

GOT LEAKS?



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LIC. # 805305 - INSURED

Attention: **Property Manager**
 Subject: **The Seasons, They Are A'Changin'!!**

Our rainy seasons over the past couple of years have been windy and wet and have caused a lot of roof problems — the next may be no different! NOW is the time to ensure the roofs on your properties will withstand the forces of Mother Nature! Why wait until your clients call you with expensive interior damage issues? ('LRS' also stands for '**L**eak **R**epair **S**pecialist!')



Please consider why you should use Landeros Roofing Solutions:

- › A California **licensed**, roofing contractor who loves what I do!
- › **Insured**: \$2,000,000 aggregate General Liability (**w/ rider for townhome/condo coverage**).
- › Competitively priced and I provide warranties on my workmanship.
- › Proud to have served Property Managers, Realtors and Home Owners for **over 25 years**.
- › A hardworking, talented, and motivated craftsman who is very familiar with California's changing roofing requirements and industry products.
- › Conscientious and take pride in providing quality services (I do most of the work myself).
- › A 'by the book' California employer, with appropriately-paid experienced workers (when needed) and covered by Workers Compensation insurance.
- › Able to return every call received the same day, if not within the hour.
- › Usually able to help you immediately – **fast response**.
- › Willing to service clients throughout Central California, whether inland or coastal.
- › Offering **free estimates** (with few exceptions) and can provide many references.
- › Available 24/7 for emergency assistance.

Look!

Avoid the higher costs of dealing with emergency situations later...

- SHORT-HANDED? Give me a call!
- ROOF MAINTENANCE — Quarterly, semi-annual and annual plans available.
- INSPECTION REPORTS — Written, detailed, & photos for the overall condition of your roofing components (**average \$75.00 per roof-level living unit**), w/ estimates for recommended repairs.
- GUTTER CLEANING — whether various residences (rate depends on size) or complex-wide (**average \$50.00 per roof-level living unit with 20 or more units**).
- RE-ROOFS — 10-year-warranty on workmanship (**with follow-up 2-year maintenance plan!**).

One of the 'good ole boys' in today's business world, I adhere to the simple principles of hard work and integrity, fair prices, excellent customer service, and quality installations.

OH, YES... **¡Yo hablo español!**

Steven Landeros

Check It Out

Take a look on the next page to see properties I have serviced in just the past 5 years...



Our "Full Disclosure" provides you with information that you are legally entitled to know as a prospective client. You can review it on our web site (<http://www.landeros-roofing.com/Info-Disclosure.html>), which also includes links to our certificates of insurance.



HOAs we've serviced for Christison Co. of Livermore:

- 1979 Monterey Road Condominium Assoc..... San Jose
- Alameda County Walnut Grove Condo Assoc Hayward
- Aldrich Place Condominium Assoc Fremont
- Alvarado Village HOA..... Union City
- Antelope Hills HOA..... Fremont
- Berry Garden HOA Hayward
- Black Diamond Owners Assoc..... Clayton
- Blossom HOA..... Hayward
- Britton Place at Sunnyvale Owners Assoc..... Sunnyvale
- Cal Highlands HOA Dublin
- Camino Verde HOA..... San Jose
- Canyon Meadows HOA..... Pleasanton
- Canyon Woods Owners Assoc..... San Ramon
- Christie Avenue Commons HOA..... Emeryville
- City Park at Sunnyvale Owners Assoc..... Sunnyvale
- Grove Way Villas Owners Assoc..... Castro Valley
- Dimond Heights HOA..... Oakland
- The Lake At Canyon Lakes HOA San Ramon
- Lakeview Condominiums Assoc..... Pittsburg
- Monte Verano Condominium Assoc..... San Jose
- Oxford Gardens Fremont Condominium Assoc. Fremont
- The Palasage HOA..... Livermore
- Parkwoods Community Assoc..... Oakland
- Rosewood HOA..... Los Altos
- Somerset Park Maintenance Corporation San Jose
- Spring Valley Association IV Livermore
- Sunrise Cove HOA San Ramon
- Sunrise Villa HOA..... Pleasanton
- Tradan Springs HOA San Jose
- Union City Monte Vista HOA..... Union City
- Vallejo Hills HOA Vallejo
- Ventana Pittsburg HOA Pittsburg
- Village II at Brookmeadow Park Owners Assoc.... Livermore
- Vineyard Park HOA San Jose
- Visconti Village HOA Santa Clara
- The Wellington HOA..... Pleasanton

Christison Co. Contacts:

- Michelle Amaguana
(925) 371-5717
- Christina Burks
(925) 371-5730
- Jackie Mast
(925) 371-5712
- Elizabeth Ramirez
(925) 371-5710
- Marisol Velasquez
(925) 371-5709

Please feel free to call and discuss our responsiveness and attention to detail with any of the managers we have worked for at Christison Company!

Wouldn't YOU like to give LRS a call, too??

866-389-5338 !! 

Other HOAs Serviced

- Livermore Northwood Commons HOA..... Livermore
- Portola Vista HOA Tracy
- Silvercrest of Almaden HOA..... San Jose
(This was a 9-month continuous tile maintenance job)

- Neil O'Neill, Board President
(925) 371-0181
- Lisa Escoto, Board President
(209) 830-1334
- Lyle Peddicord of
Compass Mgmt Group
(408) 226-3300



Check out our client testimonials: <http://www.landeros-roofing.com/testimonials-00.html>