



## Clubhouse One

Located behind Gates 1,2,3, and 4. Clubhouse one is one of seven clubhouses found throughout Laguna Woods Village and is located at 24232 Calle Aragon.

- Clubhouse
- Fitness Center
- Locker Rooms
- Ballroom
- Game Room
- Meetings Rooms
- Catering Kitchen
- 3 Dining Rooms
- Billiards Room
- Outdoor Pool
- Outdoor Patio
- 3 Bocce Ball Courts
- 12 Shuffleboard Courts
- Indoor Pickleball Courts
- Basketball Courts
- Lawn Bowling
- BBQ Area
- Gazebo
- Badminton

## Clubhouse Two

Located behind Gate 12. Clubhouse Two features the 27-hole golf course as well as several other amenities for physical and social activities. It is located at 24112 Moulton parkway.

- Clubhouse
- 19 Bar & Lounge
- Pro Shop
- Ballroom
- 3 Meeting Rooms
- 2 Card Rooms
- Catering Kitchen
- Outdoor Pool
- 2 Outdoor Patios
- 2 Tennis Courts
- 6 Shuffleboard Courts
- 4 Pickleball Courts
- 2 Lawn Bowling Courts
- 27-hole Golf Course
- Putting Green
- Driving Range

## Clubhouse Three

Located behind gates 1,2,3, and 4. Clubhouse Three contains an 814-seat theater for residents to take in a show. It is located at 23822 Avenida Sevilla.

- Clubhouse
- 814-seat Theater
- 2 Dining Rooms
- 2 Catering Kitchens
- 2 Conference Rooms
- Billiards Room

## Clubhouse Four

Located behind gates 5 and 6. Clubhouse Four is also known as the Fine Arts Center, Clubhouse Four is the community's nucleus for art hobbyists. It is located at 23501 Via Mariposa.

- Clubhouse
- Ceramics Studio
- Art Room
- Sewing Studio
- Lapidary Studio
- Stained Glass
- Photography Studio
- Woodworking Shop
- Jewelry Studio
- Metal Arts
- Painting Studio
- Outdoor Pool

## Clubhouse Five

Located behind gates 7, 8, 9, and 10. Clubhouse Five is one of the smaller clubhouses available for residents to meet with neighbors and is located 24262 Punta Alta.

- Clubhouse
- Lounge with Stage
- 2 Multi-Purpose Rooms
- Catering Kitchen
- Indoor Bar Area
- Billiards Room
- Outdoor Pool

## Clubhouse Six

Located behind gates is 7, 8, 9, and 10. Clubhouse Six features an expansive outdoor space for enjoying the beautiful year-round California climate and is located at 5365 Algarrobo.

- Clubhouse
- Billiards Room
- Indoor
- Dance Floor
- Outdoor Pool
- Outdoor Patio

## Clubhouse Seven

Clubhouse Seven features an indoor bar for hosting small or large gatherings of residents. It also features ten tennis courts for playing a game with the neighbors. It is located at 2411 Moulton Parkway.

- Indoor Bar
- Dance Floor
- Dining Room
- Card Room
- Catering Kitchen
- 10 Tennis Courts
- Outdoor Patio
- Locker Rooms

## Village Greens

The Village Greens is home to the gourmet 19 Restaurant and Lounge which features fine casual dining for breakfast, lunch and dinner, as well as a full-service bar. All Village residents and their guests are welcome to dine on the spacious outdoor decks while enjoying spectacular views of the Saddleback Valley and Santa Ana mountains. At the Village Greens you will find golf carts for rent, a pro shop, golf lessons, equipment storage, and meeting rooms for Village clubs and residents.

**CHURCHES AND SYNAGOGUES  
IN THE VICINITY OF  
LAGUNA WOODS, CALIFORNIA**

**CHURCHES**

**BAPTIST**

Grace Hills Church  
24521 Moulton Pkwy  
Laguna Woods, CA 92637  
949-837-2435

**METHODIST**

Laguna Country United Methodist Church  
24442 Moulton Parkway  
Laguna Woods, CA 92637  
949-837-3414

**CATHOLIC**

Saint Nicholas Church  
24252 El Toro Road  
Laguna Woods, CA 92637  
949-837-1090

**PRESBYTERIAN**

Geneva Presbyterian Church  
24301 El Toro Road  
Laguna Woods, CA 92637  
949-837-2323

**CHRISTIAN SCIENCE**

First Church  
25 Orangetree  
Irvine, California 92618  
949-262-9540

**ESPICOPAL**

St. George's Episcopal Church  
23802 Avenida de la Carlota  
Laguna Hills, CA 92653

**CHRISTIAN**

Saddleback Church  
Clubhouse #5  
Laguna Woods Village  
(949)949-837-4673

**LUTHERAN**

Church of the Cross  
24231 El Toro Road  
Laguna Woods, CA 92637

**TEMPLES**

**Beth El**

Aliso Viejo  
949-362-3999

**Eilat**

Mission Viejo  
949-770-9606

**Judea**

24512 Moulton Parkway  
Laguna Woods  
949-830-0470

**LAGUNA WOODS VILLAGE SERVICES**

Beth Torah Synagogue of Laguna Hills

First Christian Church

Unity Center

Mayflower Congregational

Religious Science

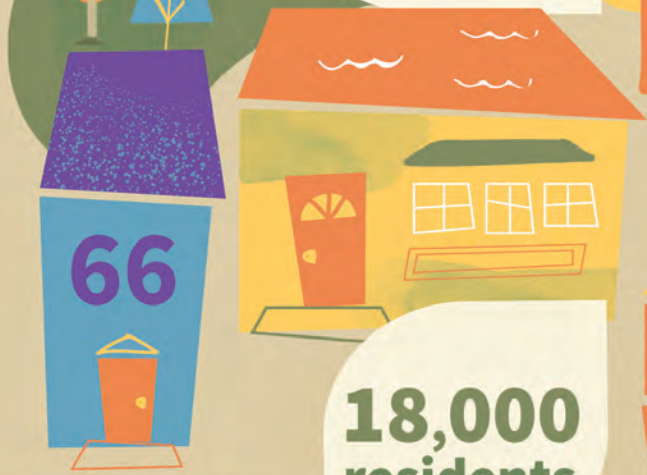
Call Recreation Offices

949-597-4273

Active Adults Love  
**LAGUNA WOODS VILLAGE**

Laguna Woods Village has over 2,100 acres of rolling hillsides in desirable South Orange County. Only 10 minutes from Laguna Beach and an annual average of 255 days of sunshine. It's easy to fall in love with Laguna Woods Village.

**12,736**  
**manors**  
*over 94 floor plans*



**66**  
**Average Age**  
of new residents

**18,000**  
**residents**



**Voted Best**  
**Senior Living Community**  
by the OC Register

**36**

holes  
of golf



**Sports**

- 3 Fitness Centers
- World Class Competitive Activities
- 10 Court Tennis Complex

**Two professional golf courses.**

A championship 27-hole golf course, and a 9-hole executive course

**guarded**  
**24/7**  
14 security gates

**Lowest crime rate**  
of any city in  
Orange County



**Table Tennis Facility & Pickleball Courts**

**5**  
**Pools**

5 Pools including a lap pool and swimming hours for grandkids



**Equestrian Center**

Equestrian Center including 38 stables for horse boarding, riding ring, and guided trail rides



Our transportation system has 8 Fixed Routes and on demand transportation to local retail, dining, and world class medical facilities

**Community TV Channel**  
with exclusive programming

**TV 6**



**2 Community Gardens**



**College Level Extended Learning Classes On Site**



**Exclusive Monthly Community Newsletter**

**7**  
**Unique Clubhouses\***

Professional workshops including jewelry, slip casting, woodworking, ceramics, photography and more!



**Performing Arts Theatre**

**814 Seat Performing Arts Theatre** with entertainment and events



**3 Multimedia Computer Labs**

**Over 250**  
**Clubs and Organizations**

There's something for everyone!

\*Including an American Contract Bridge League accredited facility

# LAGUNA WOODS VILLAGE

## FACT SHEET

**A COMPLETE "CITY"** is Laguna Woods Village, surrounded by some of Orange County's most modern shopping centers, banks, professional office buildings and one of the most modern hospital and medical clinics in the country.

**OVER 18,000 RESIDENTS** daily enjoy the Laguna Woods Village way of life and we hope that you can soon join them. No other adult community in the entire world offers all of the advantages of Laguna Woods Village. Nowhere else will you find the combination of distinctive and gracious living, the convenient, close-in location, the world's finest climate, the complete recreational and social facilities, the complete shops and services and the thousands of friendly active people. There are approximately 225 active social clubs and organizations covering every imaginable area of interest.

**COMMUNITY FACILITIES** available for use of all residents include seven clubhouses complete with hobby shops, game rooms, billiard rooms, fitness center and world class riding stables, not to mention a 860 seat theater. There are five swimming pools, tennis courts, a library, and the most modern equipment for almost any social, educational or recreational clubhouse activity. Classes on every possible subject are held for those wanting to add new dimensions to their lives.

**TRANSPORTATION.** In addition to public transportation, Laguna Woods Village provides its own scheduled no-fare minibus transportation to area shopping and medical centers, places of worship, social and entertainment events.

**A CHAMPIONSHIP 27-HOLE** golf course and driving range, are part of the community & available only to Laguna Woods Village residents who pay a nominal fee. A nine-hole par 3 executive course is also available.

**TELEVISION RECEPTION** is among the finest in the country due to a direct cable master antenna system. Additionally, Laguna Woods Village provides its own closed-circuit television programs with entertainment and information for and about Laguna Woods Village people and activities. A community newspaper devoted solely to Laguna Woods Village activities is published weekly.

**SAFETY AND SECURITY** are prime concerns at Laguna Woods Village. All the manors are surrounded by a protective and decorative stone wall. Entrance to the manors is only through gatehouses manned 24 hours a day by security attendants. There are also around-the-clock security patrols ever watchful and protective of the residents' security.

**GUESTS** are permitted anytime for a maximum of 59 days.

**PETS** are permitted but must be kept on a leash in the common areas and care must be taken that they are not a nuisance to neighbors.

**GOLDEN RAIN FOUNDATION.** Each homeowner automatically becomes a member of this non-profit corporation which owns and holds in trust facilities such as clubhouses, stables, golf courses and streets. Laguna Woods Village residents elected by the homeowners serve as directors of this corporation and

provide policy guidance in the operation of community facilities.

**YOUR MONTHLY ASSOCIATION FEES** pay for cable TV, water, trash collection, all exterior maintenance, repairs and the upkeep of manor exteriors; bus transportation; all gardening and landscaping, maintenance of all streets, sewers and exterior lighting, around-the-clock security attendants and administration and payment of accounting and legal services.



Laguna Woods Village, formerly known as Leisure World, has HOA dues for its Resort Style Senior Active Living. There are three housing options for living which include Stock Cooperatives, Condominium, and The Towers. All options receive equal access to the millions of dollars of recreational and club amenities.

## Stock Cooperatives – Base Monthly HOA rate of approx. \$614.08 includes:

1. Basic Cable Television
2. Water/Sewer/Trash Pick-up
3. Resident Shuttle Bus Service
4. Exterior Building Maintenance (Painting and Roof Care)
5. Grounds and Recreational Facility Maintenance
6. Mutual Owned Standard appliance, electrical, plumbing repair and replacement (upgrades not included) \*Buyer to confirm what is covered for their Manor prior to close of escrow.



Resident pays electricity, telephone, interior insurance and upgrades to cable/internet directly to their service provider.

Property taxes are not included in the Base HOA rate but are billed to the resident on top of the monthly association payments by the Mutual. Note: Property taxes are prorated monthly based on purchase price of the manor

## Condominium – Monthly Dues are \$653-675 depending on Building Type and include:

1. Basic Cable Television
2. Water/Sewer/Trash Pick-Up
3. Resident Shuttle Bus Service
4. Exterior Building Maintenance (Painting and Roof care)
5. Grounds and Recreational Facility Maintenance



Resident pays electricity, telephone, interior insurance and upgrades to cable/internet directly to the service provider. Property taxes are paid separately by the Owner to the OC Tax





# HEFLIN GROUP

Dear Prospective Resident:

I am excited to assist you with your purchase inquiry into Laguna Woods Village. I really hope you will find this information helpful in deciding to visit our unique community.

Laguna Woods Village is a beautifully landscaped, Age 55+ gated community for active adults designed for year-round outdoor living and recreation. This includes golf courses, tennis courts, and horse stables. There are 12,736 properties with approximately 18,000 residents. Ninety floor plans of varied architectural designs include everything from one-bedroom apartment style to three-bedroom detached homes with garage. Just minutes from Laguna Beach!

There are three types of properties and ownership:

**STOCK COOPERATIVES:** Ownership is evidenced by a stock certificate. Financing is available. 2020 base dues are approximately \$615 per month. Property taxes are pro-rated monthly based on the purchase price of the manor and added to the monthly base dues.

**CONDOMINIUMS:** You receive a grant deed evidencing ownership. These units may be purchased for cash or financed at the current interest rates with a minimum down payment. Monthly association fees range from \$653 to \$675.

**TOWERS:** High-rise, hotel style living in the 14-story Rossmoor Towers, offering weekly housekeeping and delicious gourmet dinners. Towers are condos and ownership is provided through a grant deed for the floor plan. The estimated 2020 dues are \$2,220 - \$3320 per month. The Towers are not an assisted living facility.

Please see your insurance representative for coop/condo content/liability/earthquake insurance coverage, etc. There is a \$5,000 Golden Rain Facility Foundation Trust Facility Fee paid on every Escrow. Please see the attached HOA board required financial requirements to purchase.

As a Laguna Woods Village specialist, I have access to all available listings. Please call me so that I may set time aside to personally show you around our unique community.

We are located off El Toro Road in the "Town Centre" across the parking lot from the Laguna Woods Village Community Center, adjacent to the Ayres Hotel.

I look forward to assisting you with your home purchase.

Thank you,

Jennifer Heflin  
(949) 648-0329  
[Ahom4u@pacbell.net](mailto:Ahom4u@pacbell.net)

