



SOUTHERN ARIZONA

Cheryl Ledford and Dick Clark Present Your 2009 Real Estate Newsletter

Created especially for

OUR FRIENDS

By

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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 brokers.



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Our April Featured Properties



POTENTIAL SHORT SALE! Beautiful 2BR/2BA w/den. Remodeled MB- new tub, tile, shower head, toilet, vanity, sink, plumbing, and fixtures. New roof, carpet, paint, fixtures/fans, garage door. Relaxing spa, lovely landscaped back. Near D-M, shopping, restaurants. \$149,900.

SPOTLESS! Cozy courtyard, tiled entry, custom security door. Spacious 4 BR / 2BA, w/ 16in ceramic tile. Kit features black appl, microwave, gas stove, and b-bar, center island. Large MBR, exec height vanity, 2 sinks. Split BR plan. Large patio, huge backyard w/ mtn views. \$179,900.



BEAUTIFUL! Spacious 4BR / 3BA + loft and den, almost 3000 sq ft, 3 car garage. Great kit, maple cabinets, center island, breakfast bar. Gorgeous Mt views, covered ext patio, private backyard, custom pebble tec pool & spa, built-in BBQ. Backs to common area. \$275,000.

DRASTIC PRICE REDUCTION! 2100 sq ft, 4BR / 2BA w/ceramic tile floors, new carpet in BRs, new kit cabs, counters, and appl. MBR has private sitting area. Over ¼ acre. Guest qtrs with private entrance and ¼ BA. Covered, extended patio, mountain views. \$309,900.



FOR RENT! Vail USD. 3BR / 2BA, 1600 sq ft. Great Room, ceramic tile. All appliances, kitchen island w/breakfast bar, window coverings. Landscaped corner lot. Valencia / Houghton. Avail June 1. \$1,200/ mo.

FOR RENT! Vail USD. Like new! 3BR / 2BA. Covered patio, custom window coverings. Great kitchen, refrigerator included. Fenced yard. Neighborhood playground. Great location near I-10 / Kolb. \$1,200/ mo.

For more information on these featured homes or other properties, please contact [Cheryl](#) 520-529-5123 or [Dick](#) 520-529-5120

Low Cost Home Improvements When Selling Your Home

In a very competitive Real Estate market, there are quite a few simple things that you can do to improve your chances of selling and maybe put a few extra dollars in your pocket. The Entry Way First impressions are very important. Painting or replacing the front door can make a real difference. Plant Some Color Planting or potting some flowers around the entry can really make your property come alive. Adding a few potted plants if you have a covered entry or a large enough stoop is always a nice touch as well. Fix Up The Baths If you have gold toilets, showers, or sinks from the 70's it's time get something that 99% of the population would like better. At the moment silver/nickel is back in and brass is less popular. Changing towel racks, toilet paper holders and shower heads are also nice touches. Paint Those Walls Painting is one of the cheapest and most effective improvements you can make in your home, especially if the colors are not neutral to begin with. Address the flooring One of the better returning investments especially if you are still hanging on to the orange shag. Also, a good scrubbing can go a long way. Dirty tile grout can be greatly improved by professional cleaning. Clean Your Windows/Treatments A bright home shows better than a dungeon. Remove heavy drapes, a pattern that was popular in the 80's is not appealing. Change Old Lighting There are great lights that can be purchased cheaply. Or upgrading to brighter bulbs can help. Most home buyers are turned off by dark unlit rooms. De-clutter Your Home Buyers like spacious rooms in which they can envision their own belongings. Store items not often used in boxes in the garage or a storage unit. Not every improvement has to be expensive. Sometimes it is the small things you do that make the biggest difference in a buyer's mind.

realestate.msn.com

Going "Somewhat" Green

Your real estate newsletter is mailed or emailed to more than 7,000 homes monthly. In an effort to maintain our current circulation, we are offering our readers the option of having the "purple rag" emailed as opposed to regular mail. (And on email it's in full color). Maybe we can even save a few trees. The response has been great, our email list is really growing.

If you would be interested in receiving your newsletter via 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 520-529-5123 or email: Ledford@comcast.net

Law Enforcement Safety Tip for Joggers and Walkers:

Always carry identification and emergency contact numbers on you or in your shoe.

The Sharing Space

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

The West -Shop for all your gifts, toys, cards and needlework supplies at this not-for-profit shop located at the northeast corner of River and Craycroft. Pay no sales tax and support women and children's charities in greater Tucson.

D & G Maintenance, LLC. Grounds, building/structure maintenance, summer care for winter visitors. Licensed, bonded, insured. Call Dan @ 293-9790.

Need a website? Email Daniel at shermand@gmail.com for a quote. See www.thinkemp.com for sample work. Recommended by Cheryl and Dick At Your Service! House, Pets, Plants, Cleaning, Care-giving. Call Kathy @ 748-0949 or 661-8012.

Mike's Helping Hand. Bonded and Insured. Companion services / caregiver assistance, shopping errands and appointments, home check, pet care, personalized service and transportation provided. Contact Mike at 241-6169, or contact Mike at mailto:mandktauber@gmail.com.

PermaClean Carpet Care, cleans carpet, tile & grout, upholstery and air ducts. Call Renee Staggs at 574-4221. <http://www.permaclean.biz>. Excellent service!

Two Sisters Gourmet: Like good food, entertaining? Check out www.twosistersgourmet.net/web/gannunziato to book a party, place an order or get great recipes! Artistic Woodworks, LLC, Roc 235846. Cabinet refinishing. Affordable alternative to replacing or re-facing cabinets. Michael Chittock 293-6037 For further information see ad in DEX Yellow pages page 236.

A Perfect Clean, both residential & commercial. Housecleaning with particular attention to detail, flexible hours, tailor made services. Call Christina @ 405-8729.

Start a PartyLite business with a Starter Kit worth \$350 and an extra \$150 worth of product for a limited time! No cash investment and never any inventory to carry. Call me today for the qualifying details. Maya Hendrickson 722-0429 or www.partylite.biz/mayah.

Gold Canyon Candles The finest quality scented candles you can buy! Please call Dianne 869-0705, e-mail Dianne.Chambers@goldcanyon.us. Or order on line www.mygc.com/WickedWickoftheWest.

Do you suffer from **Fibromyalgia, Chronic Fatigue Syndrome, Lyme Disease** or **Environmental Illness**. If so, join us for an intimate and informal support group at St Pius Church, 1800 N Camino Pio Decimo, 2nd and 4th Tuesday of each month at 11:30. We share facts, info, feelings. Call St Pius for info. 885-3573.

Affordable House/Yard/Car cleaning, will also steam clean. References available. Call Michelle @ 954-6696.

Call Jennifer W. today @ 750-8800 to get your credit card processing rates lowered. Mention this ad and I will waive the \$199 application fee!

PT OR FT Career or just need extra cash? High earning potential CALL Mike Schmid, Primerica District Leader at 886-6267 or 250-9324.

Custom Scrapbook & Invitation Service. Give me your pictures and I'll create a custom scrapbook for you! Need customized invitations to your next special event? Call Dede @ 520-271-5544 or check out www.onceinalifetimecrapbooks.com.

Silpada Design Jewelry. Catalog at www.mysilpada.com/kay.santarelli. For more info or to order, call Kay at 615-4935.

1975 Dodge Dart for sale. New battery, new front seat upholstery. Runs good. Best Offer. Call Sharon P. at 747-3158.

Time to book your summer family vacation! Call Kirsten @ **Cruise Planners**, 749-4775 or 1-888-257-8728, www.cactusjackstravel.com.

"Pronto" elect scooter, \$750. Cherry-wood dining table, leaf & 4 chairs, \$450. Beautiful, Broyhill sofa, like new, paid over \$1800, asking \$700. Call Pat @ 296-2422.

Pam Berry, Vantage West Credit Union, 15 years mortgage experience. 917-6728 or pamb@vwestcu.org for any mortgage needs. We have great rates!

Desert Willow Pool Service, LLC. Acid Wash, Chlorine Rinses, Algae, and monthly Pool Cleaning Service! For a Free Est Call Rebecca Laventure, 390-2746.

Two East Lawn Cemetery crypts, in the mausoleum. \$2,000 each. Call Jean @ 296-6759.

Three Wheeler Miami Sun with Electric motor, never used. New @ \$1000. Will sell for \$600. Call Caroline 520-722-7447 or email cmtraub1@cox.net.

"Bright 'N Shiny Window & Glass Cleaning": Excellent work, see for yourself! cell 730 3637, Bus 663 3664.

Mayan Palace Resort, luxury beachfront, south of Rocky Point. 2 BR/2 BA with LR/DR and kitchen, \$900 /wk, or \$150 /day. Call George, 290-8646 for details.

Don Dockman, Investment Solutions Representative, COUNTRY® Financial, 1350 N Kolb Rd, St120, Off: 520-298-9411, Fax: 520-298-9177, Cell: 520-668-7043.

LOVE GETTING GREETING CARDS but hate to send them? Holiday, Birthday & other cards quick, easy and inexpensive 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: www.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 LMT 24 years. February special, massage \$40 if you make 2 appointments a month. Call De at 784-4469. Gift Certificates available. Valentine special: Chocolate or Vanilla Scrub \$50.

Must sell! 2004 Toyota Sienna LE \$15,000 obo. One driver, 58k mi, power door, window, locks, electric sliding door, DVD player, & more. Call Shawn 870-2775.

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

Want to look beautiful and do it with all natural make-up formulated in Sweden? No harsh chemicals, no lie! Jane Beecher, Arbonne Beauty Consultant @ 529-0221.

Michael T. Takerian, Sunstreet Mortgage, LLC, 2840 E Skyline Dr. #230. Contact Mike @ 547-4143. 906-2047, or mtakerian@sunstreetmortgage.com.

Mary Kay Products for sale OR get ALL your products for 50% off ALL the time. Contact Shawn Ryden at 870-2775 or shop at www.marykay.com/shawnryden.

Hand-made custom baby items. Crib bedding, quilts, receiving blankets, car seat covers and more! Call Heather 520-886-7782 or mrs.caywood@yahoo.com

Must Sell! New Wolff Sunquest Canopy 2000S Tanning Bed with 10 year warranty-\$1,000 OBO. Olympic Weight Tree (1,000 lb. capacity)-\$65.

Hand Weights, 10-40 lbs (sets in 5 lb increments) with stand-\$225. Call 520-574-2480 (leave msg).

Family photos? Wedding? Reunion? Photo By Jen, call Jen Ryder @ 990-8701, www.photobyjen.com. References available.

GOT PAIN? STRESS? Bio-Touch can help! Call 323-7951 for an appointment, or drop by 5634 E Pima St. Tell them "Horace sent you."

SeaSource Detox Spa. Immerse yourself in purifying ocean-derived elements and nutrient-rich marine botanicals. Contact Maria @ 520-405-9685.

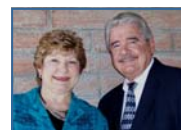
Put our experience to work for you! Call [Cheryl Ledford](mailto:Cheryl.Ledford@comcast.net) 520-529-5123, & [Dick Clark](mailto:Dick.Clark@comcast.net) 520-529-5120, at Realty Executives So AZ, 6872 E Sunrise Drive.

Roma Cafe, 4140 W Ina, 520-744-2929. "Great Italian food, wonderful pizza, very affordable." Darryl and Nini

Great Wall of China, 2445 S Craycroft, 520-747-4049. "Delicious lunch specials at a great price!" David and Casey

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.



Same Day Sauerbraten and Potato Dumplings Courtesy of Pat Dege, Pacific Grove, CA serves 6
 4 lbs beef chuck roast ¼ cup malt or wine vinegar 2 tsp salt 3 TBSP brown sugar ½ tsp each ground cloves and allspice
 1 tsp ground ginger 1 bay leaf ½ tsp coarsely ground pepper ¼ cup chopped onion raisins Wondra 1 box Knödel mix
 Brown meat on all sides in Dutch oven. Remove meat, pour off fat. Put rack in kettle, add meat and ¼ cup water. Cover, bring to boil, simmer 1 hr. Remove meat to cutting board set in shallow pan and cut in 1/2" slices. Remove rack from kettle, add meat and any juices from pan and ¼ cup water plus all other ingredients except flour. Bring to boil and simmer covered 1½ hrs or until tender adding more water when needed. Remove meat to platter. Strain juices and thicken with Wondra. When sauce thickens, add raisins, simmer a few minutes, and pour over meat. Prepare Traditional Bavarian Potato Dumplings per package directions. Serve with Sauerbraten and sauce. *

Spaetzle (Little Dumplings) Courtesy of Marianna Jahn, Kempten, Germany serves 4
 2 cups all purpose flour ¼ cup milk 2 eggs, beaten 1 tsp salt 1 chicken bouillon cube
 Combine flour and salt, combine eggs and milk. Stir egg mixture into flour. Add bouillon to 6 cups boiling water. Using a spatula, press ½ of batter through large-holed colander into the boiling bouillon. Cook until spaetzle float to top, 2-3 min. Remove with slotted spoon. Repeat with remaining batter. Toss with margerine to prevent sticking. Garnish with bread crumbs. Serve plain or with any meat dish, gravy or sauce. *

Dusseldorf Chicken Schnitzel Courtesy of Cheryl Ledford, Tucson, AZ serves 6
 6 boneless, skinless chicken breasts 1/3 cup flour ½ tsp salt ¼ tsp pepper 3 eggs, beaten
 3 TBSP milk ½ cup dry bread crumbs 1/3 cup grated parmesan cheese (optional) ½ cup butter
 Flatten chicken breasts to 1/4 inch thickness. Combine flour and seasonings, coat chicken. Dip in combined egg and water, coat with combined crumbs and cheese, if desired. Chill. Fry in enough butter to coat bottom of pan for 6 minutes or until done, turning once. Serve with lemon. *

Heidelberg Caramel Hazelnut Torte Courtesy of Faye Barnes, Bonn, Germany serves 8
 36 Kraft caramels 1 cup milk 1-3¼ oz pkg vanilla pudding mix ½ cup chopped hazelnuts or almonds
 ¼ cup rum 2-9 inch yellow cake layers 1 cup whipping cream ¼ cup sifted confectioners' sugar
 Melt caramels with milk over low heat, stirring until smooth. Add mix. Bring to boil, stirring constantly. Remove from heat, add nuts and chill. Spoon rum over layers. Spread tops with caramel mixture, stack cake layers. Whip cream and sugar together. Frost sides of cake. When slicing cake, dip knife in cold water to prevent caramel from sticking. *

Rhineland Cucumber Salad Courtesy of Renade DeSanto, Bonn, Germany serves 4
 1 English cucumber (long and slender) sliced very thin 1 tsp salt 3 TBSP white vinegar 3 tsp sugar
 ¼ cup thin onion slices ¾ cup thin radish slices ½ cup sour cream 2 TBSP finely minced parsley
 Sprinkle cucumber with salt and refrigerate. Mix vinegar, sugar, pepper to taste, green onion, radish, and sour cream. Press excess moisture from cucumbers, draining thoroughly. Add dressing, mix well, transfer to small bowl. Garnish with minced parsley. *

Kartoffelsalat (German-Style Potato Salad) Courtesy of Gisela Solbrig, Bonn, Germany serves 4
 1 tsp vegetable oil 4 slices slab bacon, diced 3 fresh shallots, finely chopped 1/3 cup cider vinegar
 ¼ cup chopped fresh parsley ¼ tsp dry mustard powder ½ cup prepared chicken bouillon or broth
 8 Yukon Gold potatoes, peeled and cut into large chunks 1/3 cup vegetable oil
 Cook bacon in 1 tsp vegetable oil over medium heat until soft. Add shallots and cook until transparent. Remove pan from heat, stir in vinegar. Add parsley, mustard powder, bouillon, and sea salt and fresh ground black peppercorns to taste. Boil potatoes until done but firm, drain. Put potatoes in large bowl and add vinegar mixture. Toss well, let rest for 5 minutes. Add 1/3 cup vegetable oil and mix again. *



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) (520-529-5123) or [Dick Clark](mailto:Dick.Clark@comcast.net) (520-529-5120).

A Sample of Homes For Sale by Realty Executive Agents Through MLS in Tucson as of 03/31/09

List Price	\$ per sq ft	Address	Status	BR / BA	Sq Feet	Year Built	Pool
\$ 125,000	\$ 101.96	Residence on S. Cowpoke Dr.		3 / 2	1226	2003	No
\$ 179,500	\$ 197.04	Residence on N. Canyon Crest		2 / 2	911	1986	No
\$ 285,000	\$ 145.19	Residence on E. Fairway Bluff		3 / 2	1963	2005	No
\$ 350,000	\$ 144.87	Residence on E. Canyon Dr.		2 / 2	2416	1995	No
\$ 389,000	\$ 124.08	Residence on N. Davidson Rd.		4 / 4	3135	2007	No
\$ 399,500	\$ 160.70	Residence on N. Avenida Jeanine		4 / 3	2486	2001	Yes
\$ 479,000	\$ 189.78	Residence on E. Desert Flower Pl.		3 / 3	2524	1997	No
\$ 595,000	\$ 157.70	Residence on E. Loma Linda Pl.		4 / 4	3773	1974	Yes

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Cheryl Ledford and Dick Clark bring you over 16 years of combined Real Estate experience and expertise. The team is in the top 1% in Residential Sales in Tucson and the surrounding area. Cheryl and Dick welcome the opportunity to assist you, your friends, and family with any Real Estate needs! They thank you for your trust and confidence!

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OUR FRIENDS

To addressee or current resident

Household Hints: Eggs

- When boiling eggs, put salt in the water, they'll shell easier.
- Place a few drops of vinegar in the water when boiling eggs. If an egg cracks it will not spill out into the water.
- Bring eggs to a boil, turn burner off leaving pot on for 15 min. Pour water off, add ice and very cold water. Let cool, they'll peel so easy.
- To boil eggs, bring the water to a hard boil, stick a pin in the large round end of the egg, drop it in the water, cook for 5 minutes, turn the water off and let them stand for 10 minutes. Then put them in ice water, the shell slips right off.
- When making egg salad use a potato masher instead of a knife to mash/cut up the eggs. It is a lot faster and less messy.
- If you don't have enough eggs to bake a cake substitute them with a little mayonnaise. You can't taste it at all.
- For eggs in baking use this replacer, 1/2 cup banana, applesauce or silken tofu.
- If you drop a raw egg, simply pour salt on it, this makes it easier to clean up.
- To determine if eggs are hard-boiled or fresh, spin them like a top. The hard-boiled eggs will spin and the fresh ones won't.
- To peel an egg without tearing up the whites, crack the shell and start on the most rounded end of the egg, use a teaspoon and gently lift the shell. Rinse and use.
- If your deviled egg filling is too runny add some dry instant mashed potatoes - it will thicken them and add no taste.
- If you like your eggs over easy but the yolk breaks, try this instead; After the clear part of the egg starts to turn white, put water in the pan until it covers the yolk, put a lid on it. No more busted yolks!

Household Hints: Money Saving Ideas from Clark Howard

- Don't do all of your laundry on warm. Sort clothes out and use different temperatures for different loads.
 - Load washer in proper order: water first, detergent second, clothes third
 - Don't wash your clothes every time you wear them. Something might not be dirty after wearing it just once, and it wears out our clothing.
 - Buy a front loading washer. They're expensive, but they save energy and get your clothes much cleaner, and don't damage your clothes as much.
 - Only about 5 percent of cars in the country really need premium gas, yet 20 percent of all gas sold is premium. Check your owner's manual and see what type gas you need. You may actually be harming your car by using premium gas.
 - You'll save 5 to 15 cents a gallon buying gas from a discount store or warehouse club versus a branded location. The gas is the same.
 - We are near the end of the housing slump. Now more people are realistic in pricing their homes, and interest rates are low.
 - Beware of ads for Free Land. The land may be free, but they charge for the list. For free info go to www.cnn.com/clarkhoward.
 - New rules that will stop banks from retroactively raising the rate on existing credit card balances you already carry. They will still be able to raise rates if you stop paying as well as on all future purchases.
 - Do not believe people who want to negotiate with your credit card company and reduce outstanding balances by 50% or more. They get you to pay a retainer, then tell you to stop making payments while they negotiate on your behalf. They're rip-off artists. Many banks won't talk to these people, because the banks are on to their game. That leaves you scammed out of your retainer fee while your bills continue to pile up.
- Clark Howard airs at noon and 4 pm ET Saturdays and Sundays on HLN.*