La Paz: 92 Homes—140 Minutes

The Harlan Lee-Byron Lasky Company, builder of Monte
ty Home in Mission Viejo, the only builder in Southern Califo
nia to be selected for Good Housekeeping Magazine's "Good Homebuilding Citation" for six consecutive years, will open its model home area this month.

The homes, overlooking the Mission Viejo Golf Course, are designed to take the fullest advantage of the view and are situated on extra large lots. Designed to carry out the early California architectural theme of Mission Viejo, Monterey Homes feature Spanish, ranch and early-California style exteriors, and comprehensive roof treatments of Spanish tile and shakes.

The theme is continued inside the homes with sunken living rooms, raised fireplaces, wrought iron railings and two-story gallery type entries. The kitchens have color coordinated dishwasher, oven and range, with a choice of decorator ceramic tile or formica.

The one and two-story Monterey Homes have from three to six bedrooms and are priced from $29,950. A number of different exterior designs are offered for each of the five models, plus a total of seven floor plans.

Eager buyers snapped up 43 La Paz Homes in the first 60 minutes when the sales doors opened at 9 a.m., May 21. It was typical of the sales rush a month ago when the second unit went on sale and 49 La Paz Homes were sold during the first 80 minutes.

Nearly all of those who bought homes in the third unit during the Saturday morning sales rush had waited patiently through the night, as did the buyers in the second unit, to get the home and location they wanted. Some of them waited several days.

Kenneth Soukup, El Toro, arrived at 6:15 p.m., Tuesday. Four buyers arrived Wednesday, four more came Thursday, and Friday night and early morning hours of Saturday, the total number of buyers waiting for the sales office to open had risen to 37. Some came in campers or trailers while others settled down with sleeping bags, food, and cooking equipment. Soukup brought along a portable television set to help him pass the time during his long wait.

Through the weekend, 48 La Paz Homes were sold in the third unit of 105 homes. The first and second units are sold out.

"I checked to see how early the first buyer in the second unit arrived and I came to the sales office a day earlier than that so I wouldn't miss out," said Soukup, who is employed by Orange County.

One buyer, George D. Nicolai, Orange, drove by the La Paz model home area Thursday while on a business trip to Mission Viejo. He was accompanied by his wife, and they saw the waiting crowd of people and stopped to tour the homes. The following day they returned in a camper to wait for sales to start.

Nicolai, who is a district agent for an insurance company in Santa Ana, said "the home we have selected has an excellent floor plan and would cost us at least four or five thousand dollars more to buy in Orange."

Each family was given a sequence numbered ticket as they arrived and sales were made in that order to prevent confusion. All sales were made on a first-come, first-served basis.

The five La Paz Homes offer a choice of 15 exterior designs, including the three bedroom San Juan, the four bedroom San Angelo, the two-story, four bedroom San Lu
cas, the two-story, three bedroom San Martine, and the four bedroom, split-level San Lorenzo.

(Continued on Page 2)
Deane Homes Opens 4th Unit

Landscape Tips
by ERNIE REYNOLDS
Landscape Architects

Have you considered forming a group and sitting down with those in your immediate vicinity to resolve a neighborhood tree planting program for your front yard? By a concerted effort homeowners on a given street can lay out their landscaping as to give the adjoining viewers, as well as owners, an illusion of a spacious park-like area. This calls for lawns which appear as one and without dividing lines such as shrubs and frontyard fences. You no doubt have driven to various locales just to see certain streets when the trees are in bloom — well you have the opportunity to make your street one of these show places within the next few years.

Where your front yard may need to be more in keeping with the surroundings, and you have the backyard in which to let your imagination have full sway. If you enjoy gardening — that is the hard work that goes into it, and you want your landscape — then plan to use much of your imagination in doing it. On the other hand, you want an attractive backyard but do not want to take a lot of time and effort to maintain it, then by all means plan your landscape to this region and thus do not interrupt the landscape as it is. Many beautiful projects in Orange County. A continuing program, for Mission Viejo has been successfully completed.

With the first three units sold out, Deane Homes, Mission Viejo opened its fourth unit at 6 p.m. Friday, May 26, and 19 Deane Homes were sold during the brief two-hour sales period. With sales of another seven during the week-end, nearly 30 per cent of the 89 homes in the fourth unit now are sold. The first buyer wasn’t even there when the sales doors opened Friday evening. He was in Orland, Pa. But Louis Brown had placed a telephone call to alderman Beverly Dearth and at 6 p.m. when she answered the telephone Brown bought the award-winning Emerald model. Brown and his wife had visited the Deane Homes, Mission Viejo two months ago and at that time decided to buy a home as soon as the fourth unit was opened. An employee of the Philo Corporation he is moving to Newport Beach in July. When Miss Dearth learned the time and date of the fourth unit opening she wrote Brown, who then arranged for the telephone call.

With sales of 26 in the fourth unit, 30 Deane Homes, Mission Viejo have now been sold.

Robert Harvey, vice president in charge of sales for Deane Brothers, builders of Deane Home, said 44 Deane Homes were sold over the weekend. In addition to the 26 at Deane Homes, Mission Viejo, seven were sold at Deane Homes, Diamond Point, nine at Deane Homes, Pacific Sands, and two at Deane Homes, Sierra Hills.

Five floor plans are offered at Deane Homes, Mission Viejo with the home buyer having a choice of 21 exterior designs in one and two-story and split-level residences. Four of the five floor plans include Deane Brothers’ exclusive “Garden Kitchen.” The fifth model homes include the award-winning Chanticleer and Emerald models, the Tiffany, the Briolette, and the Jubilee.

The bronze medallion homes have up to three baths, sunken living rooms with masonry fireplaces and separate family rooms. All have walk-to-wall carpeting, all electric kitchens with built-in oven and range, dishwasher and disposer, full luminous ceilings, underground utilities and a full grown olive tree in the front yard. Homes in the fourth unit are priced from $23,950 to $34,950.

Visitors may reach Deane Homes, Mission Viejo via the Santa Ana-San Diego Freeway, taking the La Paz Road turn-off to Deane Homes.

Landscape Plan
In Effect Here

The landscaping program, a continuing program, for Mission Viejo is one of the largest such projects in Orange County. The transplanting of yucca, amos, ash, elm, and live oak trees in key areas of Mission Viejo has been successfully completed.

The mature trees that were transplanted were taken from upper Trabuco Canyon on Mission Viejo. They are native to this region and do not have to be irrigated to landscape as they are "foreign" transplants.

The early California theme is established through the use of California native style entrance, the olive tree set in well of adobe pool, and a Living Desert strip of La Paz Road carry the theme forward.

This spring thousands of small trees, including a wide variety of oaks, California pepper, eucalyptus, and pines were transplanted.

A colorful ground cover of California poppies, alstromeria, clover, and nasturtiums were watered with the help of Mission Viejo High School garden club. A colorful ground cover of California poppies, alstromeria, clover, and nasturtiums were...
Reveal Golf Clubhouse Plans

Golfers, and non-golfers as well, soon will be able to enjoy the facilities of a spacious and well-appointed two-story clubhouse that will be built in conjunction with the Mission Viejo Golf Course.

Both the 18-hole course and the clubhouse will be open to the public.

The clubhouse will follow the early California architectural scheme used throughout Mission Viejo. It will have a mission tile roof and will be adjacent to the first tee and the eighteenth green.

One of the outstanding features of the clubhouse will be the dining room and patio area, left, present a panoramic view of the course.

The entry and entryway serve as an architectural divider placing the dining room, cocktail lounge, and kitchen on one side. On the other side are the men’s and women’s locker and dressing rooms, the lounge areas, pro shop, and the office.

The lower floor will be used for golf cart storage and a repair shop. A large door, with a concrete apron, will permit easy access to and from the building.

Reporter’s Report

LA PAZ HOMES’ SAN LORENZO — This four-bedroom home with three baths and elevated brick fireplace and hearth is one of the reasons 92 La Paz Homes in the second and third units were sold in 40 minutes. The model homes are open for inspection on Chrisanta Drive just off La Paz Road.

MISSION VIEJO REPORTER

The Mission Viejo Reporter is published by the Mission Viejo Company, developers, 4500 Campus Drive, Newport Beach. Phone (714) 540-0442.

Landscape Plan

Liberal seedings throughout the greenbelts and slopes. Bordering La Paz Road and extending for four and one-half miles alongside the Santa Ana Freeway is a white corral fence that accents the landscaping theme.

Another touch is evident at the main intersection leading to the three model home areas. Each corner circular wall of adobe brick has been planted with olive trees, native shrubs and flowers.

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CLUBHOUSE FOR MISSION VIEJO GOLF COURSE — This view of the clubhouse to be built in conjunction with the Mission Viejo Golf Course shows how the dining room and patio area, left, present a panoramic view of the course. On the right are facilities for golfers. Easy access to and from the course for golf carts is provided by the large door and concrete apron, lower left. Construction is scheduled to begin this month and the course is expected to open for play this fall. Both the course and clubhouse will be open to the public.
Post Office for Mission Viejo

Ceremonies held last month marked the formal opening of the new post office at the corner of La Paz Road and Cristiana Drive to serve residents of Mission Viejo.

Built by the Mission Viejo Company, the temporary post office with its tile roof and rough hewn board siding carves out the Mission Viejo architectural scheme.

Postal officials present for the April 1 opening were Mrs. Grace Belardez, San Juan Capistrano postmistress, and Michael F. Houlahan, post office field services officer, and James G. Toepfer, vice president in charge of engineering and planning, representing the Mission Viejo Company.

Howard S. Schneider is in charge of the temporary station. The permanent building will be within the 5-acre La Paz Shopping Center now under construction.

Schneider, of 471 Calle Cadiz, Laguna Hills, is retired and has been a California resident seven years.

The post office will accept all first class mail, parcel post packages, registered and certified letters, issue money orders, and sell stamps.

It also serves as a mail pickup station for residents since Mission Viejo will temporarily be operating on a General Delivery system.

The site is for a sanctuary seating 300 people, a parish hall, and two buildings: one for Church offices, and the other for the day-nursery school.

Plans call for immediate construction of the parish hall, which will be used as a temporary sanctuary; one classroom-office building, and a trini-shaped bell tower.

The buildings will have exposed beams and posts in a charcoal brown color, Spanish-style colored glass windows, and a large Spanish candleabra.

A Visit To . . .

Knott's Berry Farm and Ghost Town-Buena Park

What can you do at Knott's Berry Farm and Ghost Town? Knott's is for everyone! You can stroll to your heart's content through century-old streets . . . browse through old Western stores as they were a century ago . . . enjoy Western art through century narrow gauge railroa'd or ride on a real old tour the grounds via cable car. Enjoy the folklore of a Western Museum, pay your respects at Boot Hill. Enjoy a tarantula at a Western Saloon, chat with old prospectors and admire their horses, talk with real Indians, ride an ore car into a mine . . . relive the past as it was a century ago.

You'll enjoy just sitting . . . watching the old-timers in the dress of their times . . . gunfighters . . . Indians . . . prospectors all going about their business at Knott's. You can ride a stagecoach, a steamboat, pan for real gold, visit a haunted shack or enjoy an old-time parilla at a Western Saloon. The permanent building accentuates the rapid growth and development taking place at Mission Viejo.

The three members, Milton Hallet, division of church property; Gene Harper, department of church real estate, and The Reverend Dr. Paul Romeis, D.D., regional secretary, all three members of the Board of American Missions, Lutheran Church of America.

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The Board of American Missions, Luther Church of America, has a wide menu to choose from including the seafoods, salads, beef and ham. There are many refreshment stands on the grounds . . . featuring snacks, soft drinks and sandwiches. Both restaurants are open every day of the year, closed on Christmas Day only.

When it's time to eat . . . enjoy a chicken dinner at Mrs. Knott's Chicken Dinner Restaurant where the menu is the same as it was more than 20 years ago. The Steak House has a wide menu to choose from including the seafoods, selling Mrs. Knott's famous pies and jellies that are shipped around the world.

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