



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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November 2008

Volume 7, Issue 11



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.



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Our November Featured Properties

REDUCED! 2BR/2BA corner unit near community pool. Lg kitchen, ceramic tile and carpet floors, cozy FP, private patio, and cov'd parking. Min from River Walk, Tucson Racquet Club, bus lines, shopping, U of A. \$108,000.



REDUCED! Well maintained, gated, FH. Beautiful ceramic tile floors, split BR plan, FP. Kit has lots of counters, b-bar, wall of built-ins. Luxurious MBA w/ garden tub & separate shower, 2 sinks, 2 walk-in closets. Mt views. \$350,900.

Quality David Baird all-masonry constr on lush, prvt FH cul-de-sac, w/mtn views. Recently remodeled w/new travertine flrs, carpet, granite cntrs. Mature citrus trees, B/I BBQ. Custom security screen doors. \$799,900.



REDUCED! Gorgeous 6BR/6BA with detached GH, beautiful travertine tile, cherry cabinets, granite counters, all appliances. Fabulous MBR, exercise rm, study. Sparkling pool, stunning city, mt, & sunset views. \$1,999,999.

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

Buying Fixer-Upper? Don't expect a goldmine.

Fixer-upper properties come in many varieties. Cosmetic fixers usually offer the biggest return on your investment. They tend to be less costly than homes requiring major renovation. An ideal cosmetic fixer would be a house that's been neglected, but that has no serious structural problems. It may need an exterior paint job, new landscaping, new kitchen appliances, floor coverings, updated lighting fixtures, and interior paint.

Aside from the challenge of finding a diamond in the rough, paying for the fix-up costs can be a show-stopper for many buyers. With the recent credit crisis, most lenders require larger cash down payments. Equity lines of credit are still available, if there is sufficient equity in the house.

It's unlikely that you will realize a sizable gain in a short period of time in the current market. At present most areas aren't experiencing appreciation. This is why it's risky to buy a fixer in this market with the aim of making a fast profit.

Larger fixer projects can be problematic and should be carefully thought through, with help from professionals, before going ahead. Special attention should be paid to the scale of the project, projected costs including cost overruns, and the market value of the house when the renovation is complete.

Once you start changing the footprint of the house, pushing out or changing supporting walls, gutting the kitchen and bathrooms and rearranging the floor plan, the costs can become astronomical. That's OK, if you can afford it and if you plan to enjoy the finished product for a long time to come.

It wouldn't be wise to make such an investment if you were planning on moving again within the next five years. You probably wouldn't recoup your investment.

One option would be to scale back the project to something more manageable and less expensive. One risk of remodeling a property is over-improving it for the market. It doesn't make good financial sense to do a \$500,000 renovation to a house that's worth about \$500,000 in its present condition if all the other sales in the neighborhood top out at \$750,000.

By [Dian Hymel](#), [Inman News](#)

Email or Snail Mail?

This newsletter is mailed or emailed to more than 7,000 homes. In an effort to maintain our current circulation and to assure that you continue to receive it each month, we are offering our readers the option of having the "purple rag" emailed as opposed to mailing through the post office (and it's in color). Many have responded and our email list is really growing!

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 202-5423 or email: Ledford@comcast.net

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

If you have anything to sell or recommend, send it and we'll print it here.

Very handsome wooden **Armoire** w/Ocotillo -look doors. Paid \$995, asking \$375. **Ford Taurus** SES. 2003, 6 cyl 52k mi, extended warranty. \$5,990 OBO. Fireplace screen, wooden hinged Ivory with painted design. Never used. Paid \$80, asking \$20. Call 808-2919

"Amazing re-do on our driveway! Completely professional and dependable. We strongly recommend Ed at [Beyond Brick](#), 722-3400." Marsha and Bruce

40"high x 28" across wood and leather **Globe Bar** from Italy, 1970. Asking \$150. Wrought Iron, brass and wood **Baker's Rack** with wine rack. Made in France. Won on Hollywood Squares in 1979. \$750 OBO. Call Butch @ 981-8354.

Mayan Palace Resort, beachfront, south of Rocky Point - remodeled 2 br, 2 ba with living room and kitchen, \$900 /wk, or \$150 /day. Call George at 290-8646 for details.

[Teach For Friendship Foundation](#) is recruiting teachers for July and Sept 2009 positions in China. Informational meeting -Udall Park meeting room Dec 7, at 1:00 pm.

Silpada Design Jewelry. Beautiful Sterling Silver Jewelry! Go to www.mysilpada.com/kay.santarelli to view the catalog. Just in time for your Holiday Shopping: **GIFT Certificates** now available!! Earn free jewelry by having a Silpada Party in your home. For more info or to place an order, call Kay at 615-4935.



Speech Therapy: Licensed pediatric speech therapist. Immediate openings available. \$60/session. Contact Jennifer Olguin at 520-204-0275.

[GFG Metalworks](#), greening fine gardens. Call Marla at 520-349-2220.

Don Dockman, Investment Solutions Representative, [COUNTRY® Financial](#), 1350 N Kolb Rd, Suite 120, Office: 520-298-9411, Fax: 520-298-9177, Cell: 520-668-7043.

Nails/Pedicure Nails Full set \$40, Fill \$23 and Pedicure \$30 Hair 2000, 7852 E. Wrightstown. Laura 990-9081 mention this ad for a discount.

LOVE GETTING GREETING CARDS in the mail but hate to send them? Holiday, Birthday & other cards quick, easy and inexpensive all from your computer. Send-Out-Cards prints, stuffs and mails for less than \$1.00. Great home business! FREE TRIAL Call Lori @ 299-8745, email: loriwrap@msn.com or www.sendoutcards.com/loriwhite.

Candy Bouquet, A delicious alternative to flowers. Look us up: 5935.CandySurprise.com, call Elizabeth @ 300-0021, or email elicandybouquet@live.com.

Massage Therapy, Sugar and Salt Scrubs, Various Wraps. Harrison/Golf Links Area. Licensed & Certified 23 years. Call De 784-4469. Gift Certificates Available. Special: Swedish Massage \$40.00 till Jan 1, 2009.

Hand-made custom baby items designed just for you. Crib bedding, keepsake quilts, play rugs, receiving blankets, carseat covers and more! Perfect baby shower or Christmas gifts. Call Heather 520-886-7782 or mrs.caywood@yahoo.com.

Put my 15 yrs mortgage experience to work for you! **Pam Berry**, Vantage West Credit Union, 917-6728 or pamb@vwestcu.org for any mortgage needs. We have loans available! Got Pain? Stress? **Bio-Touch** can help! Call 323-7951 for an appointment to get a free session.

As Clean As A Whistle Cleaning Service for home or office. Weekly, monthly, or spring cleaning. References available. Call Robin @ 520-762-0900.

14 ft round trampoline, ex condition with no padding. Paid \$250, sell \$75. Cindy @ 721-8079.

"**Gold Canyon Candles**" - Finest "Gourmet" Scented Candles-For more info call 869-0705. Dianne, "The Wicked Wick of the West!" 7386 Placita de la Intriga- Rancho Esperero.

Michael T. Takerian, [Sunstreet Mortgage](#), LLC, 6340 N Campbell Ave #140. Call Mike @ 520-547-4143, 520-906-2047, or 888-634-6399. mtakerian@sunstreetmortgage.com.

Izatt Music Studios is now accepting beginning - advanced piano students. Julie Izatt has a BMUS degree with emphasis in piano performance and 16 year 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



FHA offers great buyer financing. Call Joette, Courtney, or Lance Dickson @ **NOVA Home Loans**, 520-750-888. www.lancedickson.com.

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

High school chemistry and biology tutor, 25 yrs. teaching experience, start in Nov, call Barbara at 577-5345.

Do you have a Will? Identity Theft Protection in Finances, Driver's License, Social Security, Medical, Your Identity? For more information contact Maria @ 520-546-0336.

Give yourself some TLC! Rehydrating organic facial, waxing, aroma therapy. Gift certificates available. Call Glenna 296-8732. recommended by Sherrie.

More than 25 years mortgage experience-Patti Quinn, **Wells Fargo Home Mortgage**, 520-631-6562. Recommended by Barrie.

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

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.

Book a Nov or Dec wedding and receive a digital frame with your favorite photos. **Photo By Jen**, call Jen Ryder @ 990-8701, www.photobyjen.com. References avail.

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.

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

Reduced!! 7ft. Connelly Pool Table, Rare Natural Mesquite Wood, Complete, \$2,500. **Wood bar and 4 swivel stools**, \$450 OBO. Call 250-5107 or 250-5109.



Natuzzi Leather Sofa and recliner chair, beige. Asking \$900.00. 2000 Rockwood Ultralite Travel Trailer 25ft, \$8,000 OBO. Call 529-1905.

Winter cruises can be a fantastic bargain! Call Kirsten @ **Cruise Planners**, 749-4775 or 1-888-257-8728, www.cactusjackstravel.com.

Must Sell! New Wolf Sunquest Canopy 2000S Tanning Bed with 10 year warranty-\$1,000 OBO. Like New Quality SW Futon w/mattress & cover, pd \$700+, asking \$200.

Olympic Weight Tree (1,000 lb. capacity)-\$70. **Hand Weights**, 10-40 lbs (sets in 5 lb increments) with stand-\$225. 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.


For a perfect **Housecleaning** with reasonable rates, reliable, detailed, references available, and only \$20/hour, call Christina @ 405-8729.

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

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.



 **Eclectic Cafe**, 7053 E Tanque Verde Rd, 520-885-2842. "Wonderful Chicken Stuffed Avocado!" Ann

Toni's Family Restaurant, 6135 E 22nd Street, 520-790-1329. "Real country-style delicious breakfast with huge portions! Open for lunch, too" Ninny

Viv's Cafe, 8987 E Tanque Verde Rd, Ste 361, 520-760-8622. "Great home-style breakfast and lunch!" Bannie

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

Want to share your favorite holiday recipe? Send it to ledford@comcast.net.

Easy Turkey Melt Sandwich Courtesy of Cheryl Ledford **serves 4**
 8 slices toasted white bread sliced cooked turkey 2 cans (10.5 oz each) cream of mushroom soup, condensed
 1/2 cup water 1/2 cup shredded sharp Cheddar cheese 8 slices lightly cooked bacon
 Place toast on baking sheet. Arrange sliced turkey on toast. Combine cream of mushroom soup with water; heat thoroughly. Spoon sauce over the turkey slices, sprinkle with cheese. Top cheese with slices of crispy bacon. Put under broiler until cheese is melted and sandwiches are hot. *

Curried Turkey Salad Courtesy of Cheryl Ledford **serves 8**
 4 c coarsely chopped cooked turkey, white meat 1 small can water chestnuts, drained and diced 1lb seedless green grapes, halved
 1 cup chopped celery 1 cup slivered almonds, toasted and divided 1 1/2 cups mayonnaise, or less, as desired
 1 to 1 1/2 teaspoons curry powder, or to taste 1 tablespoon soy sauce lettuce leaves 1 can (8 ounces) pineapple chunks, drained
 In a mixing bowl, mix turkey, water chestnuts, grapes, celery, and 1 1/2 cups almonds. In a separate bowl mix the mayonnaise, curry, and soy sauce. Combine with turkey mixture. Chill for several hours. Serve on lettuce garnished with the remaining almonds and pineapple chunks. *

Leftover Turkey Vegetable Soup Courtesy of Marie Stonestreet **serves 8-10**
 1 large can crushed tomatoes 1 large can V-8 juice 2-3-bags frozen gumbo mix or soup mix 1 pkg frozen okra
 2-3 peeled and cubed potatoes 3-4 sliced carrots 1 onion chopped course 2-3 stalks celery, sliced
 2-3 quarts canned chicken broth salt and pepper to taste 1 TBSP dried crushed basil 4 cups leftover turkey, cubed
 Mix all ingredients except turkey. Simmer on low 30-45 minutes. Add turkey and heat through. Freezes well. *

Turkey Roll Ups Courtesy of Ms Hamilton **serves 4-6**
 1 -8 oz softened cream cheese 1 small sour cream 1 small can chopped black olives 2 bags shredded cheese (any kind)
 chopped jalapeno peppers small jar salsa chopped onion 1 1/2 cups finely diced leftover turkey large flour tortillas
 Mix together, spread evenly on tortillas. Roll up like a jelly roll and wrap in wax paper. Refrigerate overnight. Slice and serve. *

Breakfast Turkey Tacos Courtesy of Dick Clark **serves 6**
 2 cups finely chopped leftover turkey, microwaved 1 min 12 eggs 1/2 tsp salt 1/2 tsp pepper
 1 cup sharp cheddar cheese, shredded 6 large wheat flour tortillas mild, medium, or hot salsa to taste
 Break eggs in bowl and whisk until blended. Season the eggs and scramble in pan coated with non-stick spray until firm. Top each tortilla with some turkey, cheese, eggs, and salsa. Fold and serve. *

Leftover Turkey Empanadas Courtesy of Jennifer Turner **serves 12-15 Empanadas**
 3 cups leftover turkey, chopped fine 1- 8 oz pkg shredded Colby and Monterey Cheese, blended 4 oz cream cheese, softened
 1/4 cup chopped red bell pepper 1 jalapeno, seeded and chopped 1/2 TBSP ground cumin
 1 1/2 tsp salt 1/2 tsp pepper 1- 15 oz pkg refrigerated pie crusts
 Lightly grease baking sheet. Combine all ingredients except pie crusts. Unroll one pie crust onto lightly floured surface. Roll into thin 15" circle. Cut 3" rounds. Re-roll dough as needed. Repeat with other crust. Place one heaping TBSP of chicken mixture in center of a round. Fold dough over filling. Dampen edges and press with a fork or your fingers to seal. Can be frozen up to one month. Arrange on baking sheet. Bake 15 min @ 400°. *

Turkey Pot Pie Courtesy of Marie Stonestreet **serves 6**
 Place 3-4 cups cooked and cut up turkey 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, salt and pepper and pour over peas. Mix 1 1/2 cups self rising flour, 1 1/2 cups buttermilk, 1/2-1 cup melted butter and spread over soup mixture. Pour 2 cups chicken broth over flour mixture. Bake 375° for 1 hour. Can loosely cover at the end. *



What's the market like in Tucson? A sample of homes for sale at RE/MAX.

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](mailto:Cheryl.Ledford@comcast.net) (520-202-5423) or [Dick Clark](mailto:Dick.Clark@comcast.net) (520-202-5424).

List Price	\$ per sq ft	Address	Status	BR / BA	Sq Feet	Year Built	Pool
\$ 146,000	\$ 121.06	Residence on N. Fair Desert Dr.		3 / 2	1206	1993	No
\$ 154,900	\$ 132.96	Residence on E. Paseo Juan Tabo		3 / 2	1165	1996	No
\$ 166,000	\$ 158.55	Residence on N. Murial Ave.		2 / 2	1047	1980	No
\$ 189,900	\$ 99.53	Residence on W. Suffield Ln.		4 / 2	1908	1975	No
\$ 215,000	\$ 118.65	Residence on N. Wildomar Dr.		4 / 2	1812	1999	No
\$ 219,900	\$ 109.35	Residence on S. Sumac Dr.		3 / 3	2011	2003	No
\$ 235,000	\$ 143.82	Residence on E. Windswept Way		3 / 2	1634	2005	Yes
\$ 244,000	\$ 168.28	Residence on . Drachman St.		3 / 2	1450	1928	No
\$ 309,900	\$ 130.87	Residence on N. Reta Dr.		4 / 2	2368	2007	No
\$ 380,000	\$ 209.83	Residence on E. Chaco Pl.		3 / 2	1811	1994	No

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RE/MAX. Outstanding Agents. Outstanding Results.

We bring you over 16 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 for Happy Slob

www.happyslob.com

How to Clean Your Laminate Floors - A solution of a few tablespoons of vinegar in a fairly large spray and fill with water. Mop with a Swiffer dry mop.

Getting rid of Mold-Fill a spray bottle with 3/4 white vinegar and the rest with water, spray on moldy area and in a few minutes wipe off. It melts the mold!

Clean Your Old Plastic Shower Curtain-Remove shower curtain from rod, remove rings. Toss the shower curtain into your washer, set on a warm heat, and add a cup of baking soda. No other soap is needed. Let the entire cycle run, and then remove the shower curtain and let it hang and dry back on the shower rod.

How to Clean a Dryer Lint Trap-As the washer is filling, submerge the lint trap in the soapy water and give it a light scrubbing with a nail brush. Dryer sheets CAN clog the lint trap and shorten the life of your clothes dryer

How to Clean A Shower Stall-Use a cleaner called "The Works" at the Dollar Store for less than \$1.00 a bottle.

Cleaning the Stove Drip Trays-Fill the kitchen sink about one-third full - enough to completely coat all of the trays. When filling the sink, add a squirt of natural dishwashing liquid (and a few sprinkles of baking soda. Let soak overnight.

Clean the Heating Elements - The heating elements on electric stoves pop right out. Ensure that the stove is OFF and elements aren't warm before removing. Wipe these with a soapy water mixture and a soft cloth or sponge.

The Oven Drip Tray Cleaning - In the morning, after the drip trays have soaked all night, the gunk will wipe off easily! Just use a scrubby sponge if necessary to get any sticky bits off. Dry with a clean towel and replace underneath the heating elements.

How to Use Steam to Clean the Bathroom- 5 or 10 minutes before cleaning the bathroom, put the shower on hot and leave the shower curtain open allowing maximum steam to work on all gunk and grunge in your bathroom. (You're getting a sauna treatment at the same time.)

Clean/De-Clog Drains- Pour a cup of baking soda down the drain, followed by some boiling hot water. It'll get things moving nicely again and prevent a more serious clog.

Bubbly Baking Soda & Vinegar- Pour a cup of baking soda down the drain, then follow with a cup of vinegar. Let it fizz for a bit, then rinse the whole fizzy mess away with some really hot water.

Fizzy Jewelry Cleaner- Place in hot vinegar with a little baking soda, this foams a lot, and let sit for 5 minutes. Lightly scrub with a soft toothbrush, to get in crevices, rinse clean and wipe dry with a soft cloth. Do not use on loose stones.

10 Uses for Newspapers

1. Deodorize food containers. Stuff a balled-up piece of newspaper into a lunch box or thermos, seal it, and let sit overnight.

2. Ripen tomatoes. Wrap them individually, leave them out at room temperature.

3. Pack delicate items. Wrap frames and figurines with several pieces of newspaper, then crumple the remaining sections to fill extra space in the box.

4. Wipe away tough streaks on glass. Use newspaper with cleaning fluid to clean mirrors and windows.

5. Preserve antique glass. Some older frame finishes on the glass that can be damaged by cleaning solutions. Remove smudges by rubbing with newspaper dipped in a solution of one part white vinegar and one part warm water. Let air-dry.

6. Dry shoes. Place crumpled paper in them overnight.

7. Wrap gifts. Use the comics to wrap a child's birthday gift, or try the wedding announcements for an engagement gift.

8. Create a home for slushy snow boots. During the winter, keep a pile of newspaper near the entryway. When your little snowmen and -women come home, they can toss their winter wear onto the newspaper instead of creating puddles on the floor.

9. Prepare a garden. In the fall, mow a patch of lawn to make room for a dedicated bed. Cover it with four layers of newspaper, then a four-inch layer of shredded leaves or bark mulch. Hose it down. Come spring, the compost blanket will have smothered the grass roots, and the bed will be primed for planting.

10. Keep the refrigerator vegetable drawer dry and free of smells. Line the bottom with newspaper.