

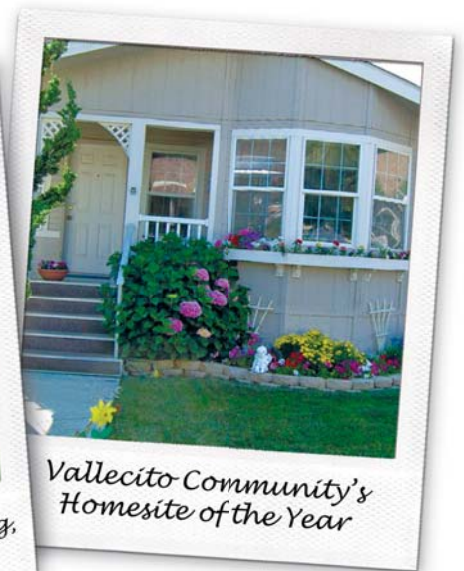


Snapshot

Vallecito Community, Newbury Park



L-R: Resident manager Sandy Gellenbeck, winner Fran Freiberg, and former resident manager Annette Lowman



Vallecito Community's Homesite of the Year

"And, we have a winner!"

Resident awarded *Homesite of the Year 2007*

Mrs. Fran Freiberg thought it was the folks from Publishers Clearinghouse at her door one July morning, when her community managers stopped by to honor her with the *Homesite of the Year 2007* award. "She has always kept it looking nice since she moved in years ago," complimented Ron Gellenbeck, the community's resident manager. For her efforts, Mrs. Freiberg was awarded a \$100 American Express gift card. Present at the informal but delightful awards ceremony, were: Ron Gellenbeck; Ron's wife and fellow resident manager, Sandy; Annette Lowman, also a manager; and Fran Freiberg's son, Bob. "She was tickled pink," describes Ron.

Perhaps part of the appeal of this particular homesite is its position in the center of the community. Located in the foothills of the valley, Vallecito, or "little valley," is frequented by neighboring wildlife, which grazes on its lush landscape. Lucky Mrs. Freiberg does not experience these creature visits quite as often, and enjoys landscaping her yard with plants and flowers.

Vallecito Community has implemented its *Homesite of the Year* program the past five years. Every spring, management conducts courtesy inspections of its 303 homes. Those who pass the inspection are eligible to win the contest, with Fran Freiberg winner of the *Homesite of the Year 2007*.

"I've never won anything in my whole life. I didn't even know there was a contest," Fran admits. When asked her reactions to being recognized with this distinction, she said it took her by surprise. "I was dumbfounded; my mouth was wide open." Modestly, she adds, "There are plenty of other beautiful homes here. It's not that gorgeous, really." Getting past her shock and humility, Mrs. Freiberg expresses her graciousness; "It was very nice and sweet of them. I'm very happy about it, really thrilled." m

Vallecito Community is professionally managed by Vedder Community Management, located in Agoura Hills, California; 818.735.6200.