



# 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.

Welcome Spring!



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

### Our March Featured Properties



Newer 4BR remodeled home on almost half an acre. Ceramic tile floor, updated kitchen & baths, dual pane windows & lots of storage. Walking distance to city park. \$199,900.

Rita Ranch Immaculate 3BR/2BA w/ceramic tile, dream kitchen, center island, extended patio, lavish-fully landscaped back yard. New paint, like a model home. All appl incl. \$210,000.



Gorgeous 4BR/3BA w/ 18" ceramic tile on first floor, 1BR/1BA downstairs. MBR and two BR's upstairs plus loft. Entertain Arizona style around pebbletec pool and spa, and built-in firepit, BBQ w/bar and frig. plus mountain views. \$375,000.

2.5 acre 3BR/2BA Horse Property w/ great city lights and mountain views! Fenced w/ 2 stalls and turnout, brick tack room, covered hay/RV storage, complete w/ water and electric. \$325,000.



Eastside 3BR/2BA with pool! New kitchen cabinets & counters, built in micro and wall oven. Extended covered patio overlooks pool and gorgeous mountain views. \$168,000.

Cul de Sac 4BR/2BA with pool! New kitchen cabinets & counters, built in micro and wall oven. FP in FR, extended covered patio, extra storage, and mountain views. East side. \$239,900.



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

### Wallboard Nails Working Their Way Out ?

What you're seeing are known as "nail pops," and are fairly common in new homes. Much of the lumber that is available to builders today has a higher moisture content than the lumber of years past, and is often fairly damp when it's installed.

Over time, the heat in the house dries out and shrinks the wood, and nails can work loose. This is especially common in drywall ceilings, where the weight of the drywall and the relatively small size of the nails make it easier for them to pull out slightly.

Don't pull out the old nails. Drive a screw in near each popped nail to re-anchor the drywall at that spot, then tap the original nail back in place. If you're lucky, you may need to do only a surface touch-up over the screw and nail, using drywall patching compound. Or, nail pops may be hammered back in. Use a hammer with a crowned (convex) face so that as you tap the nail back in, you create a small "dimple" in the face of the drywall. However, since you are tapping the nail back into its original hole in the wood and its holding power is diminished, at each nail pop you need to install another nail next to the original one, about an inch or two away (make sure you nail it into the ceiling joist). This will help secure the drywall and greatly increases the chances that the nail pops will not reappear.

Use drywall joint compound to fill in the dimples. For best results, do this twice, allowing the compound to dry between coats.

Finally, retexture the areas as needed to blend them in, using the patching texture in a spray can that's now available from most paint stores and home centers.

If the nails protrude far enough, they can push the drywall tape off the wall. Where this happens, cut away and replace the tape. Cut back only as far as necessary-the ends of the tape still firmly embedded in joint compound should not have to be removed.

<http://www.hometips.com>

*If you wait for the market to hit rock bottom before you 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.

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

**PAINTING SPECIALISTS**, exterior, interior re-paints, new construction. Original painters for Estes and US Homes. Licensed, bonded, insured. ROC #'s 046449 & 073618, & BBB. Third generation since 1977. Contact Ed or Paul Greco Jr. @ 298-6344 for free estimate. "They just repainted my house and it looks great." Ann Natuzzi/Leather Sofa and recliner chair, beige. Asking \$900.00. Call 529-1905.

Falcon Point, Association-wide Garage Sale March 29th, 7 AM to Noon. Golf Links/Bonanza, look for the signs.

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.

Artistic and Heavy Duty Ironworks, 1417 S 6th Ave, 624-0511. Beautiful security doors, reasonable rates, reliable. Recommended by Cheryl.

**Need Help?** - Errands, Dr appts, light housekeeping, meal prep, laundry, companionship. Reasonable hourly rates, 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.africanagallery.com](http://www.africanagallery.com). Recommended by Cheryl  
New Wolff Sunquest Canopy 2000S Tanning Bed. Pd \$1300, asking \$975 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.

3/4 ctw Platinum Bridal Set, matching wedding band with round diamonds, \$2,900. Please email [jbala@cox.net](mailto:jbala@cox.net) for more information. Pictures available upon request.

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.

Teach English in China! 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.

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.

Congo African Grey Parrot (Othello) - Hand fed; Excellent temperament; needs attention; prefer bird lover; \$950 incl. cage/accessories. Call 574-2480 (leave msg).

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

Mother's Day Special, Lemony refresher facial, includes foot treatment & massage. Orig \$85, now \$65. 808-4000, Skin Appeal Spa. Appointments 8am-8pm Mon-Sat.

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.

Patti Quinn, Wells Fargo Mortgage, can assist you with new financing or refinancing your present home. Call Patti @ 631-6562. Recommended by Glen.

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

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

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 gifts. [www.photobyjen.com](http://www.photobyjen.com) or call Jen Ryder @ 990-8701. References available. Recommended by Kim.

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

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

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

**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.



Hacienda del Sol, 5601 N Hacienda del Sol Road, 520-299-1501, "Love the steak filet, and don't forget Sunday Brunch!" Rob

El Corral, 2201 E River Rd, 520-299-6092, "Great steak and ribs, don't miss the Tamale pie." Dick

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!  
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<b>Frozen Banana Salad</b> 7 mashed bananas Pour into freezer safe container or muffin tins for individual salads. Place in freezer for several hours. Serve frozen.	1 cup buttermilk 1 cup sugar 1 cup chopped pecans	<b>Courtesy of Snooks Jackson</b>	<b>serves 10</b> 8 oz cool whip
<b>Maryland Crab Cakes</b> 1 lb can lump crab meat, drained 3 slices white bread w/o crust, diced fine Mix all ingredients except crab. Fold in crab lightly. Form into 8 cakes. Bake 8 minutes at 425°, then broil 3 minutes or until light brown.	1/2 cup REGULAR mayonnaise 1/2 tsp chopped parsley	<b>Courtesy of Diane Latta</b>	<b>serves 4</b> 1 egg 1 tsp Old Bay Seasoning 2 TBSP Worcestershire sauce
<b>Fried Asparagus</b> 1 bunch fresh green asparagus Wash and steam asparagus 3-4 minutes in microwave. Heat oil and butter in skillet. Add asparagus. Cook medium high heat and turn asparagus until dark. Remove from skillet and top with crumbled Asiago cheese. Serve hot.	3 TBSP olive oil 3 TBSP butter	<b>Courtesy of Billy Lawson</b>	<b>serves 4</b> Asiago cheese
<b>Diet Margarita</b> 6 oz Sierra Mist Free Mix all ingredients together. Pour over 1 cup crushed ice.	1.5 oz tequila 1/2 tsp Raspberry Crystal Light powdered drink mix	<b>Courtesy of Karen Clark (Weight Watchers)</b>	<b>serves 1</b> 1 oz lime juice
<b>Sidewalk Hawaiian Chicken Casserole</b> 10 boneless, skinless chicken thighs cooked and cut into bite size pieces 1/2 cup brown sugar 1/2 cup butter Melt butter in micro and add brown sugar, add mixture to dry stuffing mix and seasoning packets included in box. Add pineapple with juice to stuffing until moist. Place in 9" x 13" baking dish. Bake 350° for 30-45 minutes. (I made this for an office pot-luck. Drove to River and Campbell, took the casserole out of the car, tripped over the curb . . . and that's how it got its name.)	3 TBSP soy sauce 1 cup chicken broth 3 TBSP Worcestershire sauce	<b>Courtesy of Cheryl Ledford</b>	<b>serves 8</b> 2 boxes stuffing mix 1 large can crushed pineapple
<b>Aunt Ruth's Old Fashioned Tea Cakes</b> 1 stick butter 2 1/2 cups plain flour, pre-sifted Mix butter, oil, sugar and egg. Add vanilla, flour, salt, vinegar, and soda dissolved in 1 TBSP hot water. Blend well and drop by teaspoon on ungreased cookie sheet. Bake for 10-12 minutes at 350°.	1/2 cup vegetable oil 1/2 tsp salt	<b>Courtesy of Ruth King</b>	<b>serves many</b> 1 egg 2 tsp vanilla 1/2 tsp vinegar 1 cup sugar 1/2 tsp soda dissolved in 1 TBSP hot water
<b>Good Salad</b> Good Seasons Zesty Italian dressing marinated red peppers Cut up veggies, cheese, and meat into desired sizes. Mix in large bowl and serve.	1 head Romaine lettuce marinated mushrooms	<b>Courtesy of Barb Stokes</b>	<b>serves 6</b> Provolone cheese marinated artichokes hot or sweet Capicola grape tomatoes salami Parmesan cheese
<b>Cornstarch Clay</b> 1 cup cornstarch Boil salt and 2/3 cup water. Mix corn starch with remaining water and stir well. Blend these 2 mixtures and knead into clay. Mold clay into shapes. Takes several hours to dry. Then paint if desired. Unused clay may be kept in jar or in Ziploc bag in refrigerator.	1 1/3 cup cold water 2 cups salt	<b>Courtesy of Miss Cathy</b>	<b>playtime</b>
<b>Snowball Candy</b> 1-6 oz package chocolate morsels Melt chocolate over warm water, fold in marshmallows and nuts. Drop onto waxed paper, cool and serve.	3 cups miniature marshmallows 1 cup nuts	<b>Courtesy of Mrs. Barnett</b>	<b>serves many</b>



REAL ESTATE NEWS

## What's the market like for Our Friends?

List Price	\$ per sq ft	Address	Status	BR / BA	Sq Feet	Year Built	Pool
\$ 165,000	\$ 118.96	Residence on S Luxor Way		3 / 2	1387	2003	No
\$ 193,900	\$ 136.07	Residence on N Woodland Ave		3 / 2	1425	1951	No
\$ 199,900	\$ 101.58	Residence on S Camino Del Sierra		4 / 2	1968	2001	No
\$ 235,000	\$ 157.19	Residence on N Old Ranch Rd		3 / 2	1495	2003	No
\$ 269,000	\$ 124.77	Residence on S Woodbury Grove Dr		4 / 2	2156	2006	No
\$ 269,900	\$ 107.66	Residence on W Vistoso Highlands		5 / 3	2507	1999	Yes
\$ 364,500	\$ 303.75	Residence on E Camino Aurelia		2 / 1	1200	1981	No
\$ 450,000	\$ 216.97	Residence on N Copper Sky Pl		3 / 3	2074	2003	No
\$ 469,900	\$ 164.30	Residence on E Paseo Cimarron		3 / 2	2860	1977	Yes
\$ 475,000	\$ 211.11	Residence on N Ridge Shadow Pl		2 / 3	2250	2002	Yes
\$ 639,000	\$ 217.72	Residence on N Heritage Point Pl		3 / 3	2935	2007	No
\$ 649,000	\$ 236.69	Residence on N Campbell Ave		4 / 3	2742	1996	No

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

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## OUR FRIENDS

To current resident or

### Household Hints:

Peel a banana from the bottom and you won't have to pick the little "stringy things" off of it. That's how the primates do it. Take your bananas apart when you get home from the store. If you leave them connected at the stem, they ripen faster.

Store your opened chunks of cheese in aluminum foil. It will stay fresh much longer and not mold!

Peppers with 3 bumps on the bottom are sweeter and better for eating.

Peppers with 4 bumps on the bottom are firmer and better for cooking. Add a teaspoon of water when frying ground beef. It will help pull the grease away from the meat while cooking.

To really make scrambled eggs or omelets rich add a couple of spoonfuls of sour cream, cream cheese, or heavy cream in and then beat them up.

For a cool brownie treat, make brownies as directed. Melt Andes mints in double broiler and pour over warm brownies. Let set for a tasty mint frosting.

Add garlic immediately to a recipe if you want a light taste of garlic and at the end of the recipe if you want a stronger taste of garlic.

Leftover snickers bars from Halloween make a delicious dessert. Simple chop them up with the food chopper. Peel, core and slice a few apples. Place them in a baking dish and sprinkle the chopped candy bars over the apples. Bake at 350 for 15 minutes. Serve alone or with vanilla ice cream.

Heat up leftover pizza in a nonstick skillet on top of the stove, set heat to med-low and heat till warm. This keeps the crust crispy. No soggy micro pizza.

Put cooked egg yolks in a zip lock bag. Seal, mash till they are all broken up. Add remainder of ingredients in your deviled egg recipe. Reseal, keep mashing mixing thoroughly, cut the tip of the baggy, squeeze mixture into egg. Just throw bag away when done, easy clean up.

When you buy a container of cake frosting from the store, whip it with your mixer for a few minutes. You can double it in size. You get to frost more cake/cupcakes with the same amount. You also eat less sugar and calories per serving.

To warm biscuits, pancakes, or muffins that were refrigerated, place them in a microwave with a cup of water. The increased moisture will keep the food moist and help it reheat faster.

When putting in your plants, work the nutrients in your soil. Wet newspapers put layers around the plants overlapping as you go cover with mulch and forget about weeds. Weeds will get through some gardening plastic they will not get through wet newspapers.

Use a wet cotton ball or Q-tip to pick up the small shards of glass you can't see easily.

Place a dryer sheet in your pocket. It will keep the mosquitoes away.

To keep squirrels from eating your plants sprinkle your plants with cayenne pepper. The cayenne pepper doesn't hurt the plant and the squirrels won't come near it.

To get something out of a heat register or under the fridge add an empty paper towel roll or empty gift wrap roll to your vacuum. It can be bent or flattened to get in narrow openings.

Before you pour sticky substances into a measuring cup, fill with hot water. Dump out the hot water, but don't dry cup. Next, add your ingredient, such as peanut butter, and watch how easily it comes right out.

Helpful Hints courtesy of John Turner (JT1)