



All Executives
Tucson, AZ



Cheryl Ledford and Dick Clark Real Estate Newsletter

Created especially for

Our Friends

By

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Happy Holidays from our homes to yours!



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Our December Featured Properties



GREAT FAMILY HOME in SE on large corner lot with big backyard! 4BR/2BA split plan. Kitchen features new ceramic tile, loads of counters and cabinets, and breakfast bar. Alarm, soft water loop, irrigation in front and back. All this for \$210,000.

PRICE REDUCED! 3BR/2BA split plan with gorgeous self-cleaning pool. Decorator paint, ceramic tile in all wet and traffic areas. Great kitchen with breakfast bar island and huge pantry. \$289,000.



WALK TO THE CLUBHOUSE AT VENTANA! Quality David Baird construction with spectacular mountain views. Great room concept, split bedroom plan with huge master suite. Beautiful backyard with mature vegetation including many citrus trees and built in BBQ. Owner/Agent. \$829,900.

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

Holiday Home Safety Tips

- Choose holiday decorations made with flame-resistant, flame-retardant or non-combustible materials.
- Keep candles away from decorations, do not use candles to decorate Christmas trees.
- Inspect light strings, replace damaged lights.
- Do not overload extension cords.
- Don't compromise cord insulation when mounting lights.
- Keep children and pets away from light strings.
- Turn off lights / decorations when leaving or sleeping.
- Unattended cooking is the leading cause of home fires.
- Test your smoke alarms, know your fire escape plan.
- When purchasing an artificial tree, buy "Fire Resistant."
- When purchasing a live tree, check for freshness.
- Place tree away from fireplaces, radiators or portable heaters, out of the way of traffic, not blocking doorways.
- Cut a few inches off the trunk of your tree.
- Be sure to keep the stand filled with water.
- Use a steady base so the tree won't tip over easily.
- Never use electric lights on a metallic tree.
- Only use outdoor lights outdoors.
- Only use circuits with ground fault circuit interrupters.
- In homes with small children, take special care to avoid decorations that are sharp or breakable, keep trimmings with small removable parts out of the reach of children.
- Avoid trimmings that resemble candy or food.
- Don't put wrapping paper or boxes in the fireplace.
- Check to see that the flue is open.
- "Fire salts," produce colored flames when thrown on wood fires. They contain heavy metals that can cause intense gastrointestinal irritation and vomiting if eaten.
- Purchase appropriate toys for the appropriate age.
- Electric toys should be UL/FM approved.
- Toys with sharp points, sharp edges, strings, cords, or parts small enough to be swallowed should not be given to small children.
- Poinsettias are poisonous to humans and animals.
- Keep decorations at least 6" above the child's reach.
- Avoid using tinsel. It can fall on the floor and a curious child or pet may eat it.
- Store scissors out of your child's reach.
- Inspect gifts, remove small decorations (choke hazard).
- Use your home burglar alarm system.
- If traveling, have a neighbor keep an eye on your home.

Mark and Gina Timpani
Pride Property Inspections

December 1, 2006

Volume 5, Issue 12



REAL ESTATE NEWS

Inside this Issue

The Sharing Space:

Services, Activities, Cars, Trucks, Charities, Makeup, Furniture, Toys, Business Opportunities, Good Restaurants, and more. . . .

page 2

Recipe Corner:

*Comfort Food
from our Friends*

page 3

What's the market like for:

Our Friends?

page 3

Household Hints

Uses for Peroxide

10 Organization Tips

page 4

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

Skin Appeal Spa, Grand Opening! PCA Chemical Peels & Custom Facials-Back Facials (includes massage)-Foot Facials (includes deep cleanse/callus removal/foot reflexology & peppermint mask) Waxing-Skin Infusions-Bare Minerals Make-Up/Collagen for eyes and lips and more. Please enjoy 25%OFF our Signature Facial (for a limited time) Mon-Sun 8am-8pm *Spa Packages & Gift Certificates Available! Call Stephanie 520-808-4000.

Be your own boss, Set your own hours! Free training! 50% earnings for two months! No quotas! \$10 to join. Contact Laura @ 574-4478 to sell or buy Avon!

The Treasure Shop, 24 East 15th Street, 520-622-5070. Hours are Tue-Fri 10 AM-3 PM, Sat 10 AM-1PM Proceeds benefit The Tucson Symphony.

ONE OF A KIND CHRISTMAS GIFTS. Call your **HERITAGE MAKERS** consultant, Carrie at 520-603-8094, or email carrie@designyourheritage.com to find out how to get a free publisher's account. You chose the pictures and write the story about the important people and events in your life, and it's all done online from your very own home! We also have custom made greeting cards. Or go to www.designyourheritage.com.

TUCSON SYMPHONY WOMEN'S ASSOCIATION Second Fiddle Thrift Store, 445 S. Stone Ave., 520-670-0185. Please call for hours. Proceeds benefit music school for underserved children. **DONATIONS APPRECIATED.** Tax deductible. Thanks for your support!

Don't forget **The West** (River and Craycroft) for your unique and special holiday gifts.

Big Yellow Box by Crayola: Crafts for 3-93. Great holiday crafts along with 29 new projects. Call Gigi at 615-9317, www.morethancrayons.bigyellowbox.net.

1991 Chevy S-10 with cab. 6 cylinder engine, loads of miles (about 135,000) new set of tires, reconditioned drive train, good brakes, new gas tank, painted couple years ago. \$1500.00 OBO. Call Cheryl @ 202-5434 or Dick @ 202-5424 to see.

50 Gallon Aquarium, Stand, and Terrarium Supplies. Like new! Asking \$100 OBO. Call Kim @ 250-5108.

Pianist for private parties, holiday "sing along", special occasions. Call Tyler Kobylinski @ 834-5104.

Great Gift Idea! **Finders Key Purse.** "Find your keys fast and look good doing it." Call Patti @ 481-8318.



For Sale: 48" round glass & rattan kitchen table w/ four matching armchairs. Like new. Asking \$200. Glass and metal large screen TV stand w/2 full length shelves. 58" long, 24" deep, 22" tall. One year old asking \$150. Will email pictures, hansonsj@aol.com, or 419-4310 days, 664-0563 evenings.

Let's Get It Together! **Personal Organizer** helping all ages "conquer the clutter". ADHD friendly, one room or the entire house. Special Education teacher for 33 years. Confidential and non-judgmental. Call Janet Munson 326-3704 or email jmunson@mindspring.com for a Free Consultation.

The Assistance League Thrift Shop accepts donations. Profits benefit needy Tucson families. Tax deductible receipts available. 1307 N Alvernon. 326-1589.

WWW.Ezcybersales.com. Get top \$\$\$ for your items. No hassle ebay sales. They handle the auction, pictures, payment & shipping. Call Brian 331-7552.

2002 Kia Sedona Van LE- 5 star safety rating. V-6, 6 captain chairs, all power, cruise, luggage rack, cold dual a/c, tilt, CD player, new tires, only 43K miles, still under factory warranty! Must sell. Great family van- \$10,500, OBO Call Joy at 358-6550.

Coffee table, 27"X52" contemporary Kokopelli iron base, beveled glass. Sells for \$289.00, will sacrifice for \$100 or B.O. It is like new, we re-decorated and now don't have room for it. Call 574-7718.



Michael T. Takerian, Principal/Senior Loan Officer, **Sunstreet Mortgage, LLC**, 6340 N. Campbell Ave., Suite 140, Tucson, AZ 85718 (520)547-4143 Direct (520)547-4141 FAX (520)906-2047 CELL (888)634-6399 Toll Free. -Beth



Adult Care Provider: Loving, caring professional working woman will care for aging parent, in-laws, etc., weekends or evenings. If you need a few hours away for shopping or a movie, call Lynn, 327-1529. I cared for my own Mom until she passed away and will be happy to help with yours!

New mortgage or refinancing? Call Walter Bereziak, **Nova Home Loans** at 520-204-4510. Over 30 years experience finding the right loan for you.

Kathy Foster, Mortgage Consultant at **Barkley Mortgage**, "Bringing Families Home." Call 520-547-0507 or email kfoster@barkleymortgage.com.

Short on time? I'll be your Personal Shopper, save you time, and provide you with unique gift baskets. Call me with your list, I will put together an awesome Gift Basket - the envy of all who see it! Great for men, women, children, mail carriers, Doctors, Hair Dressers, and co-workers. Decide how much you want to spend, and I'll put it together. Basket items include other than **Mary Kay Products** depending on your recipients information. Go to www.marykay.com/shawnryden if you want something specific added to a basket. Visit the Last Chance Category - 40% off. Other items are discounted 10% and first-time buyers get a total of 20% off their Mary Kay order. If you have any questions please call Shawn at 722-3778 or 870-2775.

Awesome **daycare provider** needs pre-school-aged children to love and take care of. Located at Speedway/Bonanza. Very flexible and reasonable. Over 15 years of experience. References available upon request. Please call Veronica for more information 256-2012.



ACE Certified Personal Training. Anti-aging, weight management, body sculpting. Contact Barry Webb (520)546-1440 or Barrywebb3@yahoo.com.

Octagonal **Chandelier**, 8 sides, 8 lamps with center spot, tapered glass enclosure w/etching, original cost \$235.00, sell for \$75.00. Call 574-0967.

FOR SALE: Dk Green Living room sofabed, loveseat, & rocker recliner, \$475. Green pattern **Overstuffed chair**, \$85. Call 731-0762..

Exp. Childcare Provider-2 opening for day care, 2 for evenings, F.T./P.T., CPR/First Aid Certified, Rita Ranch. Call Mechele @ 664-2262 anytime.



MUST SELL: Living Room Sofa, Oversized Chair w/Ottoman, & Coffee Table. Great Condition. Dark Green & Navy. \$600 OBO-Amy 760-7602..

For Sale: Make your winter guests more comfortable. New Sealy Posturpedic Supreme mattress fits a Full size hide-a-bed, \$150. Call 615-9393.

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 Ledford(202-5423) or Dick Clark (202-5424) at **RE/MAX All Executives**.



Buddy's Grill, 4821 E Grant, 520-795-2226, "Great lunches, try the Mahi Mahi." Kathy

San Carlos Grill, 1370 N Silverbell Rd, 520-792-2075, "Try the Posole or Cocido (soups)". Cheryl

Contact CherylLedford@TucsonRelocation.net (or fax to 520-299-9351) with neighborhood news, garage sales, for-sale items, recipes, household hints, and to recommend services, restaurants, or businesses. We'll gladly share your input with our readers. **THERE IS NO CHARGE!** We look forward to hearing from you!

Sorry, but we cannot assume responsibility for the content of any ads, or quality of products and services offered here.



Old Fashion Molasses Pie Courtesy of Memome serves 8
 4 eggs 1/2 cup sugar 2 TBSP plain flour 1/8 tsp salt 2 cups molasses
 1 tsp vanilla 1 TBSP grated orange rind 3/4 cup melted butter 9" pie unbaked shell
 Beat eggs until fluffy. Combine sugar, flour and salt, add to beaten eggs. Mix well. Add remaining ingredients and continue beating until well blended. Pour into unbaked pie shell and bake in preheated oven 400° for 10 minutes. Reduce temperature to 350° and continue baking 20 minutes or until firm in center. *

Chess Squares Courtesy of Marie Stonestreet serves 12
 Mix and press into greased 9" x 13" pan: 1 box Butter Cake Mix, 1 egg, 1/2 cup softened butter.
 Beat : 3 eggs, 8 ounces cream cheese, 1 box confectioner's sugar, 1 tsp vanilla.
 Pour over cake mixture and bake 350° for 30-4 minutes. Cool and cut into squares. *

Mandelin Brot Courtesy of Ina Feldman serves 8
 1 cup sugar 3/4 cup oil 3 eggs 1 tsp vanilla 3 cups plain flour pinch salt 1 tsp baking powder 1 cup chopped pecans
 Mix sugar and oil. Add eggs, vanilla, flour, salt, baking powder and pecans and mix well. Roll in four 3" rolls. Bake at 375° for 20 minutes on ungreased pan. Slice into 1/2" to 3/4" slices. Lay each slice on its side and bake 10 minutes more. *

Egg Nog Courtesy of Grandpa Sawyer serves 12
 3 quarts prepared egg nog 1 quart milk 1 quart vanilla ice cream ground nutmeg 8 oz Rum
 Mix egg nog, rum, and milk. Add ice cream just before serving. Sprinkle with nutmeg. *



What's the market like for Our Friends?

The following data is only a source of information for homeowners. Equal Opportunity Housing. All information deemed reliable, but not guaranteed. For more information contact Cheryl Ledford (520-202-5423) or Dick Clark (520-202-5424).

A Sample of Homes Currently For Sale Around Tucson by the Agents at RE/MAX All Execs as of 12/01/06

List Price @	\$ per sq ft	Address	BR / BA	Sq Feet	Year Built	Pool
\$ 129,000	\$ 143.33	Residence on W Broadway Blvd	2 / 2	900	1985	No
\$ 135,000	\$ 167.70	Residence on E Spring St	2 / 1	805	1957	No
\$ 179,900	\$ 128.78	Residence on E Chauncy St	2 / 2	1397	1978	No
\$ 197,997	\$ 129.83	Residence on N Dodge Blvd	2 / 2	1525	1974	No
\$ 210,000	\$ 136.54	Residence on S Meadow Spring W	4 / 2	1538	2001	No
\$ 218,000	\$ 136.00	Residence on S Camino Catalan	3 / 2	1603	2005	No
\$ 219,997	\$ 110.72	Residence on E Baker St	3 / 2	1987	1976	No
\$ 229,900	\$ 132.43	Residence on W Calle Rosalinda	3 / 2	1736	2001	No
\$ 240,000	\$ 140.27	Residence on N Dodge Blvd	3 / 2	1711	1977	No
\$ 244,997	\$ 176.89	Residence on W Roundwood Pl	3 / 2	1385	2001	No
\$ 265,000	\$ 136.39	Residence on E Paseo San Bernardo	4 / 2	1943	1994	No
\$ 265,000	\$ 133.17	Residence on E Hampden Green	3 / 2	1990	2003	No
\$ 280,000	\$ 166.27	Residence on E Fort Lowell Rd	3 / 2	1684	2006	No
\$ 339,000	\$ 198.83	Residence on E Cerulean Way	3 / 2	1705	2005	No
\$ 349,900	\$ 163.89	Residence on W Shining Amber Ln	4 / 2	2135	2004	No
\$ 457,800	\$ 200.70	Residence on N Camino Del Sapo	3 / 2	2281	2001	No
\$ 503,000	\$ 211.79	Residence on N Diamond Cholla	4 / 3	2375	2001	Yes
\$ 525,000	\$ 140.98	Residence on W Velo Rd	6 / 4	3724	2002	No
\$ 539,000	\$ 203.40	Residence on N Bouchard Pl	4 / 2	2650	1995	No
\$ 599,000	\$ 188.72	Residence on N Catalina Vista	3 / 3	3174	1998	No
\$ 769,000	\$ 256.16	Residence on N Camino Rio Solea	5 / 3	3002	2003	No
\$ 795,000	\$ 200.96	Residence on W Camino De Cielo	4 / 4	3956	1995	No
\$ 829,900	\$ 208.97	Residence on N Desert Breeze Ct	3 / 3	2686	1994	No
\$ 1,085,000	\$ 280.22	Residence on E Redington Rd	4 / 4	3872	2007	No

Cheryl Ledford
Dick Clark
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Cheryl: 520-202-5423
Dick: 520-202-5424

RE/MAX. Outstanding Agents. Outstanding Results.

We bring you over 12 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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Our Friends

To current resident, or

Household Hints: Uses for Peroxide

- To eliminate canker sores and whiten teeth, hold one capful of peroxide in your mouth for 10 minutes daily, then spit it out.
 - Soak toothbrushes in a cup of peroxide to kill germs.
 - Clean counters and table tops with peroxide to kill germs.
 - Pour peroxide on cutting board to kill salmonella and bacteria.
 - To eliminate foot fungus, spray a 50/50 mixture of peroxide and water on feet and toes every night and let dry.
 - Soak infection or cut in peroxide ten minutes several times a day.
 - Fill a spray bottle with a 50/50 mixture of peroxide and water and keep it in every bathroom to disinfect without harming your septic system likes bleach or most other disinfectants will.
 - Spray 50/50 mixture into nostrils whenever you have a cold or plugged sinus. It will bubble and help kill the bacteria. Hold for a few minutes, and then blow your nose into a tissue.
 - To ease a toothache until you can visit the dentist, put a capful of 3% peroxide into your mouth and hold it for ten minutes several times a day. The pain will lessen greatly.
 - If you want natural highlights in your hair, spray the 50/50 solution on your wet hair after a shower and comb it through. It lightens gradually, so it's not a drastic change.
 - Put half of a bottle of peroxide in your bath to help get rid of boils, fungus, or other skin infections.
 - Add a cup of peroxide to whites in your laundry to brighten. Pour it directly on bloody clothing, let sit for a minute, rub and rinse with cold water. Repeat if necessary.
 - Use peroxide to clean mirrors. There is no smearing.
- Thanks, Gil, for the great tips!

Household Hints: 10 Organizing Secrets

1. **STORE IT IN ITS HOME.** Everything in your home or office should have a place where it is kept. Items you use every day may be on display or readily available.
 2. **SAY NO.** Schedule a set amount of time each week for random requests. Once that time slot is filled, don't take any more requests for your time that week.
 3. **OPEN MAIL OVER THE RECYCLING BIN.** Don't carry your mail over to your desk or table where it's bound to pile up and take hours to go through later.
 4. **GET READY THE NIGHT BEFORE.** Set the breakfast table. Lay out your clothes, and your kids' clothes. Have the coffeepot start automatically by using the timer.
 5. **DUMP IT.** Items that are outdated, faded, broken or unusable can be dumped. If you don't want it, and you don't know anyone else who wants it, dump it today. You'll be freeing your space--and your mind!
 6. **KEEP A MEMORY BOX.** The longer you live, the more memories you're going to have. Have to store your memorabilia in one or two plastic containers. When full, get rid of one item before adding another).
 7. **APPLY THE 50% RULE.** When packing clothing for a trip, lay out everything you need you'll need on your bed--then, put 50% of it back in your closet.
 8. **EARLY BIRD OR NIGHT OWL.** If your energy level is high in the morning, that's the best time to declutter. If you have more energy at night, organize during that time instead.
 9. **WRITE IT DOWN.** To remember something, write it down.
 10. **CALL YOURSELF.** Call your answering machine and leave a message. When you get home, listen to your message.
- Thanks, Janet Munson, Personal Organizer (see page 2)