Safe & Sane Holiday.**



**EL DORADO DOG  
PARK**

**Neighborhood Meeting  
El Dorado Restaurant  
3014 Studebaker Rd  
June 30<sup>th</sup> 7:00 PM**

The following is a letter that I received from a neighbor with an invite and information about the meeting on the Dog Park.

*“My name is Mary Matthiesen; I did a presentation to Phil Hester director of Parks & Recreation on April 28, 2010 about creating a Dog Park.*

*Councilwoman Schipske provided a list of residents who might be interested in having a Dog Park. Therefore I would like to invite you to a meeting on this topic. I would love to hear from other neighbors, what concerns they may have and ideas. If anyone has questions you can call Mary at (562) 420-3646”.*

*Thanks in advance to Lisa, owner of the El Dorado Restaurant for opening her establishment to us for this meeting.*

The latest word is that one of the sponsors (Nutra Dog Foods) has had to withdraw from the plan. So until a new sponsor, in addition to Petsmart, comes forth the plan is on hold, but it is important to let you feelings be known on the project.

While on the dog subject, I am still hearing complaints about discourteous neighbors not picking up after their dogs! No one likes to step in doggy doo, so please respect your neighborhood,

carry that baggy and pick up after your pet.

I understand that there is a new ordinance requiring all cat owners to license their pets beginning July 15, 2010

Wanted; Carson Park original metal cabinets for Garage storage, call me and I will pass your number along.

**FREE  
PROPERTY  
EVALUATION  
NO STRINGS ATTACHED!**

Evaluation compares the features of your home to recent homes sold and yields realistic Market Value through the Sales Cost Analysis approach.

**Ron Beeler**  
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Recently, five cities in California were chosen by the Federal Government to receive grants as a part of The American Reinvestment and Recovery Act of 2009 to assist in the revitalization of neighborhoods affected by the foreclosure crisis.

The city of Long Beach received \$22M from the Neighborhood Stabilization Program (NSP2) to assist first-time homebuyers with the purchase and rehabilitation of eligible foreclosed homes in selected areas of Long Beach. This program doesn't apply to most of us in the neighborhood, but if you have children or friends, just starting out and looking to buy a

home, it provides a great opportunity. The City has teamed with **Habitat for Humanity** in one portion of this program which allows potential buyers to provide sweat equity to qualify in the purchase of their home. Restrictions do apply, but they appear very reasonable;

- Income, dependent of Family size between \$29,000 and \$131,151.
- Contribute at least 1% down payment
- First-time homebuyer. Have not owned a home within the last three years.
- Complete a HUD-certified 8-hour First-time Homeowner Seminar.
- Obtain a 1<sup>st</sup> mortgage loan from an NSP2 select lender.
- Property must be Single Family Residence, not a Condo or Duplex.

This program is not for everybody but for the lucky applicants it can be very advantageous. The City will fund a silent Second Mortgage Assistance loan, not to exceed \$200,000 which requires no payments, but must be repaid at the time of sale, plus the city will claim a portion of any equity gain experienced. Buyers must stay in home at least five years, otherwise penalties are applied. A percentage of the equity share will be forgiven for each year the property is maintained as the primary residence and will be fully forgiven after 30 years.

This program won't last long, so if you know anyone who might qualify, have them call me immediately.



**11609 Malden St (Near Valley View & Springdale) Cypress CA      Asking \$609,000**  
**4-Bdrm, 3-Ba & Family Room, 2,228 Sq Ft Living Space on a 5,300 Sq Ft Lot.**



**2037 Lomina Ave. (South of Stearns, between Bellflower & Palo Verde)**  
**3-Bedrooms, massive Family Room, 2-Baths and a nice, very large backyard & Patio.**  
**Back on Market, previous Buyer failed to qualify.      Priced to sell, asking \$499,000**



370 Wisconsin, Unit 206, Belmont Heights  
2-Bedrooms, 2-Baths. Secure complex with intercom entry. Subterranean parking. Community Pool & Laundry. Walk to Beach & Shopping  
Asking \$324,900, Condo Assn. Fee \$181/mo



384 Santiago Avenue, Long Beach  
Spectacular 5-Bdrm, 6-Ba, Pool home. 4,436 sq. ft. Living Area on an 8,106 Sq. Ft. Lot (Per Assessor). Lots of all new features, a must see near Recreation Park & Golf Course. Asking ~~\$1,900,000~~ **\$1,500,000**



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