

the VILLAGES

An exclusive magazine serving the residents of The Villages

The Heart of The Villages

Spotlight

JULY 2020

*Mike and Judi
Falariski's
Golden Years of Marriage*



Best Version Media

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December 8	January
January 8	February
February 8	March
March 8	April
April 8	May
May 8	June
June 8	July
July 8	August
August 8	September
September 8	October
October 8	November
November 8	December

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Dear Villages Neighbor,

We love this great nation and every July 4th, we celebrate all that this country stands for. In the spirit of courage, equality, and faith, we hope that your holiday is filled with family, friends, sunshine, and celebrations.

Just to make July feel like a cool party during hot temperatures, I wanted to remind you of an old-time favorite that just might keep you cool this summer. When was the first time you enjoyed an ice cream soda? The hot temperatures are the perfect time to add ice cream to a glass of your favorite soda. Then grab a spoon or straw. Either will work.

While we are in the spirit of celebrations, our featured guests will celebrate their 56th wedding anniversary next month. Please join me in wishing Mike and Judi Falarski, Happy Anniversary. Mike is well-known in The Villages government, while Judi has set up her sewing room and is looking for her next creative project.

To ensure your magazine is full of value, share an outstanding service so we can inform others in the community. We are proud of our sponsoring partners we consider "experts." When you need an expert in their field, please think about our partners first.

Until next month,

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Mike and Judi Falariski's Golden Years of Marriage

By Felisa Legaspi

Both Mike and Judi were born in Michigan and grew up in the small city of Rockford. They lived only five miles from each other, and yet, it wasn't until their junior year of high school when they finally met. After high school, Mike continued his education, attending the University of Michigan. Two years before graduation, Mike and Judi married in August of 1964.

After graduating with his degree in Mechanical Engineering, Mike was offered a position with NASA's Manned Space Craft Center in Houston. Within that same year, he transferred to NASA's California location at Moffett Field. There, he operated and managed several of NASA's wind tunnel projects as well as various engineering departments and projects. Later, on loan from NASA, he held the 'Launch Commander' position for The Tech Museum. He also took over Moffett Field from the Navy and managed it for several

years. "I worked for NASA at the Ames Research Center for most of my professional career," Mike said.

After retiring from NASA in 2005, Mike held various jobs, the last of which was working for a friend who established a company in Santa Barbara to build a network of telescope observatories around the world. This new position took Mike, as Judi described, "around the world to Chile, Australia, Maui, South Africa, and the Canary Islands." Judi was able to accompany Mike on a few occasions, but, she said, "never made it to South Africa." While Mike was based in Santa Barbara, Judi would often return to their home in the Santa Cruz Mountains.

After moving to California in 1966, they were blessed with two children, Kara and Jason.

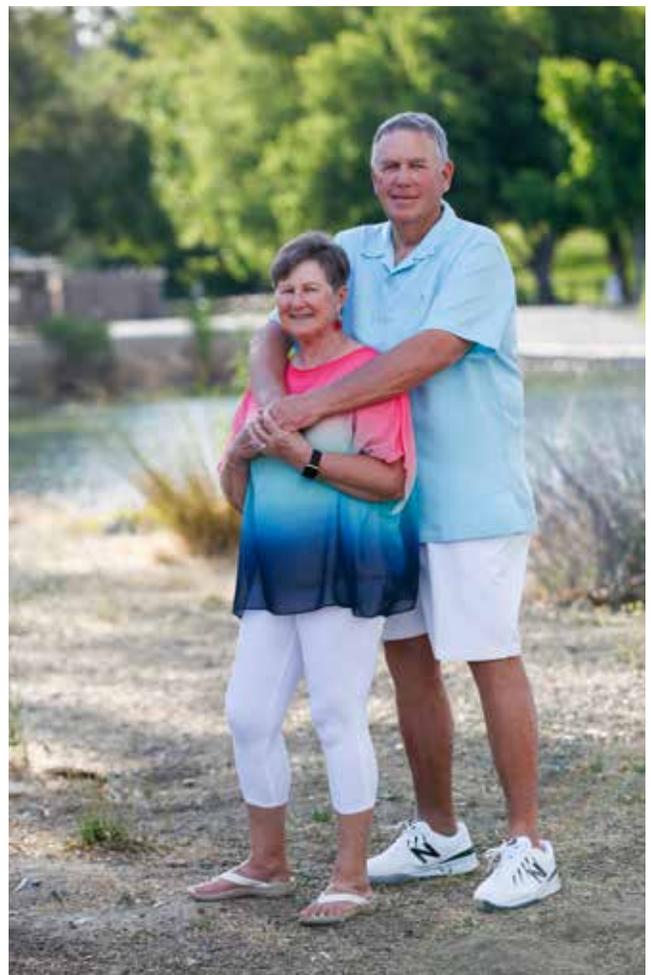
Like her father, Kara continued her education and is now the Principal of Leigh High School in San Jose. Her husband Todd is a math teacher for a nearby



middle school and together they have two boys. Son Jason, also in civil service, joined the fire department at the young age of 22, and now holds the position of Battalion Chief for Santa Clara Fire. His wife, Michelle, occasionally works from home and is a fabulous mom to their three children.

One of their most memorable trips was when Kara was 6 ½, and Jason was 3. Mike had converted their big yellow van with an extended wheelbase into a camper. They were headed off to Mike’s parents in Michigan. Judi shares, “We loaded everyone into the new camper and took off for Michigan. His parents were downsizing to a 50’ Airstream and getting rid of all of their furniture.” Enjoying the ride, they took their time traveling across the country. They visited national parks and various other sites, staying at KOA camps along the way. After loading a U-Haul trailer with furniture from his parents, they were anxious to return home. “Camping overnight near Salt Lake City, we headed out and decided we would drive straight through. About that time, the radiator decided to overheat, so Mike drove a good part of the way home with the heater on in 90-degree heat,” Judi continued. “He basically barbecued his feet. I was hot, too, but at least I could get my feet out of the way of the vent!”

Some of Judi’s favorite memories at their mountain home center around Christmas. Christmas is always a special time for us, and when living in the mountains, we would always go



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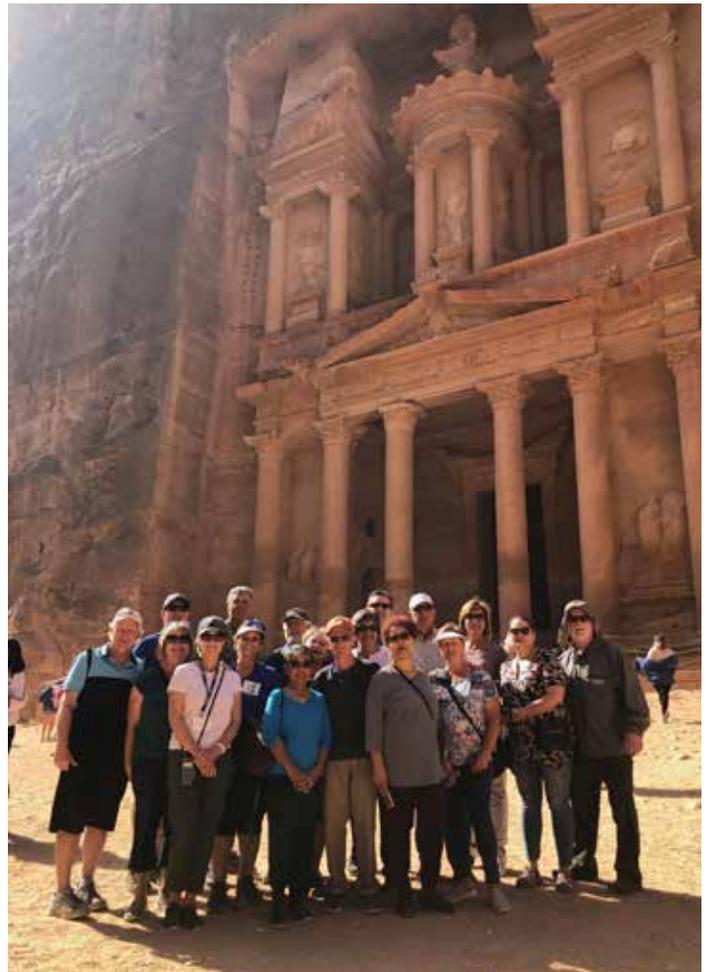


At the end of the day, when the sun goes down, Mike, Judi, and Toby can return to enjoy their beautiful home in The Villages, with our wonderful neighbors, friends and family close-by.

to our favorite tree farm and cut our tree. They never looked as big in their natural surroundings as they did once we got them home. One year we had to tie the tree to the top of our big yellow van and had about 3 feet hanging over the back. We had pretty high ceilings, but not that high! What Mike cut off was almost the size of another tree!” On one occasion, Kara had made Christmas ornaments out of clothespins with her Girl Scout troop. “We all had fun with that, and we ended up with some pretty cool tree decorations.” This mountain home was truly magical during the holidays, especially if it snowed, which it did on occasion.

Mike and Judi moved to The Villages in 2012, where Mike continues to stay active with different boards for The Villages Community. Mike’s service includes the Community Chapel, where he is the past President, the past Chairman for CBOD Finance and Reserve Committee, the past Resident Project Manager for Pickleball and Tennis Viewing Area projects, and is the current ‘Mayor’ of Lomas Azules Pl. The year after moving here, our little pup, Toby, came to live with us and is a wonderful companion.

Judi enjoys spending time in her sewing room. She just



finished a pillow for their granddaughter, who recently graduated from high school. It contains squares that Judi’s mother appliqued and embroidered sometime in the 1930s. Judi learned to sew when she was about 12, sitting at the kitchen table hemming flour sacks for dish towels. After their daughter was born, she made most of their daughter’s clothes until she was around eight years old. After Judi moved to the mountains, she was bitten by the quilting bug and made many quilts and wall hangings. Following a dry spell of several years, Judi is anxious to begin creating again and she is contemplating her next project.

Somehow, Mike and Judi found time to travel. Most recently, in 2019, they visited Israel with a Small Bible Study Group. They have also accompanied their friends on an anniversary cruise, and they enjoy annual group trips to Palm Desert. When they are home, Mike and Judi enjoy many of the clubs and organizations in the Villages, such as the Tennis and Pickleball Clubs, the

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Pinseekers and Swingers 9-hole golf clubs, the Italian Club, and of course, The Villages Community Chapel. When traveling, their Toby spends time with “a wonderful dog sitter who once lived in The Villages.”

Unfortunately, she has recently moved to Palm Desert. Yet when Judi walks him, he still recognizes and remembers his old friend. “We came to an intersection, and I wanted to go one way, but Toby stubbornly wanted to go another. I let him have his way, and he knew exactly where he was going. Sure enough, we were soon at his former sitter’s door, not understanding why she was not opening it so he could see her again,” Judi remembers. “I felt so sad for him.” They are considering taking Toby with them on their next trip to Palm Desert as she lives close-by. He could stay with her while they are at their time share, where dogs are not allowed. Toby is not “a very happy car traveler” but I think there are ways around that!

At the end of the day, when the sun goes down, Mike, Judi, and Toby can return to enjoy their beautiful home in The Villages, with their wonderful neighbors, friends and family close-by.



Your Health, The Future, And Medicare

By **Lucille Maravilla**

Over the past year, I have been writing about how to enroll in Medicare, why you enroll, how Medicare covers health costs and additional plans that are available to compliment Medicare and cover some of its costs. We have also discussed deadline pitfalls and Medicare fraud. These articles have contained Medicare “how-to” instructions and information. However, it is important to look at the bigger picture. Many of us forget to think about what the future might hold. As you near Medicare age, here are some questions to consider.

Does my current lifestyle keep me healthy? Are my day-to-day activities contributing to my health or depleting it? If I am healthy, will I need average care, or do I want access to state-of-the-art medicine if something goes wrong? If I have health issues, what kind of support will I need? Do I want to keep my doctors or am I open to seeing new ones? Do I want to travel if I have health issues? Have I invested or saved enough for health events not covered by Medicare?

For example, although some Medicare Supplement or Advantage plans may provide dental and vision coverage, this coverage is generally for common problems. If you are going to need dental implants or lots of root canals, or maybe you want the newest lenses when you have cataract surgery: current thinking says that to meet these costs, you can expect to spend almost \$200,000 over your lifetime after age 65.

If you don’t already have one, you might consider working with a financial planner to help create a strategy for how you will meet your health expenses. A good financial planner usually introduces many of the situations I just mentioned, in anticipation of addressing these issues. We can’t control what will happen, but we can prepare for the possibilities.

If you have children, include them in the discussion of how you are preparing for your health future. If something happens to you where you cannot make decisions or remember where you have stored important information, i.e. Medicare plan names and description of coverage, drug usage with plan name and dosage, then your children can step in to help. No children? Share your strategy and information with a trusted friend or designate a fiduciary. Medicare insurance companies provide authorization forms that can give permission for family and others to review billing, make address changes, pay bills, or make inquiries on behalf of the insured party. The insured party must sign the authorization form. Medicare and Social Security also have these forms.

Much of what I have discussed is not fun to think about. But if you plan ahead, making the shift to Medicare will go smoothly. You will have a clearer picture of what you want. Your Medicare agent will then help you sort thru the choices available to you. You can choose the coverage that financially works best for you and you will feel confident about your choices.

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Transfer On Death Deeds—Do I Still Need A Living Trust?

By Law Offices of Lisa C. Bryant, INC

Under ordinary circumstances, if you own real property at your death in California and it is not titled in joint tenancy or held in a living trust, you would be facing a probate situation.

In 2015, California created a special form of “revocable transfer on death deed” that (1) makes a donative transfer of real property to a named beneficiary; (2) operates on the transferor's death; and (3) remains revocable until the transferor's death. This instrument allows the grantor to avoid probate on this property at death. The revocable transfer on death deed does not affect ownership rights of the parties until the transferor's death, and in effect creates a contingent interest on death. This deed is only effective for transfer made by a transferor who dies on or after January 1, 2016. The statutes remain in effect until January 1, 2021, unless that date is extended or deleted (there is pending legislation to extend this to January 1, 2022). However, the expiration of the statutes does not affect the validity of a deed executed before that date or the authority of a transferor to revoke a deed after that date.

Before determining “revocable transfer on death deed” is the best option for you, you should consider the following:

- As noted above, these statutes must be continuously reviewed and renewed by the legislature and may not always be an available option in the future.
- You could still face probate. Although a revocable transfer on death deed avoids probate for that particular property, you may have other assets that would place you into a probate situation.
- What if you become incapacitated during your lifetime? You still need a durable power of attorney to

appoint an agent to act for you. If the property was held in a living trust, your successor trustees would be able to step in and act on your behalf regarding the property.

- A revocable transfer on death deed does not provide a lot of contingency options. For example, what happens if all named beneficiaries predecease you? What happens if your beneficiaries are on resource-based public benefits and the receipt of this property outright would disqualify them? A living trust often includes provisions that address both these issues.
- If you have concerns about privacy, consider that recording a revocable transfer on death deed is public record. If your intention is to disinherit a family member, you might be able to avoid some confrontation during life if you use a living trust.
- You may unintentionally miss an opportunity to apply the parent-to-child exclusion on property tax reassessment. For example, you love your daughter and son-in-law and name them as beneficiaries on the deed. At your death, there will be a 50% reassessment of the property taxes because the transfer from you to your son-in-law does not qualify as a parent to child transfer.

You should discuss your options with an estate planning attorney to determine if a revocable transfer on death deed makes sense in your situation. Do not hesitate to call the Law Offices of Lisa C. Bryant INC at (408) 286-2122 to schedule a complimentary consultation.

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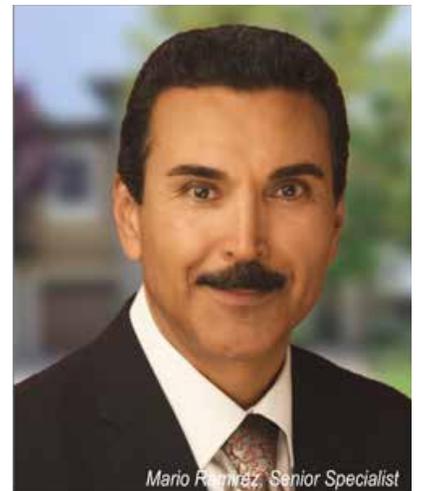
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CASSY: Counseling and Support Services for Youth

By Genevieve Laucher

Counseling and Support Services for Youth, also known as CASSY, aims to destigmatize mental health services and make supporting students' social and emotional well-being the norm in our local schools. CASSY started in 2009 with just two therapists running a summer camp in East Palo Alto. Los Gatos High School asked CASSY to come to them that same year, and CASSY has since expanded to over 50 schools in San Mateo and Santa Clara County.

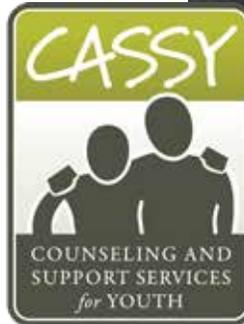
All CASSY clinicians are licensed therapists with graduate degrees. They use experienced therapists to tackle their clients' issues rather than using their clients' issues to train inexperienced therapists.

Schools hire CASSY to provide professional mental health services to students on campus. They are assigned a therapist, or multiple therapists depending on their needs, who are at the school site all day and become interconnected with the school community. The therapists are available for students to drop in, easing the barriers of cost and transportation to make mental health services available.

CASSY clinicians are trained on age-appropriate therapies for their schools. For example, a therapist at an elementary school can provide services in the classroom setting, working with teachers to model mindfulness skills or create Calming Corners to reduce anxiety. Therapists at high schools can offer one-on-one sessions or group counseling. Schools will work with CASSY therapists to identify the needs of their students. CASSY therapists work closely with school staff, are available for consultations and, when necessary, intervene in crisis situations.

Marico Sayoc, former Mayor of Los Gatos, joined CASSY as the executive director in December 2019. She is helping to make sure that all kids have the care they need, even during these challenging times. Since schools closed in March, CASSY therapists have been providing virtual support to students. They faced some difficulties in the beginning, since some students did not have access to devices or wifi. However, CASSY worked with school districts to identify who needed what and made sure that students could still access their services.

During this time of remote therapy and more people being at home, CASSY clinicians have been able to



deepen their connections with parents. Some parents have found that they needed more resources to help their children during this time. CASSY has stepped up to support parents too, holding two webinars so far that had over 200 parents attending each one.

CASSY has also supported families with weekly care kits, links to tools and resources based on a specific subject each week, including stress, mindfulness, and parent-child bonding. CASSY has sent these resources to schools as well, and they hope to continue this in the upcoming school year. They also want to continue to build out parent counseling, whether that is after-hours, remote, or through more webinars.

As CASSY continues to adapt to the unknown, they are currently planning for the upcoming school year, working with school districts to ensure that they can continue to support students whether that is in person or remotely. CASSY would also like to focus on broadening their reach in the community. There is an increased interest in mental health and need for resources and services. CASSY will continue to meet students' needs and look after their well-being in every way they can.

To learn more about CASSY, visit www.cassybayarea.org. View the weekly care kits under "Resources."

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From the Desk of Supervisor Cortese

By Supervisor Dave Cortese

Nearly every part of life in the year 2020, including the daily workings of County government, has been affected by actions related to COVID-19. The 2020-2021 County Budget process is no exception.

On June 23, the Board will be asked to adopt a recommended \$8.3 billion “continuation” budget that will allow us to keep the County operating after the fiscal year ends on June 30. In August, after the July recess, there will be workshops, hearings, and much public discussion about the final budget that will take us through the 2020-2021 fiscal year. The hearings are scheduled for 1:30 p.m. on Tuesday, August 18, Wednesday, August 19, and Friday, August 21, most likely by teleconference.

Usually, the budget workshops are in May and the hearings in June. But because of the uncertainty of both expenses and revenues caused by actions we needed to take during the pandemic, as well as the economic downturn caused by Shelter in Place temporary closing of businesses, there are, in the words of County Executive Jeff Smith, “a lot of moving parts.”

What we do know is that the estimated budget deficit will be about \$300 million. What we don’t know is how much the County will get in reimbursements for the \$100 million already spent on costs related to coronavirus.

In closing the deficit, the County will look at eliminating vacant positions and one-time expenses, dipping into

reserves, and aggressively pursuing revenue from federal and state COVID-19 funding. Because of the pandemic, there have been losses in all of our revenue sources, including property taxes.

The County has faced tough budget challenges in recent history. For 10 years, cuts that totaled nearly \$2 billion had to be made to balance budgets, ending with the 2013-2014 budget. So, this is the first year in a quite a while that the County has had to start the budget season with a huge gap between spending and revenue.

Add to this a state budget that has a projected \$54 billion deficit. When the state has to fill a big hole in its budget, it turns to counties to provide part of the revenue, including Santa Clara County, where the estimated loss to the state is \$107 million.

In working to balance the budget, the County will stay true to its mission of providing for those who cannot provide for themselves, whether the need is for housing, food, mental and physical healthcare or justice. At the same time, we will look at making wise investments for the future.

I’d like to hear from you, the taxpayers, about your spending priorities to help me and my colleagues on the Board of Supervisors make prudent and thoughtful decisions.

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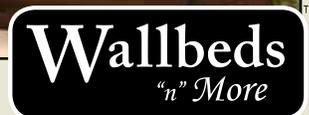
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From the Desk of Lisa Gault at the William Jefferies Co. – Real Estate

By Lisa Gault, The William Jefferies Co

Technology.

The real estate world is officially paperless. No flyers, no cards, no deposit checks to the title company, and no disclosures by paper. All parts of the transaction are done on-line, on your computer. This new paperless real estate transaction state of affairs has presented a hardship to my 90-year-old client who is purchasing a home in The Villages. His son and I are helping him with email and e-signatures, but there are just some things that this older gentleman is just not going to be able to do on-line.

I explained our lack of technology to the title representative. We were trying to work around the bank-wire requirement. But when my client showed up with a wad of cash in his hand, I knew I was in trouble. Cash has been trouble for some time now. Limits on how much you can bank at a time and paper trails, etc.

But now cash has gone beyond “cash and paper trail difficulties.” We are told that touching anything paper is a hazard. So even the “check” is becoming an endangered species.

Not only am I getting tech-savvy, but I am now learning to help those who most likely will never get over the technology learning curve. That is just fine because I am always glad to help.

Open floor concepts – the love affair is ending.

In past articles, I wrote of my own opinion that the open floor plan is good for some, but I cannot see it is a good plan for all. The multi-generational home is an example. If you have several generations under one roof, it can get quite rowdy. The family homes of the past that had a separate living room, family room, dining room, and kitchen had the purpose of allowing any resident his own space to do whatever he was doing without much interruption. With the open space plan, the college student doing homework in the same room with grandpa

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watching TV can get crazy. When adding in pots and pans and cooking noises, concentrating on anything is a challenge.

A recent headline in the National Association of Realtors' magazine read, "Could the Open Floor Plan Be in Jeopardy?" This article goes on to explain that since the new coronavirus arrived, household members need exercise rooms as well as office suites (you must have a private place for Zoom and Facetime, etc.). This article also mentions parents. They ask, "Who wants parents in a care facility anymore?" This means you need a private room for parents. Boy, this is the first time I have seen any negative publicity for the "open floor plan" in over 10 years.

With the open floor plan, I stick to my original premise. If you entertain and do not have too many people living in your home, the open concept is fabulous. If you need designated space for specific purposes, then the open space concept is just too difficult to work with.

Luckily, there are all types of homes available with different floor plans. The open floor plans in The Villages work very well with the limited occupancy we have here. With many Villagers retiring, the open floor plan works for entertaining. Most do not need an office or gym room.

Selling in The Villages during the shut-down.

June has been an interesting month in real estate. I listed 2 Village homes for sale and put them into contract right away. While many are still sitting on the market, I had great sellers that trusted me and followed my advice to amazing results. Both sellers are thrilled to have sold in less than a week.

How did I do it? I ensured the homes were priced appropriately as to condition and location. Prep work is extremely important, and marketing them fully is the other key. If you price the home too high for what it is, then you sell the other accurately-priced homes around you. If your price is low for the market, you will receive multiple offers. The market will tell you what the value is. The problem is not pricing too low. It is pricing too high and selling your competition while your home just sits on the market. In a potentially declining market, that is not a smart thing to do. You end up following the market down.

How does the future of home sales look as we phase-out of the shutdown?

I have gotten different predictions from different sources. Nationwide, there are foreclosures expected as unemployment for many will continue even after

the opening of the country. In the Bay Area outside The Villages, there was a pause for several months. Home sales stalled out. I had a home for sale in South San Jose that sat on the market for 1.5 months, which is now in contract. It seems like the opening of some of San Jose at the beginning of June spurred more buyers into action. This is a good sign for the future of The Villages. Many of our new buyers in The Villages are Bay Area home sellers that sell their homes outside The Villages.

I have to note here that the rise in monthly homeowners' dues will still haunt our property values, coronavirus, or not.

Hopefully, the worst is over - San Jose will continue to open, and we will enjoy a summer of fun. Call me with any questions, or if you need help, or know of anyone that needs help buying or selling a home. I am always here for you.

The Strike

By Bill Peck

When Dad was on strike,
We ate out of tin cans:

That meant pea soup,
Pea soup, and pea soup;
And it rained for weeks.
One day, Dad drove us

In his brown '41 Chevy,
Drove us downtown

To strike headquarters:
A warehouse with ink,
Turpentine, black coffee,
Presses, Underwoods,

Orange crates, reporters,
Blue smoke, red lipstick

Gloves, brown coats, and
Newspaper camaraderie,
Dad in army trench coat,
My younger sister and me

In bright yellow raincoats
Waiting for strike results.

Rain pounded the tin roof
As brave strikers won, got

A just wage, went to press,
Beat the odds. We joined

The celebration, recognized
Days of pea soup were over.



*In memory of my father,
Willys Peck, long time resident
of Saratoga and writer for
the San Jose Mercury.*



Beyond Shelter-In-Place: Lifestyle Wellness Tips



By Nita Bhatt

One's lifestyle contributes significantly to the well-being of our mind and body! Today's chaotic times have resulted in changed lifestyles, "a new normal", where the boundaries between work and home are not often clear. We feel

uncertainty and anxiety because we don't know what the future holds. Our sleep and eating schedules may be off and we are not exercising regularly. All of this can eventually lead to physical dis-ease.

Here are some suggestions for improving your overall well-being for a healthy mind and body:

Attitude: Choose victory over becoming the victim!

The key is to develop gratitude and have a positive outlook. Recognize that people may not meet your *expectations* but that you must move forward for your own well-being.

Stress relief: Find what works for you!

Take nature walks, connect with a loved one, read, volunteer/help others, pursue hobbies or learn a new skill.

Find your purpose: Research shows that doing worthwhile work, however small or big, brings a sense of inner harmony!

Start preparing your mind the night before. Find a "purpose" for the next day!

Diet: You are what you eat!

Maintaining adequate hydration and a healthy diet leads to a healthy mind and body. Minimize caffeine and alcohol.

Exercise: Stay consistent!

Start at your own pace and gradually increase the intensity and frequency. Remember to stretch and warm

up. Please consult your doctor if you have pre-existing conditions before you start any exercise program.

Environment: Make your surroundings your sanctuary!

Avoid distractions and clutter. Simplify your space so that it feels soothing and comfortable for you.

Whilst at work: Take short 2-5 min "moving/stretching" breaks, 2-5 times a day.

Open a window to get fresh air circulating. Keep the room temperature comfortable. Rejuvenate by taking a deep breath!

Sleep is the best medicine: Quality over quantity of sleep!

Invest in a good mattress and pillow that supports your head in relation to your shoulders and spine. Seven to nine hours of sleep is recommended for optimal well-being. If you have trouble sleeping, wake up 30 minutes earlier in the morning. This will make you more tired at bedtime.

30 minutes before going to bed: Establish a routine!

Take a warm bath or drink a glass of warm milk, herbal tea or water. As you unwind, turn off all screens, read a book or listen to relaxing music to make your sleeping environment more peaceful. Smile! Spend a few minute meditating.

Wake up with determination and go to bed with satisfaction!

Nita Bhatt is a Board-certified Occupational Therapist and Ergonomist. Apex Homehealth Services provides In-home Nursing, Physical and Occupational therapy services and is MEDICARE certified. For more information, call 408-410-9059 or email: BalanceTherapyServices@gmail.com

Statistics provided by Hewitt Real Estate

Street Address	List Price	Br	Ba	Sq Ft	Sale Date	Close Price	Close Date
9056 Village View Loop	\$1,268,000	2	3	2,248			
8867 Wine Valley Circle	\$1,049,850	3	2	2,032			
8700 Lomas Azules Place	\$899,900	2	3	2,043			
6112 Montgomery Court	\$848,000	3	2	1,740			
6115 Montgomery Court	\$779,000	2	2	1,520			
3312 Lake Albano Circle	\$778,888	2	2	1,679			
8389 Riesling Way	\$778,000	2	2	1,646			
8616 Vineyard Ridge Court	\$750,000	2	2	1,582			
7506 Deveron Court	\$749,950	2	3	1,751			
8113 Cabernet Court	\$749,000	2	3	1,554			
2018 Carignan Way	\$749,000	2	2	1,629			
7807 Prestwick Circle	\$749,000	2	2	1,804			
7586 Tayside Court	\$725,000	2	2	1,307			
6242 Gerdt's Drive	\$699,000	2	2	1,526			
7510 Deveron Court	\$699,000	2	2	1,509			
8066 Winery Court	\$698,000	2	2	1,497			
8404 Chenin Blanc Lane	\$689,000	2	2	1,370			
6025 Montgomery Corner	\$649,900	3	2	1,700			
8502 Grenache Court	\$645,000	2	2	1,571			
7835 Prestwick Circle	\$638,800	2	2	1,265			
7785 Beltane Drive	\$635,000	2	2	1,265			
8115 Cabernet Court	\$630,000	2	2	1,365			
8411 Chenin Blanc Lane	\$620,000	2	2	1,571			
3225 Lake Albano Circle, #3225	\$609,888	2	2	1,184			
8414 Chenin Blanc Lane	\$599,950	2	2	1,497			
6044 Montgomery Bend	\$599,000	2	2	1,307			
6129 Montgomery Court	\$593,000	2	2	1,307			
6021 Montgomery Corner	\$588,000	2	2	1,360			
6167 Montgomery Place	\$575,000	2	2	1,307			
6173 Montgomery Place	\$565,000	2	1	1,127			

Street Address	List Price	Br	Ba	Sq Ft	Sale Date	Close Price	Close Date
5220 Cribari Dale	\$548,000	2	2	1,240			
5551 Cribari Circle	\$545,000	2	2	1,348			
5177 Cribari Knolls	\$518,888	2	2	1,223			
5313 Cribari Glen	\$448,888	2	2	1,240			
5123 Cribari Pl	\$439,000	2	2	1,223			
5511 Cribari Bend	\$438,000	2	2	1,223			
7519 Deveron Court	\$739,950	2	2	1,509	05/24/2020		06/30/2020
7839 Prestwick Circle	\$725,000	2	2	1,804	05/30/2020		07/14/2020
3315 Lake Albano Circle	\$699,000	2	2	1,457	05/31/2020		06/01/2020
5427 Cribari Court	\$475,000	2	2	1,223	06/02/2020		06/22/2020
5381 Cribari Crest	\$400,000	2	1	947	05/22/2020		07/15/2020
7503 Deveron Court	\$709,900	2	2	1,509	05/25/2020		06/19/2020
3212 Bracciano Court	\$599,950	2	2	1,184	05/14/2020		06/13/2020
6045 Montgomery Bend	\$525,000	2	1	913	05/13/2020		06/26/2020
5521 Cribari Circle	\$499,000	2	2	1,348	06/05/2020		07/06/2020
7401 Via Calzada	\$499,000	2	2	1,138	05/22/2020		06/19/2020
5560 Cribari Circle	\$435,000	2	2	1,223	04/28/2020		05/28/2020
5322 Cribari Glen	\$399,999	2	2	1,223	05/02/2020		06/10/2020
5479 Cribari Green	\$379,999	2	2	1,223	05/22/2020		06/08/2020
7119 Via Portada	\$1,095,000	3	2	1,727	05/29/2020	\$960,000	05/29/2020
8757 Mccarty Ranch Drive	\$998,000	2	3	2,205	03/09/2020	\$948,000	05/19/2020
3366 BOLSENA Court	\$798,888	2	2	1,679	04/25/2020	\$787,500	05/19/2020
8396 Riesling Way	\$799,000	2	2	1,646	04/16/2020	\$770,000	05/22/2020
7821 Prestwick Circle	\$749,000	2	2	1,804	05/01/2020	\$725,000	05/14/2020
7695 Galloway Drive	\$698,000	2	2	1,509	04/06/2020	\$650,000	05/06/2020
7816 Prestwick Circle	\$620,000	2	2	1,490	04/27/2020	\$625,000	06/04/2020
7652 Falkirk Drive	\$599,000	2	2	1,307	04/27/2020	\$590,000	05/18/2020
5001 Cribari Vale	\$525,000	2	2	1,348	04/06/2020	\$510,000	05/07/2020
5398 Cribari Crest	\$442,000	2	2	1,223	05/11/2020	\$430,000	05/29/2020
5414 Cribari Court	\$409,000	2	2	1,223	05/05/2020	\$412,000	05/08/2020
6090 Montgomery Court	\$375,000	2	1	913	05/02/2020	\$375,000	05/15/2020

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Spotlight

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