



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

All Executives  
Tucson, AZ



## Created especially for **OUR FRIENDS**

By

**Cheryl Ledford**  
ABR, GRI, CLHMS  
Marketing Specialist

**Dick Clark**  
ABR  
Associate Broker

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REAL ESTATE NEWS

### Inside this Issue

#### The Sharing Space:

Services, Activities, a Van, Volunteering, Makeup, Pool Table, Manicure, Furniture, Resorts, Painters, Business Opportunities, Tires, Trucks, Travel, Facials, Restaurants, & more.

[page 2](#)

#### Recipe Corner:

Recipes from Friends

[page 3](#)

#### What's the market like in:

Tucson?

[page 3](#)

#### Household Hints

From "The Happy Slob"

[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.

### What is a Real Estate Transfer Tax?

A real estate transfer tax (RETT) is a state or local government imposed tax that is collected when you transfer ownership of your home, land or commercial real estate. Once the tax is initiated, the rate can be increased by the state, county or city at any time. This form of taxation can serve as a new source of revenue to balance a government's budget caused by over-spending. Once this type of tax is put in place, it can end up being raised.

It's double taxation. Governments already collect taxes on property based on the value. This new tax would unfairly cause a second tax to impact your home or property.

It damages homeowner equity. Since the tax is assessed against the total value, the overall equity earned by the seller is decreased.

It slows an already slow market. A transfer tax would make it more difficult for people to buy or sell homes. Once a transfer tax is put in place, it can be raised at any time. This costs people buying or selling their homes even more money.

It punishes a homeowner. A home is often the biggest and most important asset a person has. A transfer tax reduces the equity people have worked hard building. People already pay multiple taxes and fees on their homes. This tax will layer on one more significant closing cost you will have to pay.

This tax imposes the higher tax burden on lower income households that typically spend a larger percentage of their income on their home.

Vote YES on Proposition 100 on November 4<sup>th</sup>!

Yes means NO To Real Estate Transfer Tax!

The Protect Our Homes Coalition is comprised of concerned Arizonans who fear that government will impose a real estate transfer tax. The major funding for this initiative is provided by the Arizona Association of Realtors who believe this tax will hurt home owners and make it harder to sell your home.

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

### Email or Snail Mail?

Currently the newsletter is mailed to more than 7,000 homes. In an effort to maintain our current newsletter 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 to you as opposed to mailing through the post office. 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](mailto:Ledford@comcast.net)



**Cheryl Ledford**  
520-202-5423

**Dick Clark**  
520-202-5424

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

### Our October Featured Properties

Downstairs 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. \$112,900.



4BR/2BA on lg pool-size cul-de-sac lot! Ceramic tile floors, eat-in kit w/refrig, stove, dw. Newer AC/furnace. Roof recoated '07. Ext covd patio, mature vegetation. Near shopping, restaurants, bus lines, and schools. \$189,000.

SE spacious home w/deco paint on serene, prvt lot. 18in ceramic, upgrade carpet & pad. Open kit w/ island, maple cabs, lg pantry, corian cntrs. Shower & garden tub in MBA. All appls convey. Nice landsc, 4' garage ext. \$325,000.



Cobblestone! Spectacular 6BR/6BA, detached GH, gorgeous travertine tile, cherry cabinets, granite counters all appl. Fabulous MBR w/ exercise rm & study. Sparkling pool, stunning city, mt, & sunset views. \$2,350,000.

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

Misplace your newsletter? Log on to [www.tucsonrelocation.net](http://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.

"Making Strides Against Breast Cancer" Walk- Sun, Oct 26, 2008. Reg 7:00 a.m., walk at 8:00 a.m. Rillito Downs, 4502 N. 1st Ave. Survivor picture wall, Pink Ribbon wall, gift basket drawings, team photos, Strides Store. Jumping castle, balloons, face painting, and more. Free massage! Want to donate? Contact Linda Stamper-survivor. 237-7711.

Popcorn for the Troops! Cub Scout Fundraiser - \$25 donation sends popcorn to the troops and sends scouts to camp! 574-4478 Thank you!

AIDSWALK 2008, Sunday, October 19, 2008, U of A campus. [www.aidswalktucson.com](http://www.aidswalktucson.com), 520-791-WALK (9255), or donate at <http://www.firstgiving.com/jmunson>. Janet Munson

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](mailto:loriwrap@msn.com) or [www.sendoutcards.com/loriwhite](http://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](mailto:elicandybouquet@live.com).

Massage, Sugar/Salt Scrubs, Various Wraps, Harrison/Golf Links area, Gift Certificates Available. \$40. massages for month of Oct. Licensed LMT 23 yrs. Call Dee@784-4469.

Maple Table with three leaves & six chairs for sale. \$150.00 call Lores @ 299-3880.

15yrs mortgage experience! Call Pam Berry, Vantage West Credit Union at 917-6728 or email [pamb@wvestcu.org](mailto:pamb@wvestcu.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 cond with no padding. Paid \$250, sell \$100. Kitchen table & 6 chairs. Wood grain, oval laminated top 53x42 with 12" leaf, \$150. 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](http://SunstreetMortgage.LLC), 6340 N Campbell Ave #140. Call Mike @ 520-547-4143, 520-906-2047, or 888-634-6399. [mtakerian@sunstreetmortgage.com](http://mtakerian@sunstreetmortgage.com).

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.

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](mailto: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 has some great buyer financing. Call Joette, Courtney, or Lance Dickson @ NOVA Home Loans, 520-750-8888. [www.lancedickson.com](http://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.

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

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

Four BF Goodrich Comp T-A tires, 205/6015. Like new, less than 1,000 road miles. \$150 OBO. Call Cheryl @ 250-5109, Kim @ 250-5108 or Dan @ 977-7628.

1991 Volkswagen Vanagon Camper GL, Automatic, A/C, PS, Fully equip, stove/sink/refrig. 118k original miles. \$13,500 OBO. Laura at 982-0182.

Book an Oct, Nov or Dec wedding and receive a digital frame with your favorite photos. Photo By Jen, call Jen Ryder @ 990-8701, [www.photobyjen.com](http://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](mailto: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.

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

Reduced!! 7ft. Connolly 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.

Call Kirsten @ Cruise Planners, 749-4775 or 1-88-CJs-Travel, [www.cactusjackstravel.com](http://www.cactusjackstravel.com). Great fall cruise deals available. You deserve it!

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](http://www.africanagallery.com). Recommended by Cheryl.

Must Sell! New Wolff 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. 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.

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).

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](http://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.



Kingfisher Bar and Grill, 2564 E Grant Rd, 520-323-7739. "Delicious steamed Littleneck Clams. Wonderful Macadamia Nut Crusted Hawaiian Fish!" Jenn

La Parrilla Suiza, 5602 E Speedway Blvd, 520-747-4838. "No. 6-Queso a la Parrilla and No. 37-Parrillada de Pollo are the best! Ask for Fernando." Greg and Valerie

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

**Chicken Pot Pie** **Courtesy of Nick** **serves 6-8**  
 1 roasting chicken, cooked and deboned 2 cans cream of chicken soup 2 cans veg-all, mixed vegetables 2 envelopes chicken gravy mix  
 Piecrust (use the Pillsbury piecrusts in the red box, but I like to make mine from scratch) rolled out to fit in 9x13 pan. I do a top and bottom crust.  
 Mix shredded chicken, soup, vegetables, gravy mix, salt and pepper to taste. If you like yours a little soupy you can add about a cup of milk  
 Pour into 13x9 pan with both crusts (if you are doing top and bottom). Bake a 350° for 45 mins. Until crust is brown and pie is bubbly. \*

**Shrimp Dippin' Sauce** **Courtesy of Chuck Knight** **serves 2 lbs shrimp**  
 1/2 cup mayonnaise 1/2 cup ketchup juice of 1 lemon 1-2 TBSP horseradish 1 tsp Worcestershire sauce  
 Mix all ingredients well and refrigerate until serving. \*

**Chili...from Texas** **Courtesy of Horace Barnes** **serves 12**  
 3 pounds of chuck roast, cubed 18-ounce can tomato sauce 1 medium onion, chopped 3 fresh jalapenos, stems removed  
 4 TBSP chili powder 3 TBSP cumin 1 tsp garlic powder 1 tsp paprika  
 1/2 tsp oregano 1 tsp Accent (MSG)—optional 1 tsp pepper 1/2 tsp cayenne pepper  
 Put meat, tomato sauce, and onion in a large pot with water to cover. Wash and prick jalapenos and drop them in whole. Add 1 tablespoon each of  
 chili powder and cumin. Bring to boil, cover, reduce heat. Cook until tender (2 to 2 1/2 hours), adding more water as needed. Remove jalapenos, put  
 them through a strainer, and add juice to the chili. (Discard pulp.) Put the remaining spices in a cup or bowl, cover, and shake to mix. Add about half  
 the mixture to the pot about 30 minutes before the chili is done. Add rest of the spice mixture about 15 minutes before it is done. \*

**Cream Cheese Pound Cake** **Courtesy of Kandace Keuler** **serves 6-8**  
 3 cups Original Bisquick mix 1 1/2 cups granulated sugar 1/2 cup flour 3/4 cup butter 1 tsp vanilla  
 1/8 teaspoon salt 6 eggs 1 package (8 ounces) cream cheese softened Powdered sugar if desired  
 Heat oven to 350°, grease and flour 10 inch angel food tube cake pan, 12 cup fluted cake pan, or 1 9" X 5" loaf pans. Beat all ingredients except  
 powdered sugar in large bowl on low speed 30 seconds, scraping bowl frequently, Beat on medium speed 4 minutes scraping bowl occasionally,  
 pour into pan. Bake 55 to 60 min or until toothpick inserted near center comes out clean. Cool 5 minutes, turn pan upside down onto wire rack or  
 heatproof serving plat. Remove pan, cool cake completely sprinkle with powdered sugar or add fruit. \*

**Raisin Delight** **Courtesy of Lily Kunkel** **serves 4-6**  
 Bring 1C raisins and 2C water to a boil. Stir in 1/2C oil and let the mixture cool. Add 1C sugar and 1 beaten egg and set aside. Sift together 1 3/4 C  
 flour, 1/4 tsp salt, 1 tsp baking soda, 1 tsp ground cinnamon, 1 tsp ground nutmeg, 1 tsp ground allspice, 1/2 tsp ground cloves, 1/2 C walnuts (opt).  
 Add the dry ingredients to the other mixture. Pour into a greased pan and bake 375° 20 min. Let cool, sift powdered sugar over the top. \*

**Broccoli Cornbread** **Courtesy of Cathy Diaz** **serves 4-6**  
 1 large onion chopped 1-10 oz pkg chopped broccoli (thawed) 4 eggs beaten 1/2 cup melted margarine  
 3/4 cup cottage cheese 1 teaspoon salt 1-7 oz package corn muffin mix  
 Combine all ingredients except corn muffin mix. Add corn muffin mix stirring thoroughly. Cook about 20 min in medium casserole dish at 350°. \*

**Arnold Schwarzenegger's Cottage Cheese Muffin Recipe** **Courtesy of Suzanne Knight** **serves 4-6**  
 2 eggs 1/4 cup butter 1 3/4 cups brown sugar grated peel 1 lemon or orange 1 1/2 cups cottage cheese (we like fat-free)  
 1 1/2 cups whole wheat flour 1 tsp baking soda 1/2 tsp cinnamon 1/4 tsp ginger  
 1/4 tsp nutmeg 1 cup chopped raisins 1 tsp vanilla 1 chopped apple 2 oz protein powder  
 Cream butter, vanilla and brown sugar together. Add lemon peel and eggs. Mix well. Stir in cottage cheese. Add flour, soda, cinnamon, ginger  
 nutmeg, protein powder. Throw in apples and raisins. Fill 21 muffin papers more than 2/3 full. Bake at 350 degrees for 30 to 35 min. \*



## 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](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
\$ 134,000	\$ 84.81	Residence on N. Los Altos Ave.		4 / 2	1580	1972	No
\$ 158,900	\$ 122.23	Residence on E. 23rd St.		3 / 2	1300	1952	No
\$ 159,900	\$ 133.70	Residence on S. Sunny Horizon Pl.		3 / 2	1196	2000	No
\$ 199,900	\$ 164.66	Residence on W. Avior Dr.		3 / 2	1214	1995	No
\$ 232,900	\$ 117.63	Residence on W. Brightwater Way		3 / 2	1980	2002	No
\$ 239,900	\$ 198.92	Residence on N. Fortune Lp.		3 / 2	1206	2008	No
\$ 249,900	\$ 117.16	Residence on N. Jacana Lp.		4 / 3	2133	1996	No
\$ 285,000	\$ 100.78	Residence on N. Ahwatukee Way		4 / 3	2828	1997	Yes
\$ 299,000	\$ 137.41	Residence on S. Indigo Crest Pass		4 / 2	2176	2006	No
\$ 850,000	\$ 219.98	Residence on N. Placita Roca De Bronce		6 / 5	3864	2006	Yes

**Cheryl Ledford**  
**Dick Clark**

**RE/MAX All Executives**  
1985 E River Rd #121  
Tucson, AZ 85718



Cheryl: 520-202-5423

Dick: 520-202-5424

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

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

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

**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: Houseplants for Happy Slobs** [www.happyslob.com](http://www.happyslob.com)

**Air Ferns** One plant that even you can not kill is an Air Fern. It literally just needs air. I've had one for years that is stuck into a hole I punched in the bottom of a Dixie cup. I placed the cup in a small pot and filled the area with moss. I never water and it does not care about sun.

**Bamboo Plants** Bamboo! You place the bamboo stalks in a container, surround them with rocks to immobilize them and keep the rocks covered with water (distilled). How simple is that! I have two beautiful bamboo "plants" and they are healthy and strong. Big accomplishment for me. Buying the stalks and the containers to put them in is very inexpensive. I have even seen them in a Dollar Store!

**Spider Plants** A houseplant that I've found to be tough to kill is the spider plant (sometimes called an airplane plant). I have ignored this plant for weeks on end, then nearly drowned it, had it in the sunlight and also in a room with poor lighting. It just seems to appreciate whatever attention I show it. Of course, it thrives best when it gets the best conditions. It's very forgiving. Good luck in your quest.

**ZZ Plants** You only need to water it once a month. And mine has not only survived, it is getting bigger! The actual name is *Zamioculcas zamiifolia*. But you can do a search on ZZ plant and it will pull up a lot of sites.

**Snake Plants aka Mother-in-law tongue plant** The easiest houseplant to take care of is my Snake plant, Mother-in-law Tongue or *Sanseveria*. It will survive in any lighting conditions, needs very little watering, is strong, and does not break easily. There is only one thing you can do to kill this plant and that is give it too much attention. It literally thrives with neglect. Leave the plant soil dry and don't water it more than once a month and you will have a happy houseplant forever.

**Hen and chicks** One houseplant I haven't murdered yet is a pot filled with Hen and Chicks. I set it on my deck in March of 2004, and watered it once last month when the weather was over 100° for a week. It prefers sun and the deck was a perfect place since it gets very hot in the afternoon. I broke off some of the "chicks", let them dry for 24 hours and planted them in a well drained flat dish. They are doing well! I Google Hens and Chicks to learn how to care for them.

**Household Hints: Cleaning Hints**

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

**Cleaning out the INSIDE of the Dishwasher**

1. White vinegar or apple cider both have the acid content needed to clean out your dishwasher. Pour a cup in and do a load with no dishes. It will help clean out the inside of the dishwasher and get rid of accumulated gunk in the machine.
2. Tang Powder -Pour a scoop into each detergent compartment in the dishwasher and then let it run an empty load. The citric acid in the drink powder helps do the same thing the vinegar does, but smells citrusy and fabulous.

**Cleaning Kitchen Cabinets**

The easiest way to get grunge and built-up oil grime off the exterior of your kitchen cabinets is to use a good orange oil cleaner. The orange oil (a natural essential oil) helps cut through that built up oily mess. Use a sponge that is a sponge on one side and a scrubby pad on the other. Add a good amount of orange oil cleaner to some lukewarm water in a bucket, and get to work. Give the cabinets a good scrub, rinse your sponge often.

**Eliminating Pet urine odor**

Pet stores sell a "black Light" kit. Using it in the dark, you may be able to see exactly where the urine residue is located.

Mix a cup of Listerine (yes, mouth wash) with a gallon of water, used a damp mop to run over the carpet and it will cut the smell.

Hydrogen peroxide helps as well. Enzyme cleaners work best. They make special doggie diapers, too. Using plastic pants for babies with a hole cut for the tail can help, too, in case of leaks... Or try making "cloth diapers" out of dish rags and putting the plastic pants over...

It sure is easier to wash diapers than a carpet!

**Available at Pet Stores**

Wee Wee Pads. They are a big square that kind of look like a giant flat diaper and have plastic on the bottom. They are scented and it attracts the dog so he will do his business there. You then just throw them away after they are soiled.

They also make dog litter now and a little box with the front cut away so the dog can get into it easier.