



All Executives
Tucson, AZ



Cheryl Ledford and Dick Clark Real Estate Newsletter

Created especially for

Our Friends

By
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Marketing Specialist

ABR
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School's in session, please drive safely!



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Our September Featured Properties

LOCATION, LOCATION, LOCATION! Two bedroom condo offers well maintained swimming pool, tennis courts, playground, BBQ, jogging path, and close proximity to shopping, bus lines, and restaurants. Top floor unit with private balcony, great for students. Orange Grove and Oracle area. \$99,900.



GREAT SOUTHEAST SIDE HOME! Turn-key three bedroom/two bath plus den with over 1900 sq ft, spacious kitchen, oak cabinets, center island, large pantry, upgraded carpet, garden tub plus shower in master bath. Nice backyard with mature vegetation and extensive brick work, great for entertaining. Two car garage. \$279,900



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

Selling home In '06 Requires Best Planning

Questions to ask before putting home on market

If you plan to sell your home in 2006, now is the time to get busy. This year is proving to be a far more difficult year than was record-setting 2005. We are now in a "buyer's market," with more homes listed for sale than there are qualified buyers actively in the marketplace. There is still plenty of time to sell your home this year, but careful planning is required.

The first step is to be a "motivated seller" who really wants to sell. With a glut of homes listed for sale in most price ranges, this is not a good time to "test the market."

The second step is to get your house or condo into near-model home condition. Look at it critically, through a potential buyer's eyes. Most homes need interior and exterior fresh paint (the most profitable improvement you can make), repairing and cleaning. Pay special attention to the kitchen and bathrooms. Avoid major renovation, which usually doesn't pay off in a higher sales price.

The third and very crucial step is to interview successful realty agents. Even if you think you can sell your home alone without professional help, agents know most do-it-yourself sellers fail and within 30 to 60 days list their homes for sale with an agent.

KEY QUESTIONS TO ASK REALTORS.

1. How much can you get for my home? (Has the agent prepared a Market Analysis to show you?)
2. Do you have a list of client references available?
3. What's your commission rate? (Often negotiable. If you decide to list with a discount or flat-fee agent you may receive reduced services.)
4. What's your minimum listing term?
5. How long have you been selling homes in this area? Are you a full-time agent? What professional courses have you completed?
6. What is your marketing strategy for my home? (Is it in writing?)
7. What suggestions do you have for my home? (Cleaning? painting? Renting a storeroom? Staging?)
8. How many listings do you currently have? (Watch out for a "numbers agent" who takes too many listings, knowing a percentage will sell, and forgetting about the rest.) Will I be dealing with you or an assistant? How often will you contact me?

[By Robert J. Bruss, Inman News](#)

September 1, 2006

Volume 5, Issue 8



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.

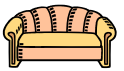
The highest compliment you can give us is a referral to your friends and family. We thank you for your confidence and trust!

The Sharing Space

Does your HOA have a website? Send it and we'll print it here.

Need maternity clothes for expectant mom due in December. Extra large. If you can help, call Elizabeth @ 299-6875.

FOR SALE: Dark Green Living room sofa w/sofa bed, Loveseat w/individual reclining seats, and rocker recliner, \$575. Green pattern Overstuffed chair, \$125. Light wood 40" round table w/ 4 chairs, \$85. All in very good to good condition. Call 731-0762.



FOR SALE: Beautiful '67 Mustang. 289 V8 Low mileage on rebuilt engine and trans. Lt. blue. \$15,000. Call 731-0762.

Free Fitness and Health Seminar " ANTI-AGING FITNESS AND HEALTH " presented by Ethel Mae Schmid, Tucson's 56 year old ACE CERTIFIED personal trainer-Gold's Gym, Saturday, October 28 at 2:00 PM, 5851 E. SPEEDWAY. Call 751-0303 to register for a seat.

Fantastic business opportunity sharing pure, safe & beneficial botanical skin & body care, baby and wellness products. Contact Kristen Candito, Independent Consultant, Arbonne International - KristenLCandito@aol.com or 403-1404.

FREE Fill Dirt. You haul. Call Pete at 721-7686.

"Pam Berry @ Vantage West (formerly D-M Federal Credit Union) has some great loan packages, and prompt, dependable service." Claudia Janet McCaskill, a Discovery Toys Educational Consultant, is offering at home demonstrations. Discovery Toys foster exploration, motor skills, thinking skills, math concepts and reading concepts. Call Janet @ 403-8191 or Janetb@unm.edu.

"We wanted to extend a very heartfelt thank you to all the neighbors who came to our aid during a recent monsoon storm. Your help and kindness is greatly appreciated and will never be forgotten. Thank you all so very much!" Your grateful neighbor

Coming soon! RE/MAX Recipe Book. All proceeds benefit Children's Miracle Network. More info to follow.

1997 Plymouth Grand Voyager Van, 6 cylinder automatic, front wheel drive, 7 passenger, power steering & brakes, cruise control, air bag, cold a/c, tilt steering, new brakes & tires, low miles 71,000. Nice Family Van, \$5,800. Call Greg @ 6642262.

For \$10 you can be your own boss by becoming an Avon Representative! Contact Laura Pate at 574-4478.

Coffee table, 27" X 52", Kokopelli iron base, brown rust color, beveled glass top, like new, modern southwest design. It's a beautiful piece for only \$175.00. Please call 574-7718.

Mike Takerian-Sunstreet Mortgage-experience, prompt, personal service, competitive rates. 547-4143, 906-2047, mtakerian@sunstreetmortgage.com.

2002 Chevy Tahoe Z71 stock 265/70/17 rims and tires for sale \$350.00 or best offer. Ask for Mike @ 574-7964.

TUCSON SYMPHONY WOMEN'S ASSOCIATION Second Fiddle Thrift Store, 445 S. Stone Ave., 520-670-0185. OPENS Sept. 12. Hours are Tue-Fri 10AM-2PM, Sat. 10 AM-2 PM. Proceeds benefit music school for underserved children. DONATIONS APPRECIATED. Tax deductible.

Four hundred beautiful quilts available at silent & live auctions to benefit breast and gynecologic cancer research and prevention. Honorary chairpersons Lute and Christine Olson present Quilt for a Cause, October 14 at TMC Marshall Auditorium. Preview at 9 am, silent auction at 10 am, live auction at 1:30 pm. www.quiltforacause.org. Bring your friends, Help raise \$100,000 to fund research.

Exp. Childcare Provider has one opening for day care and two openings for evening care, F.T./P.T., CPR/First Aid Certified, Rita Ranch Area. Call Mechele @ 664-2262 anytime.

Southern Arizona AIDS Foundation (SAAF) presents, "Seniors and the AIDS Crisis", to retirement communities & senior organizations. Contact Pamela Mathewson at 628-7223 to schedule or for more information. Funded through United Way's Southern Arizona Compassion Initiative.

MUST SELL: Living Room Sofa, Oversized Chair w/Ottoman, & Coffee Table. Great Condition. Dark Green & Navy. \$700 OBO-Amy 760-7602.

They're baaaaaaack! Entertainment Book 2007. Still only \$35. Get your books now. Call Cheryl 250-5109. Profits for CFHS Band Program.

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

50 Gallon Aquarium, Stand, and Terrarium Supplies. Like new! Asking \$175 OBO. Call Kim @ 250-5108.

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.

Great selection of Silver Plate, all prices starting at \$50. Three piece Curio Cabinet, \$500.00. Call 749-8515.

Local Fitness Studio. Skin & Body Fitness -personal training/wellness consulting. Arbonne's natural products. Skin, Body, & Hair care, Nutrition, Weight loss. Call Kristine Bennett @271-5016 or Kristine@skinbodyfitness.com.

Dell 19" flat screen computer monitor, \$100. Call Helen @ 574-7718.


2002 Ford F350 Super Duty Crew Cab Long Bed, V8 7.3L TD w/Auto trans, 4 WD, 61,000 miles, loaded-\$25,000 OBO. Call Laura @ 861-1099.

Hypnosis for Stress, Smoking, Weight control, anxiety, and almost anything. Dr. Mark Gromer, CHt. 312-4570.

Therapeutic Kneads Massage Therapy, voted most beneficial massage in Tucson. 312-4570.

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.



 B K Hotdogs, 5118 S. 12th Ave, 520-295-0105, "the best hotdogs and authentic tacos around." -Jenn

Li'l Abner's Steakhouse, 8500 N Silverbell, 744-2800, "love the steak and ribs, well worth the drive." Brad

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

Recipe Corner

Do you have favorite holiday recipes? Send them and we will print them here.

Spinach and Feta Pie

Courtesy of Becky D'Angelo

serves 10

6 eggs
 1/2 tsp. red pepper flakes
 1Tbsp. minced garlic
 1 cup crumbled queso fresca (fresh Mexican cheese)

1 cup whole or evaporated milk
 1 tsp. dill weed, fresh or dried
 1 cup crumbled feta cheese
 1 cup Bisquick mix

1/2 tsp. coarsely ground black pepper
 8 green onions, diced
 1 cup grated Parmesan cheese
 1 cup Bisquick mix

1/2 tsp. cayenne pepper
 1 cup pinions (pine nuts)
 1 cup grated mozzarella cheese

20 oz. frozen spinach (tip: buy fresh spinach, freeze & pound bag to break up – no draining)

Heat oven to 400° and grease 9" x 13" baking dish with olive oil. In a large bowl, combine eggs, milk and seasonings. Add cheeses and Bisquick, then fold in spinach. Bake 45 minutes to 1 hour until knife inserted in center comes out clean. Let stand for 5-10 minutes before serving. Garnishes: sliced fresh tomatoes, thinly sliced fresh mozzarella, or prosciutto. Manga, manga! *

Chicken Casserole

Courtesy of Edie Zima

serves 8

2 cans french style green beans(I drained them)
 3/4 C water
 1 box stuffing mix (I use Stove Top-8 serving size)

1 can cream of celery soup
 1 can cream of chicken soup
 1 stick margarine-melted

1 pt sour cream
 1 pkg dry onion soup mix

Cook chicken (I used boneless chicken breasts but anything would work), cut in large chunks. Layer bottom of greased 9X13 pan with green beans and chicken. Mix together soups, water and sour cream. Pour over 1st layer. Mix stuffing mix with melted margarine and place over 2nd layer. Bake covered at 350 degrees for 1 hr. Remove cover last 10 mins. *

Zesty Biscuits

Courtesy of Linda Snider

serves 8

All purpose biscuit mix
 Mix all ingredients using Drop Biscuit recipe on box. Bake and serve warm.

2 cups grated zucchini squeezed dry
 1/2 cup shredded pepper jack cheese



REAL ESTATE NEWS

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 (202-5423) or Dick Clark (202-5424).

A Sample of Homes Currently For Sale Around Tucson by the Agents at RE/MAX All Execs as of 08/29/06

List Price @	\$ per sq ft	Address	BR / BA	Sq Feet	Year Built	Pool
\$ 185,000	\$ 133.67	Residence on W Brittain Dr	3 / 2	1384	1982	No
\$ 214,900	\$ 186.87	Residence on W Sky Ridge Lp	2 / 2	1150	1992	No
\$ 224,900	\$ 158.83	Residence on S Speckled Stone Way	3 / 2	1416	2004	No
\$ 237,900	\$ 173.78	Residence on W Cortaro Crossing	3 / 2	1369	2003	No
\$ 240,000	\$ 126.72	Residence on W Ground Dove Pl	3 / 2	1894	1997	Yes
\$ 240,000	\$ 179.24	Residence on W Stony Point Ct	3 / 2	1339	1998	No
\$ 242,000	\$ 154.24	Residence on W Mission View Pl	3 / 2	1569	2000	No
\$ 260,000	\$ 174.15	Residence on W Placita Estrella Az	3 / 2	1493	2006	No
\$ 269,000	\$ 148.45	Residence on W Star Catcher Dr	4 / 2	1812	2005	No
\$ 279,900	\$ 145.18	Residence on S Sugarberry Dr	3 / 2	1928	1996	No
\$ 289,900	\$ 133.84	Residence on S Peaceful Valley Dr	3 / 2	2166	2001	No
\$ 299,500	\$ 154.46	Residence on N Sacred Sky Pl	4 / 2	1939	2001	No
\$ 299,900	\$ 146.51	Residence on N Quesnel Lp	3 / 2	2047	1993	No
\$ 370,000	\$ 132.90	Residence on N Desert Olive Dr	4 / 3	2784	2004	No
\$ 395,000	\$ 145.60	Residence on N Mineral Spring Ln	4 / 3	2713	1995	No
\$ 430,000	\$ 188.76	Residence on S Placita De Magia	3 / 2	2278	1998	No
\$ 519,000	\$ 189.76	Residence on N Risky Dr	4 / 3	2735	2005	No
\$ 522,000	\$ 200.31	Residence on N Coyote Ln	4 / 3	2606	2005	No

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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 of all kinds

- Put smelly sneakers in a re-sealable plastic bag, put in the freezer overnight. Cold temperatures kill odor-causing bacteria.
- To stop small screws from slipping out of sunglass frames, apply a light coat of clear nail polish to the top and bottom of each hinge.
- Use clear plastic bags the newspaper comes in as a "pooper scooper". Place on hand like a glove and pick up the poop. Reverse the bag as you pull it off and toss bag and poop.
- Hold the cluster stem of grapes in the plastic bag at the market. Shake gently. If most of the grapes stay on the stem, they are fresh. If not, they are past their prime.
- For the best corn on the cob, cut off ends of an ear, pull off loose husks, wrap in paper towel, dampen lightly, cook in microwave for 20 minutes-6 ears.
- Brush a beaten egg white on gum stuck to fabric. Let sit for 15 minutes, wipe clean with a sponge soaked in cold water.
- Scrape your fingertips over a bar of soap before gardening. Just wash hands afterward to eliminate soap and grime.
- Wad some aluminum foil into a ball, dip it in water and use it to scour rust from corroded chrome and restore sparkle .
- Line a kiddie pool or bathtub with five used dryer sheets and set your grimy grill racks on top. Fill with warm water and let sit overnight. Rinse and wipe clean.
- Rub a paste made of coffee grounds and water onto a scratch on dark furniture. Let dry, gently wipe off.
- Substitute brewed coffee for water in your favorite chocolate cake mix recipe.



Woman's World

- Keep ants away from your house by sprinkling coffee grounds outside in front of doors, they don't like the smell.
- Roll a tennis ball under the ball of your tired feet for pain relief.
- Grip and squeeze a tennis ball for stress relief.
- Float a couple of tennis balls in your pool to collect grime and oil. Replace balls monthly.
- The alcohol in hair spray lifts ink stains from clothes. Apply a paper towel under the stain, then saturate stain with hair spray, wash immediately.
- Baby wipes are gentle and non-irritating, and great for removing makeup from the delicate eye area.
- A blast of hot air from the blow-dryer will melt glue on hard to remove labels. Aim at the label for a few minutes, peel off.
- Glue a thin slice from a wine cork to the short leg of an unstable table to prevent wobbling.
- Cut thin slices from wine corks to glue to the backs of pictures or artwork frames to prevent them from slipping.
- Suck on a slice of lemon to stop hiccups.
- Give your tongue a gentle pull and hold it for several seconds to stop hiccups.
- Soak your diamonds in vodka for 10 minutes to restore beauty.
- Freeze water in muffin pan to make giant ice cubes for punch.
- Use "Tide to Go" for stains on clothes. Color over stain, launder as usual.
- When rolling out cookie dough, use confectioner's sugar instead of flour. It doesn't toughen the cookies like flour.

