



All Executives  
Tucson, AZ



**Cheryl Ledford**  
ABR, GRI, CLHMS  
Marketing Specialist  
RE/MAX All Executives

**Dick Clark**  
ABR  
Marketing Specialist  
RE/MAX All Executives

By **Susan Black**  
Property Manager  
Buyer Representative  
RE/MAX All Executives

**Sally McKenzie**  
ABR, GRI, CRS  
Associate Broker  
Executive Relocation

# Your Special Real Estate Newsletter

Created especially for

## Our Friends

Happy Mother's Day from . . .



Dick Clark 520-202-5424	Susan Black 520-202-5422
Sally McKenzie 520-202-5422	Cheryl Ledford 520-202-5423

### Our Featured Properties



**Desert Willow Estates!**  
1600 sq ft, 3BR/2BA, bright and open great room, fabulous kitchen with breakfast bar, and walk-in pantry.

Loads of ceramic tile. Spotless! Mature landscaping, roses, and grassy area! Covered patio, and two car garage. Vail SD, close to DM, Raytheon, and I-10. Offered at \$255,000.

**Stay Cool in the Pool!**  
3BR/2BA, separate LR, DR, and FR. Kitchen features newer appliances plus breakfast bar. Covered extended patio overlooks lush backyard and refreshing, freeform pool and spa. Northeast, close to Udhall Park, shopping, and bus lines. Offered at \$279,900.



For more information on these featured homes and other properties, please contact Cheryl (202-5423), Dick (202-5424), or Susan (202-5422).

Selling your home? Make Sure the Price is Right  
By [Peter Davidson](#) • Bankrate.com

You've decided it's time to move on. Your house is too small, or the kids have grown and you want to downsize. Whatever your reason for selling, the key to selling your home within a reasonable amount of time could very well be the price tag you hang on it -- whether you're in a buyer's market or a seller's market, and whether you use an agent or sell it yourself. Setting the correct asking price is the most important step in the process of selling your home. Homes that are overpriced don't sell, and they scare away potential buyers.

Buyers are immersed in the market. They've seen lots of properties and probably know the reasonable price ranges for properties in which they are interested. If your selling strategy is to set an unrealistically high price in hopes that someone will bite, rethink your strategy. Homes that are overpriced will generate no offers, no negotiations, no sale. It will drive potential buyers into the arms of the competition (sellers of similar houses that are on the market at more realistic prices), which means your property could sit unsold for a long period of time. Homes that are on the market too long become "shopworn", leading agents and buyers to conclude that something must be wrong with the property.

Set your price too low, on the other hand, and you'll leave a pile of money on the table. Price it right and it should sell quickly regardless of market conditions.

How can you figure out the right asking price (what a buyer is willing to pay and you are willing to accept)? A comparative market analysis (CMA) is a written analysis that compares your house to others like it in your area that sold recently or are on the market in your neighborhood.

A CMA will give you factual information about the houses: Number of bedrooms and baths, square footage, fireplaces and swimming pools, the listing prices and the sold prices. Getting a CMA for your home is very easy. Call a REALTOR®, even if you are planning to sell your home on your own. The agent will be happy to come to your home and generate a CMA and suggested listing.

In a seller's market, a good rule of thumb is to add 10 to 15 percent on to the appraised value. In a buyer's market, add 2 to 3 percent.

From [How to Sell Your Own Home](#), William F. Supple Jr.

April 1, 2006

Volume 5, Issue 4



REAL ESTATE NEWS

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This newsletter is published as a source of general information about real estate and is not intended to solicit properties currently offered by other agents.

The highest compliment you can give us is a referral to your friends and family.  
We thank you for your confidence and trust!

# The Sharing Space

2001 LEXUS IS300 FOR SALE, 58K, Automatic, White exterior, Black interior, Spoiler, PS, PB, AC, PDL, P/mirrors, P/windows, CC, tilt, stereo, am/fm, cassette, 6 disc CD Changer in dash, air bags, ABS, tint, security system. Pictures on request. Email akaj20@cox.net or call Jocelyn at 400-6017.

Mary Kay Miracle Sets, Day & Night Solution Sets 25% off! Call Gabriela 940-8361 for no obligation appointment or www.marykay.com/gsesteaga.

Piano for Sale: Samick 43" Console Oak Cabinet w/ storage bench. Like new! \$1500 obo. Please contact Debbie at 663-5770.

Baby jogging stroller \$40.00 great condition! Call Gaby 546-6034.

C & S Landscape does a great job on residential maintenance. Call Chris at 270-4274.

New Partylite Consultant would love to give you free products. Call Sharon at 323-8397, or email at zonabudman@aol.com and find out more.

Walnut color, Wilson Art Flooring, 60 sq ft, 24 planks, 7 3/4" x 46 1/2". Asking \$50. Call Rachel 663-0868.

15 Speed Man's Cross Breed Free Spirit Bike. Like new. Asking \$50. Call 663-0868.

Mark Gromer's Stage Hypnosis Show at Laff's Comedy Club. April 23 @7 pm. Call 323-8669 for reservations.

Beautiful Ivory Color Baby Grand Samick Piano with bench. Asking \$2800. Call 664-1532.

Mary Kay Products! Powerhouse Skin Care & Captivating Color. www.marykay.com/lmartzke or 400-9424 for complimentary facial and makeover.

All Mary Kay Holiday Gift Sets, Limited Edition, Discontinued items 20% off! Day & Night Solution Sets sale -\$36. Call an appointment--Only takes 20 minutes to find out if the Mary Kay Opportunity is for you--no obligations! Call Shawn 722-3778 or visit website at www.marykay.com/shawnryden.

2000 Holiday Rambler 5th wheel with 2 large slides. Almost new (unused for 2 years) and fully equipped for \$20,000. Must sell. 299-7895.

Chandelier - Goldtone and glass, adjustable, w/ 5 candles, and brightness down spotlight - \$20/OBO. Call Sharon at 546-7050.

Steel Saguaro Cactus products, featured on ABC's "Extreme Makeover Home Edition!" Visit www.summit-point-llc.com or call 205-0616.

BIG YELLOW BOX, by CRAYOLA. Crafts for kids, home parties, Mommy and Me workshops! Call Gigi @615-9317 or visit www.bigyellowbox.net/gigi.

2003 Sears Craftsman lawn tractor w/ wagon, 21 HP, 42" cut mower deck, used 1 season. \$800 firm-Call Karen or Brad at 207-8647.

Decorating For You ! Party or holiday decorations, home staging. Decorations taken down. Becki @722-7432 or e-mail @junebixy@earthlink.net.

Almost new tube type Waveless Waterbed-\$100.00. Hummels from \$100.00. Beautiful Wurlitzer 3 keyboard Organ-\$1,000. Call 749-8515.

20 inch Wheels Fit any Ford F150 04 and up, Expedition, Explorer 2003 or newer. Great condition. No marks or scratches.\$600.00 firm! 546-6034.

Would love to learn how to play Mah Jong and to have a group to play with. Please call Lucia at (520)529-7014.

Local Fitness Studio. Skin & Body Fitness - personal training and wellness consulting - right in your neighborhood. Call me to stop by and check out the studio. What is your goal? Let's achieve it. Kristine Bennett 271-5016 or Kristine@skinbodyfitness.com.

Exp. Childcare Provider has one opening, ages infant and up, FT/PT, Rita Ranch area, CPR & First Aid Cert., Call Mechele @ 664-2262 Anytime.

Don't forget about The West, a non profit high end needlework and gift shop located at 5615 E River. The West has donated more than \$1,600,000 to help support our community. Thanks!

Are you ready to enliven your home with a fresh color palette, and a few accessories! For your in-home consultation, call Lucia @ 520-744-4873.

BONITA HOME INSPECTION SERVICES - buying, selling, or building? Check out our preventive maintenance program to avoid costly bills. Our web site features ASK THE INSPECTOR where we directly respond back to your questions. www.bonitahis.com or call 795-9566. (see newsletter page 4).

Over 50? Check out Eastside Senior Club - Udall Rec Center. \$25/yr. Weights, cardio, walking track, racquetball, & swimming, billiards, table tennis, cards, ballroom/line dancing, yoga, tai chi, reading, needle/art groups, day trips, parties, and much more. 7200 E. Tanque Verde Rd. Call 791-4121.

Get Results-RE9 NutriMinC, Arbonne's natural products, pure, safe, beneficial for all ages. No obligation Anti-Aging skin care trial. Call for catalog or set up an appointment. Skin, Body, & Hair care, Nutrition, Weight loss. Call Kristine Bennett @271-5016 or Kristine@skinbodyfitness.com.

Great items! BabyCrazy-www.babycrazy.com/gwoodson. For info/catalog requests, call Gertrude @ 721-1313. All orders \$25 + receive 5% discount.

The Miracle Center-Free Pick up: furniture, household goods, clothes. Providing transitional housing for women & children. 296-3337. Thank You!

50cc scooter \$400 obo, Shower floor, new, still in box \$75, Mongoose Racing Bicycle -\$25. 312-4570.

2002 Ford F350 Super Duty Crew Cab Long Bed, V8 7.3L TD w/Auto trans, 4 WD, 50,700 miles, loaded-\$27,000 OBO. Call Laura @ 861-1099.

Drastically reduced! 2006 Entertainment Book. Help CFHS Band march in the Macy's Thanksgiving Parade. Call Cheryl 250-5109.

Buying? We can help you find your next home. Selling? We will be happy to provide you with a free Market Analysis of your home. Put our experience to work for you! Call Cheryl (202-5423), Dick (202-5424), or Susan (202-5422) at RE/MAX All Executives.



Galo's, 7854 E Wrightstown Rd, 520-731-3178, "for fresh fish and specialty dishes." Valerie F.

Acacia at St. Philip's Plaza, 4340 N Campbell, 520-232-0101, "has a great menu and very good food!" Barry M.

Ronin Asian Fresh, 8060 N Oracle Rd, 797-7577, "great food prepared to order." Dan.



Contact us at: sallyandcheryl@tucsonrelocation.net with neighborhood news, garage sales, for-sale items, recipes, household hints, and to recommend services, restaurants, or businesses. (Or call Cheryl at 520-202-5423 or fax to 520-299-9351). We will gladly share your input with our readers. THERE IS NO CHARGE! We look forward to hearing from you! We cannot assume responsibility for the content of any ads, or quality of products and services offered here.

# Recipe Corner

Do you have a favorite recipe? Send it and we will print it here.

## Green Chilies

Courtesy of Jean Paisley

serves many

1 large can chili strips

1 small green pepper

1 lb grated cheddar cheese



Butter shallow pan and line with chilies. Alternate with cheese. Blend together: 2 eggs, 1 cup milk, 1 cup flour, and salt.

Pour over chilies. Bake at 325° for 35-45 minutes.

\*

## Spaghetti Bolognese

Courtesy of Eileen Schaefer

serves 6

1 lb ground meat, turkey or chicken

1/4 cup zesty Italian dressing

1/2 to 1 cup chopped onion

2 cloves crushed garlic

1- 15 oz can tomato sauce

1- 14 oz can diced tomatoes

2 TBSP cream cheese



Brown meat, onion, and garlic in Italian dressing. Drain, add tomatoes. Bring to boil, simmer for 15 min. Remove from heat and stir in cream cheese until well blended. Serve over pasta. Sprinkle with Parmesan cheese if desired.

\*

The Tucson Association of REALTORS prohibits advertising properties for sale without consent of the seller. The data provided here is only a source of information for homeowners. Equal Opportunity Housing. All information deemed reliable, but not guaranteed. For more information contact Cheryl (202-5423), Dick (202-5424), or Susan (202-5422).

### A Sample of Homes Currently For Sale Around Tucson by the agents at RE/MAX All Execs as of 03/31/06

List Price @	\$ per sq ft	Address	BR / BA	Sq Feet	Year Built	Pool
\$ 167,000	\$ 126.23	640 W Calle Sevilla	3 / 2	1323	1960	No
\$ 179,900	\$ 120.95	1339 W Placita Oro	3 / 2	1446	1978	No
\$ 183,900	\$ 140.81	4850 S Rosette Pl	3 / 2	1306	1978	No
\$ 204,000	\$ 106.03	7725 E Vancouver Pl	3 / 2	1924	1971	Yes
\$ 215,000	\$ 147.06	5837 E 2nd St	3 / 2	1462	1959	No
\$ 235,000	\$ 135.14	8312 E Cooper Pl	3 / 2	1739	1962	Yes
\$ 240,000	\$ 149.72	8500 N Camas Way	3 / 2	1603	1989	No
\$ 255,000	\$ 159.28	10509 E Felfleaf Willow Tr	3 / 2	1601	2003	No
\$ 279,900	\$ 127.00	9086 E Bellevue St	4 / 2	2204	1971	No
\$ 279,900	\$ 151.46	2910 N La Chiquita Ave	3 / 2	1848	1980	Yes
\$ 292,500	\$ 207.01	4121 E Calle Cambujo	3 / 2	1413	2001	No
\$ 299,900	\$ 222.15	11915 N Meteor Pl	3 / 2	1350	2000	No
\$ 344,900	\$ 183.85	10851 N La Quinta Dr	3 / 2	1876	1991	Yes
\$ 344,900	\$ 168.49	2466 N Quesnel Lp	3 / 2	2047	1993	No
\$ 345,000	\$ 255.75	635 E 4th St	4 / 2	1349	1916	No
\$ 399,500	\$ 250.47	4065 E Via Del Buho	3 / 3	1595	1987	No
\$ 419,900	\$ 205.53	5230 S Nightbloom Way	4 / 3	2043	2006	No
\$ 427,000	\$ 197.05	2694 E Scenic Overlook Pl	4 / 2	2167	2005	Yes
\$ 479,900	\$ 208.38	11480 N Scioto Ave	3 / 2	2303	1998	No
\$ 495,000	\$ 153.58	502 E University Blvd	3 / 4	3223	1911	No
\$ 535,000	\$ 279.67	5270 N Fort Yuma	2 / 2	1913	1980	No
\$ 699,997	\$ 279.33	2926 W Fairway View Circle	3 / 3	2506	2004	No
\$ 745,000	\$ 232.38	801 E Rudasill Rd	3 / 3	3206	1986	Yes
\$ 770,000	\$ 273.63	5531 E Silver Dust Pl	3 / 3	2814	1994	Yes
\$ 1,174,999	\$ 347.94	2262 E Quiet Canyon Dr	4 / 3	3377	1998	Yes
\$ 1,495,000	\$ 379.25	4560 W Cush Canyon	4 / 4	3942	2006	Yes

**Cheryl Ledford**  
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**RE/MAX All Executives**  
4640 E. Sunrise Dr. #127  
Tucson, AZ 85718

**RE/MAX. Outstanding Agents. Outstanding Results.**

We bring you over 40 years of combined Real Estate experience and expertise. Our team is in the *top 1% in Residential Sales* in the area. We welcome the opportunity to assist you, your friends and family with any Real Estate needs! Thank you for your trust and confidence!

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Tucson, AZ  
Permit No. 469



## *Our Friends*

To current resident, or

**Dick: 202-5424**

**Susan: 202-5422**

**Cheryl: 202-5423**

**Sally: 202-5422**

[www.tucsonrelocation.net](http://www.tucsonrelocation.net)

### **Household Hints– If You Find a Baby Quail, by Jean Garrett**

Follow these rules when you're not sure if a chick needs to be rescued. A chick that is alone for more than 10 minutes needs help. Observe from a distance so you won't scare the parents away. A chick in the garage, house, pool, street, storm drain, or the mouth of a pet needs immediate rescue. Until you can get the chick to a volunteer specializing in raising Quail, here are some tips to help it survive:

1. Carefully catch the chick and place it in a small, dry, warm towel.
2. Keep the chick warm and dry, 95-100 degrees. An empty fish tank or a box it can't jump out of is good. Place soft cloth towels in the bottom of the container and a heating pad set on low under the container for best results. Be sure the chick doesn't cook or suffocate under the towels.
3. Don't attempt to water or feed the chick until you talk to a rehabilitator.
4. Never force feed baby quail, they will peck on their own. They **don't** eat honey, milk, crackers, cornmeal, cat/dog food, sugar water, batter, most commercial baby bird formulas, or alcohol. They can be temporarily fed things they can peck at like game/turkey starter (found at wild bird stores), poppy seed, finely chopped broccoli tops or crushed hard-boiled egg in small quantities. No force feeding.
5. Never use an eye-dropper to give liquid to any bird. Don't put a container of water in with them, they may drown. Baby Quail cannot drink with their little heads pointed up. With the head down, you can place a drop of water on the beak. It will roll down to the mouth and the chick can drink it.
6. Don't handle or play with the chicks. They are easily injured or dropped, or may jump out of your hand. The oil in our skin prevents their fluff from keeping them warm.
7. We have commercial incubators for hatching abandoned eggs.
8. Resist the temptation to hatch or raise it yourself. It always turns out badly for the baby quail.

Contact: Diane McCollum, Wildlife Rehabilitation Center  
Small Birds and Bunnies (orphaned and injured)  
Call 520-721-8444 anytime

### **Household Hints– Painting Stucco and Masonry**

The trick with repainting stucco and masonry is to power wash/clean loose powdery surface without destroying it. New stucco should be primed. As pH levels can be a concern with new stucco, make sure the primer can be applied to surfaces with a high pH level. For optimal product performance, use the following applications: Topcoat-use a high quality Primer, one to two coats for the final color application; Paint-use high quality paint, it's the difference between applying one or two coats.

The condition of the substrate is critical when repainting. Stucco cracks can telegraph through the topcoat and should be patched and sealed prior to repainting. Research your products. For help go to [www.bonitahis.com](http://www.bonitahis.com), **ASK THE INSPECTOR**. If the job calls for water-proof protection, use an elastomeric coating, follow the directions. If the application and prep are not correct you may encounter problems later. Brick should be allowed to weather for at least a year and then wire brushed to remove efflorescence. Treat bare brick with one coat of Conditioner before painting with a masonry compatible latex paint.

Paint failure is a symptom of poor surface preparation. Cleaning the surface assures proper bonding of the paint. Other considerations: Clean and dull glossy surfaces of old paint films before repainting; Fix the water/moisture problem before painting (you may want a carpenter); Scrub off white fluffy deposits of salt crystals on the surface before painting; The appearance of dirt after washing indicates mildew on the surface. Scrub with a solution of one part bleach and three parts water. Wear rubber gloves and eye protection. Allow to stand on the surface for 10 minutes, rinse thoroughly. Repeat as necessary. Allow the surface to dry for 48 hrs before painting; Never paint immediately after rain or when temperatures raise above 90°F or below 50°F. Humidity should be no more than 85 percent.

Greg Altig [www.bonitahis.com](http://www.bonitahis.com)