



All Executives
Tucson, AZ



Cheryl Ledford and Dick Clark Present: The 2007 Real Estate Newsletter

Created especially for

O u r F r i e n d s

By

Cheryl Ledford
ABR, GRI, CLHMS
Marketing Specialist

Dick Clark
ABR
Associate Broker

Happy Safe and Healthy New Year !



Cheryl Ledford
520-202-5423

Dick Clark
520-202-5424

Our January Featured Properties



GORGEOUS FAMILY HOME on one acre in the foothills. More than 3300 sq ft, walk-out finished basement, fabulous city and mountain views. District 16. \$699,900-\$734,900.

BEAUTIFUL NW side home, 4 spacious bedrooms, 2 full baths. Expanded kitchen features center island and overlooks family room. Separate living/dining room, and 4' extension on the garage. Lovely backyard w/ sparkling pool. \$315,000



WONDERFUL EASTSIDE CO-OP! 1 bedroom / 1 bath plus Arizona room. Covered parking, lush landscaping. HOA covers almost everything. \$45,000-\$50,000.

DISTRICT 16! 3br/2ba split plan, family room w/fireplace, sep LR/DR, new 16" ceramic tile, mature vegetation & grass, cul-de-sac. Close to schools, recreation area. \$359,900.



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

HOME DECORATING TRENDS IN 2007 WILL BE "A LA CARTE"

"Well-designed rooms are about finding the 'wow factor' in combining seemingly disparate styles, materials and textures in new ways. The surest way to have a room that looks 'so 20th Century' is to rely on overly matched and overly symmetrical interiors", says Davis Remignanti, lead design consultant, www.furniture.com. He offers these thoughts on the hottest trends for 2007:

- **Finish Line.** Grain, imperfection, age and character continue to dominate wood finishes, with the hottest pieces eschewing an unnaturally perfect appearance. Look for time-proven styles rendered in finishes that emphasize the natural quality of wood.
- **Flavor Combinations.** As in great cuisine, the hottest interiors will continue to combine familiar flavors in unique and daring ways. The question shifted from "what'll match my sofa" to "what'll enhance my sofa."
- **Color Correction.** There are three hot trends in interior colors. The return of brown and orange colors after 25 years. The resurgence of naturally lovely greys, browns, blacks and yellows - has built momentum, especially in wall color (look for black walls to become a hot trend). Clear Caribbean tones have started to supplant the pastel tones of recent years.
- **Cottage Comfort.** The desire for the relaxed but ultra-stylish cottage look has taken off. Even the trendiest pieds-a-terre in New York, Chicago and Los Angeles are starting to take on a "lake retreat" attitude as people realize that they can incorporate the feel of vacation into their everyday lives.
- **Living Space.** No one is impressed by a beautiful interior that holds you off at arms length. Part of the attraction of any well designed interior for 2007 will be how readily it welcomes you, how easily it encourages you to be relaxed and comfortable. The notion that, in the end, EVERY room should be a "living room" will encourage new freedoms from decorating restraint. It's all about combinations, getting the right mix of colors and materials and silhouettes. But, more than ever before, the coming year will be about blending the two most important ingredients for any well designed interior: style and comfort. No matter how stylish it may be, if a room doesn't make you feel relaxed and comfortable, it's not well designed.

www.tizinc.com

January 1, 2007

Volume 6, Issue 1



REAL ESTATE NEWS

Inside this Issue

The Sharing Space:

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

page 2

Recipe Corner:

Good Ball Game Eats

page 3

What's the market like in:

Our Friends?

page 3

Household Hints

New Year's Resolutions

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

Let Jack and Kirsten at **Cruise Planners** help you plan your dream vacation, family reunion, wedding cruise, or romantic honeymoon! Relax, and let us handle the details. Check us out at www.cactusjackstravel.com, call (520)749-4775, or 1-88-CJs-Travel, and start packing!



Gold Canyon Candles. Call Dan Beach at 747-5924 to place an order or schedule a party at your home and earn candles!

Aerobic rider for sale. Like new! \$45. Call 885-1291.



Best dog grooming, call Margaret for an appointment at 299-7387, Canyon Pet Clips, 4955 N Sabino Canyon Rd.

Granite Art & Tile, Imported & Domestic Marble, Granite & Slate Custom Cutting, Repair, Repolishing, Installation Available-Call Ben Camberos @ 241-1713.

Skin Appeal Spa, Grand Opening! PCA Chemical Peels & Custom Facials-Back Facials, Foot Facials, Waxing-Skin Infusions-Bare Minerals Make-Up/ Collagen for eyes and lips and more. 25% OFF our Signature Facial. 8am-8pm daily *Spa Packages & Gift Cert 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.

New mortgage or refinancing? Call Lance Dickson, Nova Home Loans, 520-750-8888, www.lancedickson.com. Excellent service and competitive rates.

HERITAGE MAKERS consultant. www.designyourheritage.com, Carrie at 520-603-8094, carrie@designyourheritage.com. Free publisher's account. You chose the pictures, write the story about the important people and events in your life, and it's all done online from your very own home! Custom greeting cards.

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!

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 @ 202-5423 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 or 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 \$125. Glass and metal large screen TV stand w/2 full length shelves. 58" long, 24" deep, 22" tall. One year old asking \$100. 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.

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!

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. Basket items include other than Mary Kay Products. 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. \$450 OBO-Amy 760-7602.

Make your winter guests more comfortable. New Sealy Posturpedic Supreme mattress fits a Full size hide-a-bed, \$150 OBO. 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.



ZIVAZ, 4590 E Broadway, 520-325-1234, "Try the Milanese de Berenjena." Nancy

Ferranti's Fine Foods, 6616 E Grant, 520-751-1900, "I love the chicken salad sandwich." Kay

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.



Easy Homemade Chicken Pot Pie Courtesy of Marie Stonestreet serves 8
 Boil 5 chicken breasts and cut into bite size pieces, reserving broth. Place chicken in deep 9" x 13" pan. Cover with 2 cups frozen peas and carrots. Mix 1 can cream of chicken soup, 1 can cream of celery soup, 1 cup water, and pinch of salt and pepper, and pour over peas and carrots. Mix: 1 1/2 cups self-rising flour, 1 1/2 cups buttermilk, and 1/2 melted butter, and spread over soup mixture. Pour 2 cups chicken broth over flour mixture. Bake at 375° for 1 hour. *

Italian Soup with Sausage Courtesy of Kathy Fostiak serves 8
 1 lb Italian sweet sausage 2 cups sliced celery 2 lbs chopped zucchini 1 cup chopped onion 2-28 oz cans tomatoes
 2 diced green peppers 1 tsp Italian seasoning 1 tsp oregano 1/2 tsp basil 1 tsp sugar 1/4 tsp garlic powder
 Cut sausage into bite size pieces and brown in large pot, pour off fat. Cook celery for 2-3 minutes. Cut zucchini into 1/2" pieces and add to pot along with onion, tomatoes, peppers, and all seasonings. Simmer for 20 minutes. *

Best Chili Con Queso Courtesy of Sandi Henderson serves 12
 2 lbs Velveeta 2 pureed Jalapenos 1 small onion 8 oz cream cheese 12 oz frozen green chilies
 1 can cream of mushroom soup 3 cloves chopped garlic 1 medium tomato 1 can cheddar cheese soup
 Cup Velveeta and cream cheese into 1" cubes and heat in microwave, stirring often. Add soups, onion, green chilies and garlic, heat, stir often. Add chopped tomato and heat, stirring often. Serve hot with chips or Fritos. Freezes well. *

Avocado Dip Courtesy of Christian Ross serves 8
 8 ripe avocados chopped 1 pint sour cream grated cheddar cheese Hidden Valley Ranch Parmesan dressing mix onion salt
 Mix well, refrigerate. Add avocado pits to retain color. *

Aunt Ruth's Pimento and Cheese Courtesy of Ruth King serves 8
 8 oz medium grated cheddar cheese 7 oz jar pimento mixed in blender Miracle Whip salad dressing to desired consistency
 Mix and refrigerate. Serve as a sandwich on bread, or as a dip with crackers. *

Vegetable Pizza Appetizer Courtesy of Linda Lagen serves 8
 2 cans crescent rolls 2 -8oz pkgs cream cheese 1 cup mayonnaise 1 pkg Hidden Valley ranch dressing mix
 Raw vegetables: onion, broccoli, tomato, carrots, cucumber, zucchini, olives, red or green pepper Shredded cheddar cheese
 Spread rolls in jellyroll pan, bake as directed, and cool. Mix cream cheese, mayonnaise, and dressing mix. Spread on cooled crust, top with raw veggies cut into small pieces. Press down lightly on vegetables. Top with cheese. Refrigerate until served. *

Vegetarian Chili Courtesy of Lois Runyon serves 8
 Saute in 2 TBSP Olive Oil: 1 cup chopped onion, 1/2 cup chopped green pepper, 1/2 cup sliced celery, 6 minced garlic cloves, 2 tsp chili powder, 4 tsp oregano. Add: 24 oz spicy V-8 juice, 4 oz drained chopped green chilies, 1/4 cup bulgur wheat. Simmer for 15 minutes. Add 1-16 oz can Pinto beans and 1/4 cup chopped black olives. Simmer 20 minutes more. *



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 1/01/07

List Price @	\$ per sq ft	Address	BR / BA	Sq Feet	Year Built	Pool
\$ 45,000	\$ 56.25	Residence on E Broadway Blvd #H	1 / 1	800	1963	No
\$ 219,997	\$ 121.01	Residence on S Van Buren Ave	4 / 3	1818	1958	No
\$ 224,900	\$ 139.26	Residence on N Silver Island Way	4 / 3	1615	2004	No
\$ 229,997	\$ 134.42	Residence on N Dodge Blvd	3 / 2	1711	1977	No
\$ 265,000	\$ 133.17	Residence on E Hampden Green	3 / 2	1990	2003	No
\$ 310,000	\$ 173.38	Residence on S Twin Hawk Ln	4 / 2	1788	2006	No
\$ 315,000	\$ 161.54	Residence on N Bradstreet Dr	4 / 2	1950	2002	No
\$ 359,900	\$ 205.19	Residence on N Windriver Pl	3 / 2	1754	1993	No
\$ 503,000	\$ 211.79	Residence on N Diamond Cholla Pl	4 / 3	2375	2001	Yes
\$ 699,900	\$ 208.30	Residence on N Catalina Ave	4 / 3	3360	1980	No

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



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!

PRSR STD
U.S. Postage
PAID
Tucson, AZ
Permit No. 469

Our Friends

To current resident, or

Keeping New Year's Resolutions

We say it every year: 'This year is going to be different. If you've always made New Year's Resolutions, you may vow that this is the year you're finally going to exercise, eat more healthy, spend less time at the office or invest more time with the family. You may promise to give up smoking, learn a new skill, get less stressed, or never allow the laundry to pile up again.

Or, perhaps you're at the other end of the spectrum. So many people have vowed to not make New Year's Resolutions. You may feel they're a waste of time and there's no way a resolution can ever be kept. Who needs the let down at the end of the year, right? But, why not make this your best year ever? Why not do something that will give you an overwhelming sense of accomplishment when you look back at the end of 2007?

You're not going to get this feeling of accomplishment by making resolutions and breaking them. You're also not going to get it by not making resolutions.

There are five major reasons why most resolutions are not kept:

1. *You made too many of them.* It's easier to focus on one or two resolutions, than it is to focus on 10, 20 or more. Forget about making a huge list of resolutions. Instead, choose one or two that are important to you. If you accomplish them before the end of the year, great! Then, you can choose to make one or two additional mid-year resolutions.

2. *You made your resolutions too general.*

They must be very specific. If you want to lose weight, how many pounds can you realistically lose per month? If you want to spend less time at the office, don't allow yourself to work past 6:00 for at least 3 days per week. Want to get your home organized? Focus on

one room per month, and vow to spend 15 minutes per day de-cluttering each. You get the picture.

Your resolutions must be crystal clear, which means they should be described with numbers--2 pounds, \$10.00 per week, 30 minutes of exercise, 3 days per week, one load of laundry per day, etc.

3. *You didn't stay motivated.*

Put up visual reminders, such as a photograph of your dream destination if you plan to save enough money to vacation there.

Ask a family member or friend to check up on you, and give you gentle reminders along the way--the Get Organized Now! Discussion Forum members can help enormously in this area.

Start a written or computer generated log, so you can keep track of your progress--how much weight you've lost, how much money you've saved, your hours at the office or the number of boxes you've emptied out in your attic.

4. *You tried to succeed in a day or two.*

Most resolutions take time to achieve, and maintain. Give yourself a break, and the proper amount of time you need to achieve your objectives--or you're liable to get exhausted before you even start. Set mini-goals, and work on small parts of your resolutions at a time. Reward yourself along the way, no matter how small your achievements.

5. *You keep waiting for the perfect time to start.*

There's no better time to start than the present. If you wait to begin working on your resolutions until the perfect moment, you'll never get started. Determine what you need to start, and just begin. Before you know it, you'll be celebrating all of your accomplishments!

Thanks to Janet Munson, Personal Organizer (see page 2)