

POOL HEATER

The swimming pool heater will be turned off for the winter during the last week of October and turned back on the weekend before spring break (last weekend of March 2018).



New Realtor For The Gables

Do you have real estate questions? Are you looking for a home in Southern California? Debbie McCann is the exclusive Real Estate professional for the University Gables. When purchasing a home in Southern California, she can help you find exactly what you want. Debbie had 30 years in the automotive industry as Service Department Manager. She joined CENTURY 21 Discovery in 2010 and has received top client reviews ever since. Debbie is here to assist you with the sale of your home. She will locate the next eligible buyer from the ASC wait list. Just give her a call when considering a move and she will help you through the process!

Debbie McCann

CENTURY 21 Discovery

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Home Appreciation Update For 2017

The Resale Price Index is derived from information published by the California Department of Housing and Community Development (HCD) that is influenced by the US Department of Housing & Urban Development (HUD). The annual changes in Orange County Median Family Income is for a family of four. This information is updated annually by HCD / HUD and is subject to year-to-year volatility depending upon economic conditions. The index (Ground Lease Exhibit F) is calculated by dividing current year Median Income by the Base Year (2001) Median Income and then multiplying the result by 100. The initial index value is 100 (the 2001 Median Income divided by itself).

For year 2017, the median income index for a family of four increased by 1.17% for University Gables. Since inception, University Gables Resale Price Index has increased 28.28%. Exhibit F of the University Gables ground lease states that "In calculating the Index, negative as well as positive changes will be taken into account. However, if overall change in the Index is negative between the time Homeowner purchased the Home and the applicable time of determining the fractional change for purposes of calculating Maximum Resale Price then, the negative change will be disregarded and the amount calculated pursuant to the Maximum Resale Price shall be zero."

The Orange County Median Income and Index for the periods of record are:

Year	Median Income	Index	Annual Change	Appreciation Period
2001	\$68,600	100.00	(Base Year)	7/1/01-6/30/02
2002	\$70,400	102.62	2.62%	7/1/02-6/30/03
2003	\$72,300	105.39	2.77%	7/1/03-6/30/04
2004	\$74,300	108.31	2.92%	7/1/04-6/30/05
2005	\$75,700	110.35	2.04%	7/1/05-6/30/06
2006	\$78,300	114.14	3.79%	7/1/06-6/30/07
2007	\$78,700	114.72	0.58%	7/1/07-6/30/08
2008	\$84,100	122.59	7.87%	7/1/08-6/30/09
2009	\$86,100	125.51	2.92%	7/1/09-6/30/10
2010	\$87,200	127.11	1.60%	7/1/10-6/30/11
2011	\$84,200	122.74	<4.37%>	7/1/11-6/30/12
2012	\$85,300	124.34	1.60%	7/1/12-6/30/13
2013	\$87,200	127.11	2.77%	7/1/13-6/30/14
2014	\$87,200	127.11	0.00%	7/1/14-6/30/15
2015	\$87,200	127.11	0.00%	7/1/15-6/30/16
2016	\$87,200	127.11	0.00%	7/1/16-6/30/17
2017	\$88,000	128.28	1.17%	7/1/17-6/30/18