



All Executives
Tucson, AZ



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

Created especially for **OUR FRIENDS**

By

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Our July Featured Properties



Awesome 2BR/2BA downstairs corner unit near community pool w/ covd parking. Ceramic tile and carpet, FP and private patio. Min from River Walk, Tucson Racquet Club, bus lines, shopping, U of A. \$129,900.

4 spacious BRs w/ loft, 2800+ sqft, pool-sized lot. Lg FR, eat-in kit w/Maple cabs, center island, b-bar, huge pantry/laundry rm. 3-car garage. Mt views. Convenient to shopping, restaurants, schools, and I-10. \$275,000.



Price Reduced! Spacious 3BR/2 BA huge LR/DR, FR. Loads of counters & cabinets. Grand MBR, shower, & garden tub. Lovely, private, fenced backyard, mature landsc, grass, covd patio, perfect for AZ entertaining. \$259,900.

Gated Community! 3BR/2BA foothills beauty w/awesome mt views on cul-de-sac. Kit features pantry, stylish oak cabs, micro & gas stove. Lg master suite w/huge walk-in closet, shower, garden tub. Prof landsc. \$390,000.



Price reduced! Cul-de-sac lot. 18"ceramic, dual cooling. Kit has new cabinets, center island w/ breakfast bar. FR w/FP, huge covd patio & pool. Lg backyard, fruit trees. Detached storage room & shed, drip irrig. \$219,900.

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

Foreclosures are NOT Necessarily Bargains

By Teresa Boardman, [Inman News](#)

Media hype give consumers the message that they can find bargains or even achieve wealth by purchasing bank-owned homes. Real estate agents are bombarded with info on how to get rich selling foreclosures. The opportunities are not as wonderful as the marketing leads us to believe.

The process of buying a home from a bank is different-- it's slower, there's more paperwork, and it seems like the bank doesn't really care if it gets sold.

Inspections are a challenge, often utilities have been turned off. It takes much longer to get the simple things done.

Large asset management departments handle foreclosures. Employees acting as the seller are in charge of hundreds of "files." They don't make decisions; they follow rules and they get paid vacations, and do not receive commissions or bonuses when their "file" closes. About one in every two or three offers a buyer's agent writes will result in a sale that closes.

Often no effort is made to clean bank-owned homes or remove refuse. There are holes in the ceilings, missing windows and water heaters, and appliances. They are not staged, and they stay on the market longer than other homes do.

Some foreclosures are in better shape than others. Buyers make offers on them and wait for weeks to find out if the offer was accepted. After going through that a couple of times, some buyers say no to foreclosures.

It is a myth that bank-owned properties are a bargain. The bank-owned homes priced very low often need so much work that the cost of the repairs is more than the value of the home after the repairs are done.

The number of foreclosures locally and nationwide will have a measurable impact on the social fabric of our neighborhoods and on our economy. Some will make money from it, but right now it is not obvious who the winners will be. These homes make up too much of the market to be ignored.

Email or Snail Mail?

Currently the newsletter is mailed to more than 7,000 homes. In an effort to keep our current newsletter circulation and to assure that you continue to receive it each month, we are offering our friends the option of having the "purple rag" emailed to you as opposed to mailing through the post office. Many have responded favorably to having it emailed to them.

If you would be interested in receiving your newsletter through your email, please send us your name, address, subdivision, and email address. We promise not to share, raffle, give away, or sell your email address to ANYONE, ever! Contact: [Cheryl Ledford](mailto:CherylLedford@TucsonRelocation.net) 202-5423 or [Dick Clark](mailto:DickClark@comcast.net) 202-5424 CherylLedford@TucsonRelocation.net dickclark@comcast.net As always, we look forward to hearing from you!

July 2008

Volume 7, Issue 7



REAL ESTATE NEWS

Inside this Issue

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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.

Misplace your newsletter? Log on to www.tucsonrelocation.net, click on NEWSLETTER, click on NEWSLETTER ARCHIVE. Scroll down, click on the month you missed. Those recipes and hints await.

The Sharing Space

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

Set of 5 wheels w/ tires. Enkei Type 7 wheels, silver, 18"x7.5", dual bolt pattern 100/105mmx4, 45mm offset. Mounted w/ Falken Ziex ZE512 tires, 225/40ZR18 92W, balanced. Never used, complete w/ center caps and lug nuts. Still in original shipping wraps. \$1400. Pictures available by e-mail. Rob, 520-275-7729 or 520-393-8379.

[Mayan Palace Resort](#) near Rocky Point, Mex. \$100.00 per day for large suite and kitchen, contact George at 290-8646 for more info and reservations.

Izatt Music Studios is now accepting beginning - advanced piano students. Julie Izatt has a BMUS degree with emphasis in piano performance and 16 years private teaching experience. Located in Rita Ranch. Please call 664-2247 or email julieizatt@gmail.com for your free introductory lesson.

SeaSource Detox Spa. Immerse yourself in purifying ocean-derived elements and nutrient-rich marine botanicals. Enjoy a deeply rejuvenating experience inspired by the sea...because you deserve the BEST! For information on a complete body cleanse, contact Maria @ 520-405-9685.

Buy or sell [Avon!](#) Only \$10 to sign-up for 50% profits for 2 months! Call Laura at 574-4478 to get started!

Truck and driver for hire. Will pick up, move, deliver, return, take to storage or charity donation, etc. Call Rich at 668-9984. Recommended by Silvija on Sierra Park.

FlyMotocross Boots-grey, used 2x-Size Y2, \$40. Answer Motocross Boots-black, new-Size Y11, \$55. MRS Motocross Boots-black, new-Size Y2, \$55. Call 574-4478.

Do you have a Will? Would you like to have Identity Theft Protection in ALL 5 areas...1)Finances...2)Driver's License...3)Social Security...4)Medical...5)Your Identity? Would you like to have UNLIMITED phone consultations with a Lawyer? For more information contact Maria @ 520-546-0336.

[Paul's Lock Service](#) - excellent service and good communication. Residential and commercial locksmithing at a lower price. Paul@paulslocks.com (520)808-3183.

MS Fixit. Repairs, clean outs, organizing, prepping/staging homes for sale. Call Jennifer Phelps @ 203-3269 or 207-0495, or email jennifer@justtouch.com.

Do You Know Of A Reasonable, Dependable & Excellent Housekeeper? If so, I'd love to get in contact with them. Call Debbie at 400-6896 or dshelley97@yahoo.com.

Antique sideboard/hutch/dining table. Early 1900's. Beautiful collection. \$1100 OBO. Call 520-574-2480 (leave msg).

4 Piece white wicker patio set. Includes coffee table, settee and 2 chairs all with cushions. Excellent condition. \$150.00. Call Gail M-F 520-290-6880.

If you would like to buy or sell [Avon](#), contact: Debbie Rose @ 663-1798, or email: angel_rose@cox.net. I live in the Rita Ranch area and deliver all over Tucson.

1995 Isuzu Rodeo, 1 owner, 106k mi, ice cold A/C, ex interior, remote start alarm, minor rear damage. Sacrifice @ \$3000 OBO Bob or Tina, 886-4437 or 603-6325.

Four BF Goodrich Comp T-A tires, 205/6015. Like new, less than 1,000 road miles. \$150 OBO. Call Kim @ 250-5108 or Dan @ 977-7628.

1991 Volkswagon Vanagon Camper GL, Automatic, A/C, PS, Fully equip, stove/sink/refrig. 118k orig miles. \$15,000 OBO. Laura at 982-0182.

Connelly (Redington) Billiard Table with blue felt, dark wood grain laminate, tapered legs and leather fringe pockets. Price includes, pool balls and triangle rack, pool sticks and rack, bridge head pool stick, brush, chalk and table cover. Table in ex condition, hardly used. Must move yourself. Please call 360-5825 if interested. Will email pictures.

Summer Specials- signature packages and Senior Portrait package half off Photo By Jen, call Jen Ryder @ 990-8701, www.photobyjen.com. References avail.

Two for Tuesdays Special. Manicure and Pedicure. Call Valerie @ [BJS](#), 103 S. Pantano, (Bway/Pantano) behind the Circle K, 861-9427.

2002 Chevy Silverado 2500 HD 4X4 LT, 127k mi. leather int, On Star avail, ex cond, Maintenance records, bluebook \$11,700.00. Asking \$9,000. Gregg 818-4980.

Sky Island Construction LLC, Log Cabins, Custom Homes, Additions, and Upgrades. AZ. R.O.C. 163522, BBB, Please Call Gregg Ferguson at 471-6322.

Love to sew, striving for quality projects? Want to start sewing and need a little help? Call Elizabeth Smith at 591-2255 or Elizabethfashion@msn.com. Certified Sewing Instructor.

Design your own home like a proff! We'll help - U Learn. Custom decorative original art can be created with U. Call Christine at U Design, 296-2244. Affordable rates.

"I can take care of all your word processing needs. Tailor made projects with attention to detail." call Christina @ 405-8729.

No Plastic: Organic Reusable Shopping Bags printed with beautiful messages about Sustainability: call Lianda: 298-2650, or online: www.SustainableBags.net.

PAINTING SPECIALISTS, ext, int, new const. Licensed, bonded, insured. ROC #'s 046449 & 073618, & BBB. Ed or Paul Greco Jr. @ 298-6344 for free estimate.

7ft. Connelly Pool Table, Rare Natural Mesquite Wood. Includes: 6 Cues (2-18", 2-19", 1-20", 1-21"), Trouble Shooter Cue, Bridge, Balls, 8-ball and 9-ball rack, Chalk, Brush, Cover, Rule Book. Asking \$3,000, seller will pay Connelly to move and set up. Wood bar and 4 swivel stools, \$500 OBO. Call Jenn @ 250-5107.

Natuzzi Leather Sofa and recliner chair, beige. Asking \$900.00. Call 529-1905.

Fun Cruise? Family vacation? Wedding? Reunion? Call Kirsten of Cruise Planners @ 749-4775 or 1-88-CJs-Travel, www.cactusjackstravel.com. Recommended by Nancy

Rita Ranch Painters, Interior and Exterior paint, roof coating, stucco, drywall repair. Emilio Moya, Sr., 401-4808 or 822-1379. Recommended by Mark.

The African Gallery. Beautiful hand crafted jewelry, tablecloths, clothes. Call Binta Diallo @ 979-4646, www.africanagallery.com. Recommended by Cheryl.

New Wolff Sunquest Canopy 2000S Tanning Bed. Pd \$1300, asking \$950 OBO. Warranty. Call 520-574-2480 (leave msg).

Relax, Revitalize with Massage Therapy. Call Catherine Mullaugh, Natural Health Massage Therapy, 622-2162, 4641 N. First Av, Suite 2; River and Bromley.

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

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.

Air Hockey Table: Like new, hardly used and kept covered. Would make a great gift-\$200.00. Call Bill @ 577-0089.

For a perfect Housecleaning with reasonable rates, reliable, detailed, references available, and only \$15/hour, call Christina @ 405-8729. Recommended by a reader.

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

Treat yourself! Totally relaxing foot facial. Call Stephanie @ 808-4000, Skin Appeal Spa. Appointments 8am-8pm Mon-Sat. Recommended by Cheryl

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

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

Mary Kay Products. Log on at www.marykay.com/shawnryden. Call Shawn at 722-3778 or 870-2775.

Put our experience and expertise to work for you! Call [Cheryl Ledford](#) 202-5423, & [Dick Clark](#) 202-5424, at [RE/MAX All Executives](#), 1985 E River Rd #121.



[Brooklyn Pizza Company](#), 534 N 4th Avenue, 520-622-6868. "New York style pizza right here in Tucson." Shelley

[El Guero Canelo](#), 5201 S 12th Avenue, 520-295-9005. "Great Sonoran Hot Dogs!" Diane

Contact us at Ledford@comcast.net (or fax to 520-299-9351) with neighborhood news, garage sales, items for sale, recipes, household hints, and to recommend services, restaurants, or businesses. 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

Share your favorite salad or dessert recipe. Send to ledford@comcast.net.

Incredible Pie Courtesy of [Nancy Rickert](#) serves 6-8
 4 eggs 1 c sugar 1/2 c Bisquick 1 can coconut 2 c milk 1 tsp vanilla
 Beat eggs and sugar, add other ingredients, mix well. Pour into 10" pie plate. Bake at 375 ° for 30 minutes. Serve at room temperature or chilled. *

Tex-Mex Dip Courtesy of [Cheryl Ledford](#) serves many
 3 medium avocados (peeled and chopped) 2 TBSP fresh lemon juice salt and pepper to taste 8 oz sour cream
 1/2 cup mayonnaise 1 pkg dry taco seasoning mix 1 -16 oz container bean dip 1 cup chopped green onions
 3 medium chopped tomatoes 1 can sliced or chopped black olives 2 cups grated medium cheddar cheese
 Blend avocados, lemon juice, salt, and pepper. In separate bowl, combine sour cream, mayonnaise, and taco seasoning. On pizza pan or jellyroll pan: spread bean dip to cover bottom; spread avocado mixture, and top with sour cream mixture. Sprinkle with green onions, tomatoes black olives and cheddar cheese covering previous layer each time. Refrigerate and serve cold with tortilla chips. *

Peach Pie Courtesy of [Marie Stonestreet, Clarksdale, MS](#) serves 6-8
 2 frozen pie crusts 4 ripe peaches, cored, sliced and peeled juice of 1/2 lemon 1 cup sugar
 2 TBSP self rising flour 3/4 stick butter cut into slices 1 tsp melted butter
 Place peaches evenly in 1 crust. Dribble lemon juice over peaches. Mix sugar, flour, and sprinkle over peaches. Add slices of butter evenly. Add second crust on top and pinch crusts together. Cut small slits in crust, and baste top crust with melted butter. Bake 400° 30-40 minutes. *

Jambalaya Pasta Courtesy of [Nancy Rickert](#) serves many
 1 lb bacon 1 1/2 c chopped green pepper 1 1/2 c chopped celery 1 1/2 c chopped onion 6-8 chopped garlic cloves
 1 pkg kielbasa 1 28 oz can tomatoes 2 tsp basil 2 tsp oregano salt and pepper to taste
 Tabasco to taste 2-3 tsp Old Bay Seasoning 1 1/2 c half n half 1 c whole milk 1 14 oz box penne pasta
 Fry bacon in Dutch until crispy, set aside. Drain grease retaining 2-3 tsp. in the pan. Add the green pepper, onion, celery and garlic. Cook over medium heat two minutes. Chop kielbasa into small pieces, add to the vegetable mixture, cook 5 - 10 min. Add tomatoes and stir. Cover and cook for five minutes. Add the spices, cover and cook for 10-15 minutes. Add the half and half and whole milk and stir. Thicken, add a mixture of 2 tsp. corn starch and a small amount of milk if needed. Slowly add to mixture and stir. Lower the heat, cook stirring occasionally. Boil water and cook the penne pasta until it is al dente. Once mixture has thickened, add crumbled the bacon and the drained penne pasta into the jambalaya and serve. *

Apple Pie Courtesy of [Marie Stonestreet, Clarksdale, MS](#) serves 6-8
 2 frozen pie crust 3 Granny Smith apples, cored, sliced and peeled juice of 1 lemon 1 cup sugar
 2 TBSP self rising flour 1/2-1 tsp cinnamon 3/4 stick butter cut into slices 1 tsp melted butter
 Place apples evenly in 1 crust. Dribble lemon juice over apples. Mix sugar, flour, and cinnamon, and sprinkle over apples. Add slices of butter evenly. Top with second crust, pinch crusts together. Cut small slits in crust, baste top crust with melted butter. Bake 400° for 30-40 *minutes. *

Lemon Supreme Cake Courtesy of [Marie Stonestreet, Clarksdale, MS](#) serves 10-12
 1 box lemon supreme cake mix 4 eggs 3/4 cup oil 3/4 cup nectar 2 cups sugar 2 TBSP butter 1/3 c orange juice
 Mix cake mix, eggs, oil, and nectar and beat well. Pour into well greased tube pan. Bake 325° for 45-60 min. Mix 2 cups sugar, 2 TBSP melted butter, 1/3 cup orange juice. Pour slowly over turned and slightly cooled cake. *



What's the market like in Tucson ?

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	Subdivision	BR / BA	Sq Feet	Year Built	Pool
\$ 74,000	\$ 99.20	Residence on E. Nevada Dr.	Verde Meadows	1 / 1	746	1967	No
\$ 129,999	\$ 130.00	Residence on S. Kelvin	Country Club Park	2 / 1	1000	1952	No
\$ 159,900	\$ 118.88	Residence on W. Little Eagle Ct.	Eagle Pointe Estates	3 / 2	1345	2006	No
\$ 160,000	\$ 122.32	Residence on S. Armadillo	Paseo Vista	3 / 5	1308	1986	No
\$ 164,000	\$ 80.23	Residence on W. La Pasadita St.	Cottonwood Manor	4 / 2	2044	1959	No
\$ 269,000	\$ 140.32	Residence on W. Oracle Ridge	Continental Reserve	4 / 2	1917	2006	No
\$ 269,900	\$ 118.90	Residence on N. Painted Feather Dr.	Continental Reserve	3 / 2	2270	2003	No
\$ 299,900	\$ 103.13	Residence on N. Blue Brick Dr.	Continental Reserve	5 / 3	2908	2005	No
\$ 319,900	\$ 144.16	Residence on N. Eagle Crest Dr.	Canada Ridge	3 / 3	2219	1994	No
\$ 370,000	\$ 199.57	Residence on E. Woodgate Ln.	Hill Farm	3 / 2	1854	1982	Yes
\$ 645,000	\$ 208.74	Residence on N. Post Ln.	Sunrise Territory Village	4 / 4	3090	1986	No
\$ 2,500,000	\$ 300.81	Residence on E. Cobblestone Pl.	Cobblestone	6 / 6	8311	1993	Yes

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RE/MAX. Outstanding Agents. Outstanding Results.

We bring you over 15 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: Alberto VO5 Conditioning www.wackyuses.com

- Remove a ring stuck on a finger. Rub on a little Alberto VO5 Conditioning Hairdressing, then hold your hand up toward the ceiling to drain the blood from the area, and slide off the ring.
- Make cleaning up after painting or doing a messy auto grease job easy. Lightly coating your hands with Alberto VO5 Conditioning Hairdressing before painting or fixing the car, clean them off afterward without harsh solvents.
- Soften your feet. Before going to bed, coat your feet with Alberto VO5 Conditioning Hairdressing and put on a pair of socks.
- Prevent spray paint from sticking in your hair. Before spray painting, slick a dab of Alberto VO5 Conditioning Hairdressing the size of a quarter over your hair so you can wash away the paint more easily.
- Prevent static electricity in your hair. Comb a dab of Alberto VO5 Conditioning Hairdressing through your hair.
- Protect your scalp during a permanent. Rub some Alberto VO5 Conditioning Hairdressing into the scalp before giving yourself a perm.
- Minimize drying out your hair in a chlorinated pool. Rub a long dab of Alberto VO5 Conditioning Hairdressing through your hair before taking a swim.
- Prevent hair coloring from dyeing your skin. Dab a little Alberto VO5 Conditioning Hairdressing on your forehead and around the hairline and ears to help keep the color from staining your skin.
- Remove makeup. A dab of Alberto VO5 Conditioning Hairdressing on a tissue or cotton ball gently removes makeup.
- Glitter your face for a holiday party. Rub in a little Alberto VO5 Conditioning Hairdressing onto your cheeks, then dust lightly with glitter.
- Moisturize your face. Rub in a little Alberto VO5 Conditioning Hairdressing in the lines around your eyes to help prevent dry lines.
- Remove an adhesive bandage painlessly. Rub in a little Alberto VO5 Conditioning Hairdressing into the bandage wings, wait a few minutes, peel off.
- Soothe chapped lips and skin. Rub in a small amount of Alberto VO5 Conditioning Hairdressing.
- Soothe your legs after shaving. Rub Alberto VO5 Conditioning Hairdressing into your skin after the bath or shower to make your legs feel velvety smooth.
- Make zippers glide easily. Rub a little Alberto VO5 Conditioning Hairdressing into the teeth of the zipper.
- Condition leather. If you're all out of mink oil, substitute Alberto VO5 Conditioning Hairdressing.
- Shine vinyl and patent leather shoes. Rub in a little Alberto VO5 Conditioning Hairdressing, then buff.
- Protect your dog or cat's paw pads. Rub in a little Alberto VO5 Conditioning Hairdressing before sending your pet outdoors
- Prevent shoes from squeaking. Give squeaky shoes a coat of Alberto VO5 Conditioning Hairdressing.
- Detangle and shine a dog's coat. Comb in a small amount of Alberto VO5 Conditioning Hairdressing.
- Prevent cat hair balls and static electricity on your cat's coat. Rub in a little Alberto VO5 Conditioning Hairdressing. (Don't worry if your cat licks its fur; Alberto VO5 Conditioning Hairdressing is natural and non-toxic.)
- Shine a horse's hooves. Rub in a little Alberto VO5 Conditioning Hairdressing.
- Prevent a leather saddle from drying out. Rub in a little Alberto VO5 Conditioning Hairdressing.
- Detangle a horse's mane and tail. Brush in a little Alberto VO5 Conditioning Hairdressing.
- Stop windows from sticking in their tracks. Lubricate the tracks with a little Alberto VO5 Conditioning Hairdressing.
- Lubricate pipe joints. A thin layer of Alberto VO5 Conditioning Hairdressing on pipe connections will make them fit together more easily.
- Prevent nuts and bolts from rusting together. Lubricate the nuts and bolts with a dab of Alberto VO5 Conditioning Hairdressing before screwing them together.
- Prevent tools from rusting. Give your tools a light coat of Alberto VO5 Conditioning Hairdressing.