



YOU'RE INVITED

Super Bowl Watch Party

Sunday, Feb. 12, 2023 at the Clubhouse
Kick Off 3:30PM
Food & Drinks provided
\$5 per person
RSVP at www.lgca.info



Congratulations to the newly elected LGCA Board!

We look forward to serving the Lakewood Gardens and bring fun community events. **Save the date** to our 2023 events by [using the calendar found inside](#). We look forward to seeing you at the first event, the **Super Bowl Watch Party**. Be sure to **RSVP on our website** and see more information on how you can **join the competitive fun**.

Advertise in the LGCA Bulletin Reach all 411 homes in the Lakewood Gardens in our monthly full-color Bulletin. Minimal costs are only \$45, ½ page is \$30, ¼ page is \$20 and 1/8 page is \$10. These prices are perfect for your small (or big) business in the neighborhood. Ads are a great bargain for a full-color, hand-delivered printed ad. Email treasurer4lgca@gmail.com for more information.

Visit us online at www.lgca.info

LGCA 2023 CALENDAR

| January | | | | | | |
|---------|----|----|----|----|----|----|
| S | M | T | W | T | F | S |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 31 | | | | |

- 8 Annual Meeting
- 19 BOARD MEETING



- 1-2 Member Weekend
- 1-4 Firework Sale
- 5 Firework Return
- 8 Volunteer Brunch
- 20 BOARD MEETING



| July | | | | | | |
|------|----|----|----|----|----|----|
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| 16 | 17 | 18 | 19 | 20 | 21 | 22 |
| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | 31 | | | | | |

| February | | | | | | |
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| 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | | | | |

- 12 Super Bowl Party
- 16 BOARD MEETING



- 5-6 Member Weekend
- 17 BOARD MEETING



| August | | | | | | |
|--------|----|----|----|----|----|----|
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| 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| 20 | 21 | 22 | 23 | 24 | 25 | 26 |
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| March | | | | | | |
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| 19 | 20 | 21 | 22 | 23 | 24 | 25 |
| 26 | 27 | 28 | 29 | 30 | 31 | |

- 17 St. Patrick's Party
- 23 BOARD MEETING



- 2-3 Member Weekend
- 21 BOARD MEETING



| September | | | | | | |
|-----------|----|----|----|----|----|----|
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| April | | | | | | |
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| 23 | 24 | 25 | 26 | 27 | 28 | 29 |
| 30 | | | | | | |

- 8 Easter Egg Hunt
- 20 BOARD MEETING



- 7 Mega Yard Sale
- 13 Pumpkin Patch
- 19 BOARD MEETING
- 29 Halloween Parade &



| October | | | | | | |
|---------|----|----|----|----|----|----|
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| May | | | | | | |
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| 21 | 22 | 23 | 24 | 25 | 26 | 27 |
| 28 | 29 | 30 | 31 | | | |

- 5 Cinco de Mayo
- 18 BOARD MEETING



- 11 Veteran's Day Dinner
- 16 BOARD MEETING
- 26 Pictures with Santa



| November | | | | | | |
|----------|----|----|----|----|----|----|
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| June | | | | | | |
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| 25 | 26 | 27 | 28 | 29 | 30 | |

- 3-4 Member Weekend
- 10 Mega Yard Sales
- 15 BOARD MEETING
- 24 Fireworks Training
- 30 Firework Delivery



- 16 Project Shepherd Christmas Party
- 21 BOARD MEETING



January 7, 2024, 2PM
Annual Meeting & Elections

| December | | | | | | |
|----------|----|----|----|----|----|----|
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| 31 | | | | | | |

**Lott's of Love
Family Childcare/Preschool**

DAYCARE



Where your little **Angel** can grow & learn!

- *7 Days
- *24 Hours
- *0-12 year olds
- *All Programs Accepted
- 1st 30 Days FREE
- *Transportation

- *Arts & Crafts
- **Exercise
- *Music
- *Pre-K
- & More



"A-B-C-D-E-F-G-H-I-J-K-L-M-N-O-P-Q-R-S-T-U-V-W-X-Y-Z"

Call

562-336-3126

6026 CASTANA AVE. LAKEWOOD CA 90712



Lakewood Gardens Real Estate Update



Recent Home Sales In Lakewood Gardens Since Nov. 2022



| STATUS | ADDRESS | BED/BATH | SQ/FT | PRICE |
|-------------|--------------------|--------------|-------|-----------|
| Coming Soon | 6063 Lakewood Blvd | 3 Bed/1 Bath | 1,188 | \$695,000 |
| In Escrow | 5812 Hayter Ave | 3 Bed/1 Bath | 1,134 | \$739,000 |
| In Escrow | 6122 Oliva Ave | 3 Bed/2 Bath | 1,277 | \$707,000 |

MLS Data as of 2/2/2023. Information is believed to be accurate. Accuracy of sq/ft size and other info deemed reliable but not guaranteed.

Lower Mortgage Rates Are Bringing Buyers Back to the Market Fed Hikes Rates. Mortgage Rates Drop.

Mortgage rates have dropped for the 4th straight week this week. Partly due to the latest installment of with an "as-expected" 0.25% increase to the Fed Funds Rate. The lowest mortgage interest rates have been since November. So what does this mean?

As mortgage rates rose last year, activity in the housing market slowed down. And as a result, homes started seeing fewer offers and stayed on the market longer. That meant some homeowners decided to press pause on selling. Now, however, rates are beginning to come down—and buyers are starting to reenter the market. In fact, the latest data from the Mortgage Bankers Association (MBA) shows mortgage applications increased last week by 7% compared to the week before. So, if you've been planning to sell your house but you're unsure if there will be anyone to buy it, this shift in the market could be your chance and these next few months will be a great time to sell. Here's what experts are saying about buyers returning to the market as we approach spring.

Sam Khater, Chief Economist, Freddie Mac: "Homebuyers are waiting for rates to decrease more significantly, and when they do, a strong job market and a large demographic tailwind of Millennial renters will provide support to the purchase market."

Lawrence Yun, Chief Economist, National Association of Realtors (NAR): "The upcoming months should see a return of buyers, as mortgage rates appear to have already peaked and have been coming down since mid-November."

Bottom Line:

If you've been thinking about making a move, now's the time to get your house ready to sell. Let's connect so you can learn about buyer demand in our area the best time to put your house on the market. (562)822-6532



Lakewood Gardens Neighborhood Mega Garage Sales dates for 2023 (ALL STREETS)

Saturday, June 10th and Saturday, October 7th.

So make sure to Save The Dates and we look forward to see you out there. We always have garage sale signs if you need to borrow some before then. Just let us know and we'll get them delivered to you. Call/Text 562-822-6532 or email blair@newmanteam.com

See What Your Current Home Value Is



Scan the QR code above to find out your current estimated home value based on the closed sales around you. You can also go to...

MyLakewoodHomeValue.com to get your instant home evaluation.

Any questions, let me know. Your home may be worth more than you think!

Buyers: Are you thinking of buying but concerned about interest rates? Let's get in touch and I can show you some things my lender is doing to help buyers concerned with the same thing!

The Newman Real Estate Team
Call/Text (562)822-6532



Blair Newman-REALTOR

BERKSHIRE HATHAWAY
HomeServices
California Properties

DRE#01459316

Your SoCal Real Estate Team



Thinking Of Moving Out of State?

Ask Us How We Can Help You With Your Out Of State Move In 2023.

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YouTube.com-Blair Newman

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