



# Cheryl Ledford and Dick Clark Present Your 2008 Real Estate Newsletter

All Executives  
Tucson, AZ



## Created especially for **OUR FRIENDS**

By

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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.*

Have a Safe, Healthy, and Happy 2008!



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

### Our January Featured Properties



**Single Story Charming Condo.** Completely updated, new kitchen ceramic counters, granite in bath, Saltillo tile floors, inside laundry near community pool, covered parking. \$142,500.

**Gorgeous City Views!** End unit condo with 3BR / 2BA split plan, FP in great room. Huge wrap-around patio. All appliances, fabulous location, near pool. Call for details.



**Beautifully maintained 3BR / 2BA** on one+ acre. Formal LR / DR. Family room with FP, new ceramic floor. Observation deck. Beautiful grounds, detached workshop. \$368,000.

**Close to U of A,** zoned R-2. Beautiful hardwood floors, FP, updated bathroom and kitchen, large fenced yard. Near bus lines, restaurants, shopping. \$199,000.



**Gated Community** near Udhall park, shopping, restaurants. 3 BR / 2 BA split plan with new laminate flooring and ceramic tile. Low care front and back yards. \$265,000.

**Established neighborhood!** 4BR / 2BA, 1400 + sqft, ceramic tile floors, extended patio. Huge, pool-size, fenced backyard, covd parking. Close to schools, shopping, bus lines. Only \$199,900!



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

#### Home Improvements Could Get Sellers In Trouble

No permits, unlicensed contractors raise red flags

By Barry Stone, Inman News

What would be the consequences of improving a home without a building permit? The work to be done could include altered plumbing, new siding, new roofing, removing the electric water heater from the outside, installation of a propane water heater on the inside, repairing a sagging ceiling, replacing some windows, or adding an air-conditioning system. Homeowners are often confused as to whether permits are even required for this work and are wondering what they should disclose to buyers when the house is eventually sold.

This list of proposed improvements and alterations is formidable, and, according to the building code, most would require permits. Conducting work of this kind without permits exposes a seller to legal and financial consequences of several kinds, and these could be magnified by allowing the work to be done by someone who is not a licensed contractor.

If a qualified contractor performs the construction without a permit, the majority of the work could be expected to comply with code requirements, even though it would still not be legal. The lack of permits would have to be disclosed to future buyers, and this could significantly affect the marketability of the home. Some buyers would see this situation as a "red flag" and might demand that an as-built permits be obtained from the building department.

With an as-built permit, the municipal inspector could demand removal of drywall to enable inspection of the framing, wiring, plumbing, etc. Costly repairs could be mandated by the inspector, and this might include restoration of the building to its original state.

If a buyer agrees to take the property as-is, even with full disclosure of the non-permitted work, future discovery of faulty conditions could lead to legal problems, possibly even a lawsuit.

If the proposed work is done by a handyman, rather than a contractor, the likelihood for any or all of the above consequences could be significantly increased. For these reasons, it is strongly recommend that the proposed work be done by licensed contractors and with all of the permits required by law.

**Remember, if you wait for the market to hit rock bottom to buy, you'll miss it!  
You won't know it was the bottom until it's on the way back up!**

# The Sharing Space

Got something to recommend, sell, or trade? Send it and we'll print it here.

Misplace one of our newsletters? Want a recipe or a household hint from another issue? Log on to [www.tucsonrelocation.net](http://www.tucsonrelocation.net), click on NEWSLETTER, then click on NEWSLETTER ARCHIVE. Scroll down, click on the month of interest. No computer? Call us, we'll look it up for you! Cheryl 202-5423 / Dick 202-5424.

**Teach English in China!** Anyone interested in teaching and touring for about one month in China is invited to attend a meeting at the Udall Park meeting room on Sunday, Jan 13 at 1:00 p.m. or check our web at [www.teachforfriendship.org](http://www.teachforfriendship.org). Great opportunity to travel, share, and learn.

For a perfect **Housecleaning** with reasonable rates, reliable, detailed, references available, and only \$15/hour, call Christina @ 405-8729. Recommended by a reader. Contemporary style Ethan Allen sectional sofa, perfect condition, hunter green. \$250, call Christina @ 405-8729.

**Rita Ranch Painters**, Interior and Exterior painting, roof coating, stucco and drywall repair, have painted many homes in Rita Ranch and beyond. They painted my home and I am so impressed. Ask for Mr. Emilio Moya, Sr. 401-4808 or 822-1379. Recommended by Mark.



**Need Help?** - Errands, Doctor appointments, light housekeeping, meal prep, laundry, companionship. Reasonable hourly rates, your car or mine for errands, CPR certified. Call Lisa at 271-5690.

All-Brite Window Cleaning does a great job. Call Jack at 722-2832. Recommended by Grace.

**The African Gallery**. Beautiful hand crafted jewelry, tablecloths, clothes. Call Binta Diallo @ 979-4646, [www.africangallery.com](http://www.africangallery.com). Recommended by Cheryl  
3/4 ctw Platinum Bridal Set, matching wedding band with round diamonds, \$2,900. Please email [jbalaacox@cox.net](mailto:jbalaacox@cox.net) for more information. Pictures available upon request.  
Ping Eye 2 Black dot 2 iron PW-\$250, Taylor Made 320 Ti Driver 10.5 degree loft, reg shaft-\$50, Warrior Driver 9 degree, stiff shaft, moveable weight technology-\$50, Craftsman 10" radial arm saw w/stand - \$250, Baby Trend single jogger compatible with Graco infant seats - \$30. Contact info: Craig @ 730-0938.

**House Painter Paul Liatti**, 322-6719. Painting, minor repairs, roof coating. Very reliable, a quality painter. Recommended by Maureen.

92 Yamaha Clavinova CVP 65 AdvKeyboard w/ Memory/Dual Track Recording. Sitting Bench & Disks Super Pack incl-\$700. GREAT CONDITION!! Call 850-4052.

**PartyLite Candle**, Lead/copper Free, burns clean. Host a PartyLite show-earn FREE Products!!! Call Veronica at 290-0540 or email to [candlelady812@yahoo.com](mailto:candlelady812@yahoo.com).

1994 Harley Davidson Custom Softail with accessories \$11,500. Must See! Call Paul at 520-290-0540.

**Air Hockey Table**: Like new, hardly used and kept covered. Great Christmas gift-\$250.00. Call Bill @ 577-0089.

**Piano Lessons**. Looking for motivated students of any level. Call 520-223-5434, must use area code. or email ([marileeleishman@gmail.com](mailto:marileeleishman@gmail.com)) for more information.

New Wolff Sunquest Canopy 2000S Tanning Bed. Pd \$1300, asking \$975 OBO. Warranty. Call 520-574-2480 (leave msg).

**Congo African Grey Parrot**, Othello, 14 yrs, excellent temperament; must sell - allergies - \$950 incl cage/accessories. Can send pics - Call 574-2480, leave msg.

Finished swimming until May? Call Jerry, **Expert Solar Systems** @ 749-3538. They did an excellent job, water temp is 68°. Recommended by Cheryl.



**FPS Enterprises**, full-service pool repairs and maintenance. Honest, reliable, and dependable. Call 240-1701. Recommended by Cheryl.

Got pain or stress? Beat it with **Bio-Touch**. Call 323-7951 for appointment. Tell them "Horace" sent you. [www.OnlyJustTouch.com](http://www.OnlyJustTouch.com)

**ARBONNE**, pure, safe, beneficial (vegan) health and beauty products. Contact Casey today at 520-360-4707 for more info.

Holiday bills? Pay them off by opening your own **AVON** business! Only \$10 to sign up! Fifty % earnings for first two months! Call Laura at 574-4478 to get started.

Increase fitness, lose weight, improve flexibility and balance with Private or Small Group Personal Training and Private Pilates Sessions. Certified, experienced trainers - reduced rates for Centre Park Residents! Visit [www.pilatesstudio.biz](http://www.pilatesstudio.biz) or call 520.207.1625 or email [rstrong@pilatesstudio.biz](mailto:rstrong@pilatesstudio.biz) for more details!

**Arbonne International**-wellness, weight loss, anti-aging, aromatherapy, baby products. Call Maria @ 405-9685 or log on to [www.skincarericastyle.myarbonne.com](http://www.skincarericastyle.myarbonne.com).

2000 Rockwood Ultralite Travel Trailer 25ft, \$8,000 OBO. Call 529-1905.

**Treadmill**- Sears Health Rider, \$75 OBO. Call Carol 235-3696.

**The Training Zone**, a personal fitness studio, 7020 E Broadway #100. Ask about our fitness package with a trainer. Call Marla Wallace @ 520-548-9639.



Sleep comfortably at night with a **Select Comfort Bed**. Just like brand new, still under manufacturer's warranty. Asking \$ 900. Call Jean @ 615-3796.

**Custom Sterling Silver** with gemstones necklaces. Great gifts \$20-& up. Call 825-7196 for appointment.

**Sewing Lessons** in my home. Elizabeth Smith, Certified Sewing Instructor, Call me at 591-2255 or [Elizabethfashion@msn.com](mailto:Elizabethfashion@msn.com).

Lance Dickson's Team @ **NOVA Home Loans** can help with purchase or refinancing. Call Courtney @ 750-8888, [www.lancedickson.com](http://www.lancedickson.com). Recommended by Valerie.

Let's get your home in shape! Call Lucia the designer @ (520) 744-4873.

**Entertainment Book 2008**, Reduced! Call Cheryl @ 202-5423. Profits go toward CFHS Band's expenses for performance at 2008 Olympics in China.

**Mary Kay Products**. Log on at [www.marykay.com/shawnryden](http://www.marykay.com/shawnryden). Call Shawn at 722-3778 or 870-2775.

Family photos from **Photo By Jen** make excellent holiday gifts. [www.photobyjen.com](http://www.photobyjen.com) or call Jen Ryder @ 990-8701. References available.

D&S Custom Creations **Budget Interior Decorators**. Call for appointment 520 574 4337 ph/fax or email us: [dscustoms@cox.net](mailto:dscustoms@cox.net).

Best facial I've ever had! Call Stephanie @808-4000, **Skin Appeal Spa**. Appointments 8am-8pm daily. Recommended by Ellie.

Call Jack and Kirsten of **Cruise Planners** @ 749-4775 or 1-88-CJs-Travel, [www.cactusjackstravel.com](http://www.cactusjackstravel.com). Recommended by Jenn

Call Pam Berry @ **Vantage West Credit Union** for a home purchase, refi or equity line of credit. 520-917-6728. Recommended by Irma.

**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 and expertise to work for you! Call Cheryl Ledford 520-202-5423, & Dick Clark 520-202-5424, at **RE/MAX All Executives**, 1985 E River #121.



**Le Rendez-vous**, 3844 E Fort Lowell, 520-323-7373, "Delicious Cabrilla special and lamb entrées, great French food!" Polly

**Sher-e-Punjab**, 853 E Grant Rd, 520-624-9393, "Very tasty and inexpensive weekday buffet with a large selection." Joan

Contact us at [Ledford@comcast.net](mailto:Ledford@comcast.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 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.

**Frogmore Stew** Courtesy of Clyde Watts serves 8 -10  
 28 baby red potatoes      5 fresh ears corn on the cob, halved      2 -3 T Bold Bay seasoning      2 lb kielbasa sausage, cut in 2" chunks  
 4 -5 stalks celery, chopped      2 -3 shrimp, fresh in the shell      1 can beer      dash of Tabasco      water  
 Put washed potatoes poked with a fork in a large 12 -16 quart covered pot. Add Old Bay, onions, celery, beer and water to cover. Cook ½ hour on medium until potatoes are tender. Add corn and sausage pieces, cook another 10 minutes. Add shrimp, simmer covered for 5 minutes on gentle boil. Drain carefully, serve on large platters. \*

**Cheesy Whole Wheat Fingers** Courtesy of Kelly Brown serves 8  
 1-16 oz loaf frozen whole wheat dough, thawed      1/4 cup chopped onion      1 TBSP butter      1 tsp oregano  
 1/2 tsp garlic salt      1/2 tsp paprika      2 cups (8 oz) shredded cheddar cheese  
 On lightly floured surface, roll thawed bread dough to a 13" x 9" rectangle. Place dough in greased 13x9x2 baking pan. Cover, let rise in a warm place 1 1/2 hours or until nearly double in size. In a saucepan, cook onion in butter until tender. Stir in seasonings. Cool mixture slightly, stir in cheese. Spoon cheese mixture evenly atop dough. Bake in 375° oven for 20-25 minutes. Serve warm. \*

**Redneck Hors d'ouvres** Courtesy of Karen Clark serves 8  
 1 pkg wieners, cut in eights      turkey bacon      1 cup brown sugar      2 tsp cinnamon      toothpicks  
 Cut wieners in 3/4" chunks. Slice bacon in half lengthwise and then across, making 4 pieces. Wrap each hot dog chunk with a piece of the bacon, secure with a toothpick, place in baking dish. Mix brown sugar and cinnamon. Sprinkle dogs with sugar mixture. Bake 350° for 30 -45 minutes. \*

**Little Smokies** Courtesy of Karen Clark serves 6 -8  
 1 pkg little smokies      1 cup grape jelly      1/8 cup mustard      Put wieners in crock pot. Mix jelly and mustard, pour over wieners. Simmer 2 hours. \*

**Aunt Ruth's Potato Soup** Courtesy of Ruth King serves 12  
 2 lb bag Ore Ida hash browns      1 large diced onion      1 can cream of chicken soup      1 can cream celery soup  
 1 can chicken broth      1 can cheese soup      3 cans water      evaporated milk to taste  
 Put all ingredients in large pot, cook for 1 hour over medium heat stirring occasionally. \*

**Chili Dip** Courtesy of Adrienne Ledford serves a party  
 1) 1 block softened cream cheese      2) 1 can chili with beans      3) 1 cup grated sharp cheese  
 Spread ingredients in shallow corning dish layered in order above. Microwave until hot, serve with chips. \*



## A Sample of Homes Offered For Sale By RE/MAX All Executives

### REAL ESTATE NEWS

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).

List Price	\$ per sq ft	Address	Status	BR / BA	Sq Feet	Year Built
\$ 179,900	\$ 189.97	Residence on W. Dive of Peace Dr.		2 / 1	947	1998
\$ 184,900	\$ 180.57	Residence on N. Falcon Ridge Dr.		3 / 2	1024	1997
\$ 219,900	\$ 134.83	Residence on W. Saucedo Dr.		3 / 2	1631	1997
\$ 232,500	\$ 128.31	Residence on N. Star Catcher Dr.		4 / 2	1812	2005
\$ 247,500	\$ 132.92	Residence on S. Alley Mountain Dr.		3 / 2	1862	2005
\$ 260,000	\$ 124.64	Residence on S. Sun Splash Dr.		3 / 2	2086	2002
\$ 268,000	\$ 137.44	Residence on N. Barbados Dr.		4 / 2	1950	2006
\$ 285,000	\$ 188.99	Residence on N. Cherry Ave.		3 / 2	1508	1952
\$ 325,000	\$ 130.73	Residence on N. Blue Crossing Way		4 / 3	2486	2002
\$ 335,000	\$ 156.91	Residence on W. Shining Amber		4 / 2	2135	2003
\$ 449,000	\$ 195.22	Residence on E. Sycamore Springs		4 / 2	2300	2003
\$ 474,900	\$ 175.56	Residence on N. Ocotillo Canyon		5 / 3	2705	2001
\$ 649,000	\$ 183.28	Residence on N. Red Eagle Dr.		4 / 4	3541	2006
\$ 759,000	\$ 218.86	Residence on S. Tumbling Y Ranch		4 / 3	3468	2007
\$ 1,185,000	\$ 295.36	Residence on N. Canon Del Pajaro		4 / 4	4012	1990

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[dickclark@comcast.net](mailto:dickclark@comcast.net)

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

We bring you over 13 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

*Happy New Year to*

## **OUR FRIENDS**

To current resident or

### **Household Hints: Conserving Water**

- When washing dishes by hand, don't let the water run while rinsing. Fill one sink with wash water and the other with rinse water.
- Evaporative coolers require a seasonal maintenance checkup. For more efficient cooling, check your evaporative cooler annually.
- Check your sprinkler system frequently and adjust sprinklers so only your lawn is watered and not the house, sidewalk, or street.
- Run your washing machine and dishwasher only when they are full and you could save 1000 gallons a month.
- Avoid planting turf in areas that are hard to water such as steep inclines and isolated strips along sidewalks and driveways.
- Install covers on pools and spas, check for leaks around your pumps.
- Use the garbage disposal sparingly. Compost instead and save gallons every time.
- Plant during spring or fall when the watering requirements are lower.
- Keep a pitcher of water in the refrigerator instead of running the tap for cold drinks, so that every drop goes down you not the drain.
- Check your water meter and bill to track your water usage.
- Minimize evaporation by watering during the early morning hours, when temperatures are cooler and winds are lighter.
- Wash your produce in the sink or a pan that is partially filled with water instead of running water from the tap.
- Use a layer of organic mulch around plants to reduce evaporation and save hundreds of gallons of water a year.
- Use a broom instead of a hose to clean your driveway or sidewalk and save 80 gallons of water every time.
- If your shower can fill a one-gallon bucket in less than 20 seconds, then replace it with a water-efficient showerhead.
- Collect the water you use for rinsing produce and reuse it to water houseplants.
- Divide your watering cycle into shorter periods to reduce runoff and allow for better absorption every time you water.
- Check outdoor faucets, pipes, and hoses for leaks.
- Check your pool for leaks if you have an automatic refilling device.
- Only water your lawn when needed. You can tell this by simply walking across your lawn. If you leave footprints, it's time to water.
- Consider a new appliance offering cycle and load size adjustments. They are more water and energy-efficient than older appliances.
- Keep showers under 5 minutes, saving up to 1000 gallons a month.
- Install low-volume toilets.
- Adjust your lawn mower to a higher setting. Longer grass shades root systems and holds soil moisture better than a closely clipped lawn.
- Use the water from cleaning the fish tank on your plants. It's rich in nitrogen and phosphorus, providing free and effective fertilizer.
- Use the sprinkler for larger areas of grass. Water small patches by hand to avoid waste.
- Put food coloring in your toilet tank. If it seeps into the toilet bowl, there's a leak. Fix it and save more than 600 gallons a month.
- Plug the bathtub before turning the water on, then adjust the temperature as the tub fills up.
- Direct downspouts and other runoff towards shrubs and trees, or collect and use for your garden.

[www.wateruseitwisely.com](http://www.wateruseitwisely.com)