

**Cheryl Ledford and Dick Clark Present Your  
April 2010 Real Estate Newsletter**



1849 N Kolb Rd, suite 101  
Tucson, AZ 85715

Created especially for  
**OUR FRIENDS**

By

**Cheryl Ledford**

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*ABR, GRI, CLHMS, New Home Specialist,  
Certified Short Sale & Foreclosure Specialist*

*ABR, Associate Broker,  
Short Sale & Foreclosure Resource*



Hey, that's new !

**Cheryl Ledford**  
520-529-5123

**Dick Clark**  
520-529-5120

**Keller Williams Southern Arizona**

Usually, we're the ones helping people make a move, but this time, we've done it!

Keller Williams is the third largest real estate company in the U.S. with more than 76,000 associates across the country. That's a large network of agents who can help us sell your home or help you find a new one! With the new marketing and technology tools that this switch gives us, we have a more powerful platform to list, market and sell properties, taking our work with both buyers and sellers to the next level.

Although the company we're affiliated with has changed, the level of service we offer to clients hasn't changed. Our move will make your move easier!

You'll soon see our new red signs all over town!  
Remember, if you or someone you know is thinking of buying or selling real estate, please let them know that we can help!

**April 2010**

**Volume 9, Issue 4**



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More.*

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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.*

**April Featured Properties**



Dist 16! 4BR/3BA, 16" tile, new carpet, remodeled Gourmet Kit w/new cherry cabs, granite counters, SS appls, breakfast bar & nook, screened AZ room, lush, private backyard. \$355,000.

Rustic charm! Four spacious BRs/3BAs in quiet, secluded area on 1.5 hilltop acres w/great views! Huge GQ w/sep entry. Private pool area, BBQ, great for entertaining. RP \$299,900.



Charming 1BR/1BA condo w/loft. New carpet & paint, all appl incl refrig, W/D. Lush area near pool/spa, tennis. Near UofA bike path, shopping, bus lines. HOA incl water & all facilities. \$95,000.

Turn Key! Delightful 2BR/2BA in Rancho Sahuarita Active Adult Community. Complete kit, corian counters, black appliances. Completely furnished including ref, W/D, & housekeeping pkg! \$139,900.



Mid-Century Chamer! Spacious 3BR, 2BA w/over 1500 sqft on large lot. Near Wilshire Heights Park, with bus lines, schools, churches, and shopping steps away. All appliances incl. \$165,000.

*For more information on these featured homes or other properties, please contact  
**Cheryl** 520-529-5123 or **Dick** 520-529-5120*

**There Is Still Time !**

The Worker, Homeownership, and Business Assistance Act of 2009 has extended the tax credit of up to \$8,000 for qualified first-time home buyers or \$6,500 for qualified move-up/ repeat home buyers (existing home owners) purchasing a principal residence. The tax credit now applies to sales occurring between January 1, 2009 and April 30, 2010.

However, in cases where a binding sales contract is signed by April 30, 2010, a home purchase completed by June 30, 2010 will qualify.

Congress has acknowledged the unique circumstances affecting members of the military, the foreign service and the intelligence community by making exceptions that apply to both the \$8,000 tax credit for first-time home buyers and the \$6,500 tax credit for repeat home buyers.

These dates are extended for one year for qualified service members who are ordered on a period of official extended duty. For these home buyers, the tax credit applies to sales with a binding sales contract in place on or before April 30, 2011 and closed by June 30, 2011.

For more information or for housing assistance, please call or email **Cheryl** 520-529-5123 or **Dick** 520-529-5120.

**Let's Save a Tree !**

Every month more excited readers join us receiving the newsletter via email. This will hopefully save a tree or two and reduce our print costs. To have the newsletter sent to you, your family and friends . . . please provide us with name, address, subdivision, and email address. We promise not to share, raffle, give away, or sell any email addresses to ANYONE . . . EVER! Call or email: Cheryl 520-529-5123, [Ledford@comcast.net](mailto:Ledford@comcast.net).

**Law Enforcement Tips:** Keep all doors and windows closed and securely fastened. Doors should have deadbolt locks with a 1" throw and reinforced strike plate with three-inch screws. All windows should have window locks.

# The Sharing Space

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

**2001 Harley-Davidson FLTR ROAD GLIDE** in Vivid Black. Carbured (no costly injector/computer repairs). Thousands in chrome and accessories, H-D Stage-1 High Performance Carb Kit, Kryakyn Hypercharger Intake, 2-into-1 Black Ceramic Thunder Header Exhaust, 24,600 original miles. Full Tour Pak. Touring Class Show Winner! \$12,500. Call 520-429-0394.



**2006 Honda Motorcycle Model CBR600F46 for Sale \$6,500 call 794-1823.**

**Roommate/House Guest Wanted.** Beautiful NE foothills area. All utilities incl, swimming pool. \$500.00 per month. Non-smoker, female. Call 405-8729.

**Blue Star Services** family owned handy man business! Just ask, we can fix it, build it, clean it or haul it away! 520-272-4134 ask for Kristara or Jesse.

**Pam Berry**, Vantage West Credit Union, 15 years mortgage experience. 520-917-6728 or [pamb@vwestcu.org](mailto:pamb@vwestcu.org) for any mortgage needs.

**Original/1968 Mustang parts.** 302 exhaust headers, valve covers, factory AC parts. Best offer! Call Dan @ 520-977-7628.

**Digipost**, for all your printing needs! Call Nora, Donna, or Amanda at 520-690-0727. "Don't go postal without us!"

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

**Elna 4 Thread Serger** sewing machine. Accessories included. \$300. Excellent condition. **Software designing programs for Pfaff** embroidery machines. Designer Plus, Embroidery Extra and Organizer. Asking \$100. Phone 520-398-7771.

**Weekly Wine Tastings!** 350 wines less than \$15, custom baskets, reasonable prices, private parties, very reasonable. Also selling jewelry, accessories, chocolate. "I'm here to please!" Yvonne @ Cata Vinos, 3063 N. Alvernon, 520-323-3063, [www.catavinoswines.com](http://www.catavinoswines.com).

**Massage Therapy**, Sugar / Salt Scrubs and Various Wraps. 25 years experience. Harrison/Golf Links area. Licensed, Call Denise 520-886-3202. Also come see us on DMAFB in the BX for Chair and Foot Massages. Located by the Pharmacy, Mon-Sat 11-6pm.

**Manicures and Acrylics**, many years experience. Call Valerie @ BJ's, 520-861-9427 for appointment. 103 S Pantano (Broadway/Pantano). Recommended by Karen.

**PARTYLITE Candles**-yours free. Party with me because free candles burn better! Please call Veronica @ 520-331-7765 or visit [www.partylite.biz/vpeterson](http://www.partylite.biz/vpeterson).

**Need Sink and Bathtub repair and refinishing?** Call Chilo's, 248-8080. "I used them and they were fast, reasonable, and did a great job. Recommended by Ric

**The West**, at the corner of River and Craycroft. The West is a not-for-profit shop supporting women and children's charities in Tucson. Pay no sales tax!

**The Treasure Shop** of the Symphony Women's Association for antiques and collectibles, consignments and estate sales, 15th Street and Stone Ave, 520-622-5070.

**The Second Fiddle Thrift Shop** 445 South Stone, supports free music lessons for underserved kids. 520-670-0185.

Call Steven Van de Beuken at **Sterling Capitol Mortgage** for great service, good rates, personal attention. 520-777-6134. Recommended by Jolene.

**1991 Volkswagon Vanagon Camper** GL Automatic, A/C PS, Fully equip, stove/sink/refrigerator. 118k original miles. \$10,000 OBO. Call Laura at 520-982-0182.

**Two East Lawn Cemetery** crypts, in the mausoleum. \$2,000 each. Call Jean @ 520-296-6759.

**1994 HD Softail**, low mileage, \$8,000.00 OBO. Call Paul @ 520-425-2360.

Purchase or refinance a home? Call Laura Galloway or Joette Meadows, The Lance Dickson Team at **NOVA Home Loans**, 520-750-8888.

**Christian Brothers Painting, LLC.** Interior / Exterior painting since 1983, roof coating and drywall repair Quality workmanship, timely completion Thoroughly clean. References in your area Licensed, Bonded and Insured, License #228092 Call Dave at 520-349-3192. recommended by Mary.

The **Assistance League Thrift Shop** needs donations! Tues-Fri 10-4 and Saturday 10-2, 520-326-1585. Located at @ 1307 N. Alvernon Way. For more info call 326-1585. The shop is always in need of donations and will arrange pick up of multiple large items such as furniture, etc. No appliances. Thanks for your support!

**"Rocky Point Mexico"**, Beach house in Los Conchos, 3 BR/2 BA fl/sd full amenities, steps to the beach. Nightly, weekly, monthly rates available. Call 520-299-7667.

**Four BF Goodrich Comp T-A Tires**, 205/6015. Like new, less than 1,000 road miles. BEST OFFER. Call Dan @ 520-977-7628.

**Custom Wrought Iron** window bars and beautiful screen doors etc, and repairs. Call Jimmy Griffith 425-6278 A real craftsman. Recommended by Sandy.

Brighten your interior space with a splash of color, give your interior a face-lift. Call Jullia Thorson at **Comfort Zones**, 520-906-5056, [comfortzones@cox.net](mailto:comfortzones@cox.net). Affordable.

**Dusty's Drain and Sewer Service**, septic pumping and certification. Office: 663-3588. Cell: 906-1533- recommended by Jim

Look beautiful, all natural make up from Sweden. No harsh chemicals-no lie! If YOU want to be beautiful, call Jane, **Arbonne Beauty Consultant** @ 520-529-0221.

**General Contractor.** All Types of Home Remodeling - Tile Work - Finish Carpentry. Jeff Haskell @ 520-909-0358

To purchase Amway health, beauty, and home care products, or for information on becoming an Amway distributor, please call Sarah @ 520-360-1950.

Like to entertain with great food and wonderful décor? Have a **Two Sisters Gourmet** and **Partylite**. Find out about great hostess specials: Gigi @615-9317.

Family portraits, graduation, wedding, etc. **Photo By Jen**, call Jen Ryder @ 990-8701, [www.photobyjen.com](http://www.photobyjen.com). References available.



**2004 Honda Interceptor VFR 800**, asphalt black, matching hard bags, jacket, gloves, helmet. Garaged, just over 2000 miles. \$5,500. Call 520-360-1914 or 520-360-1950.

**Michael T. Takerian, Sunstreet Mortgage, LLC**, 2840 E Skyline Dr. #230. Contact Mike @ 520-547-4143. 906-2047, or [mtakerian@sunstreetmortgage.com](mailto:mtakerian@sunstreetmortgage.com).

**New Wolff Sunquest Canopy 2000S Tanning Bed** with 9 year warranty-\$950 OBO. **Olympic Weight Tree**, 1,000 lb. capacity-\$60. **New in Box, Rockband Special Edition Wii**, \$85. **New in Box, Waxmaster Random Orbital Waxer / Polisher**, \$75. Accept cash, check, credit card. Call 520-574-2480, leave message.

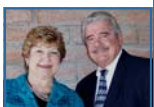
**GOT PAIN? STRESS? Bio-Touch** can help! Call 520-323-7951 for an appointment, or drop by 5634 E Pima St. Tell them "Horace sent you."

Need a website? Email Daniel at [shermad@gmail.com](mailto:shermad@gmail.com) for a quote. See [www.thinkemp.com](http://www.thinkemp.com) for sample work. Recommended by Cheryl and Dick

Call **Kirsten @ Cruise Planners**, 520-749-4775 or 1-888-257-8728, [www.cactusjackstravel.com](http://www.cactusjackstravel.com). "Kirsten booked our cruise, she's great!" Jan and Russ

**Silpada Design Jewelry**. Catalog at [www.mysilpada.com/kay.santarelli](http://www.mysilpada.com/kay.santarelli). For your Holiday Shopping. For more info or to order, call Kay at 520-615-4935.

Waiting until the market hits "rock bottom" to buy? If so, you'll miss it. You won't know it was the bottom until it's on the way back up. Put our experience to work for you! Call **Cheryl Ledford** 520-529-5123, & **Dick Clark** 520-529-5120, at **Keller Williams So AZ**, 1849 N Kolb Rd, suite 101.



**Wings Over Broadway**, 5004 E Broadway, 520-323-8805. "Best wings in town! We like everything on the menu!" Andrea and Clyde

**Sauce**, 5285 E. Broadway Blvd and several other locations, 520-514-1122. "I like the lasagna." John



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.

**Low Fat Frozen Strawberry Pie** Courtesy of Jason P., Tucson, AZ serves 6 - 8  
 1- 12 oz can frozen strawberry daiquiri mix, thawed 1- 14 oz can fat free sweetened condensed milk  
 1- 8 oz pkg fat-free cream cheese, softened 1- 8 oz container fat free Cool Whip, thawed 1 cup sliced strawberries 1 graham cracker piecrust  
 Beat daiquiri mix, condensed milk, and cream cheese in a large bowl on med until well blended. Fold in Cool Whip and strawberries. Pour into crust, cover and freeze until set. Garnish with a few fresh strawberries. Can use frozen lime daiquiri or margarita mix instead, and garnish with a few lime slices. \*

**Slow Cooker Thai Peanut Pork** Courtesy of Katie Malinowski, Tucson, AZ serves 8  
 2 red bell pepper, seeded and sliced into strips 4- 8oz boneless pork loin chops 1/2 cup teriyaki sauce  
 1/4 cup creamy peanut butter 2 TBSP rice vinegar 1 tsp—1 TBSP crushed red pepper flakes, to taste 2 cloves garlic, minced  
 1/2 cup chopped green onions 1/4 cup chopped roasted peanuts 2 limes, cut into wedges  
 Coat a slow cooker with cooking spray. Place the pork chops into the slow cooker. Pour the teriyaki sauce, vinegar, red pepper flakes, and garlic over the pork chops. Cover and cook on Low until the pork is very tender, 6 to 8 hours. Add the bell pepper about 30 min before serving. Once tender, remove the pork from the slow cooker, and whisk in the peanut butter until smooth. Return the pork to the slow cooker, and cook 10 minutes more. Pour into a serving dish and sprinkle with green onions and peanuts to garnish. Decorate with lime wedges to serve. \*

**Spicy Baked Sweet Potato Fries** Courtesy of Laura Lelyk, Tucson, AZ serves 4  
 6 sweet potatoes, cut into French fries 2 TBSP canola oil 3 TBSP taco seasoning mix 1/4 tsp cayenne pepper  
 Preheat the oven to 425°. In a plastic bag, combine the sweet potatoes, canola oil, taco seasoning, and cayenne pepper. Close and shake the bag until the fries are evenly coated. Spread the fries out in a single layer on two large baking sheets. Bake for 30 minutes, or until crispy and brown on one side. Turn the fries over using a spatula, and cook for another 30 minutes, or until they are all crispy on the outside and tender inside. \*

**Authentic Mexican Breakfast Tacos** Courtesy of Allrecipes.com serves 4  
 6 ounces chorizo sausage 8- 6 in corn tortillas 6 eggs 1/4 cup milk 1/2 tsp pepper  
 1/2 tsp salt 1 cup shredded Monterey Jack cheese 1 dash Tabasco, or to taste 1/2 cup salsa  
 Crumble sausage into skillet over medium-high heat. Cook and stir until brown, set aside. Heat one skillet over medium heat. Heat another skillet over high heat for warming tortillas. In medium bowl, whisk together eggs, milk, salt and pepper. Spray the medium heat skillet with Pam, pour in the eggs, cook and stir until almost firm. Add sausage, cook and stir until firm. Warm tortillas for about 45 seconds per side in hot skillet, until hot and crispy on the edges. Sprinkle a little shredded cheese onto each tortilla while hot. Top with some scrambled egg mix, then add hot pepper sauce and salsa to your liking. \*

**Margaritas on the Rocks** Courtesy of Sean, whereabouts unknown serves 8  
 2 cups sweet and sour mix 1 cup triple sec 1 1/2 cups gold tequila 1/3 cup Grand Marnier 2 limes, quartered  
 Salt the rims of 8 glasses (pour salt onto small plate, rub the rims of glasses with lime, and press them into the salt. Fill the glasses with ice. In blender, combine sweet and sour mix, triple sec, tequila, and Grand Marnier. Blend until smooth. Pour into glasses, squeeze a quarter lime into each glass, serve. \*

**Sweet Corn Cakes** Courtesy of Allrecipes.com  
 1/2 cup butter, softened 1/3 cup Masa Harina 1/4 cup water 1 1/2 cups frozen whole-kernel corn, thawed  
 1/4 cup cornmeal 1/3 cup white sugar 2 TBSP heavy whipping cream 1/4 tsp salt 1/2 tsp baking powder  
 In medium bowl beat butter until creamy. Add Mexican corn flour and water, beat until well mixed. With food processor, process thawed corn, leaving chunky. Stir into butter mixture. In separate bowl, mix cornmeal, sugar, cream, salt, and baking powder. Add to corn flour mixture, stir to combine. Pour batter into ungreased 8x8 inch baking pan. Smooth batter and cover with aluminum foil. Place pan into a 9x13 inch baking dish filled a third of the way with water. Bake in a preheated 350° oven for 50 to 60 minutes. Allow to cool for 10 minutes. Use an ice cream scoop for easy removal from pan. \*

**Stouffer's Macaroni and Cheese** Courtesy of Suzette Davis, Tucson, AZ serves 8  
 2- 10 oz pkgs Stouffer's Frozen Welsh Rarebit, defrosted 1 cup elbow macaroni 1/2 tsp salt 1 cup sour cream 1/4 cup grated Cheddar cheese  
 Preheat oven to 400°. Heat Welsh Rarebit in top of double boiler over rapidly boiling water for 15 to 20 minutes until hot. Cook macaroni following package directions, drain well. Pour Welsh Rarebit into a 2-quart casserole; add cooked macaroni, salt, and sour cream. Stir to combine. Sprinkle with grated cheese. Bake at 400° for 20 minutes. \*

Misplaced a newsletter? All your favorite recipes, household hints, and The Sharing Space can be found at [www.tucsonrelocation.net](http://www.tucsonrelocation.net)- Newsletter Library.



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

February 2010 continues to demonstrate improvement in the housing market. Sales volume decreased (-5.51%) over February 2009. However, sales volume increased (+1.37%) over January 2010 sales volume figures.

Unit sales in February 2010 are up (+6.62%) over February 2009 and have also increased (+4.07) over January 2010 unit sales. In February, total Pending sales increased (+38.92%) over February 2009 and also increased (+22.68%) over January 2010. The total Pending contracts (1,417) is the highest it has been since June 2009 (1,432).

These are all positive signs that the consumer confidence in the real estate market continues to increase as buyers are continuing to take advantage of the Home Buyers Credit that will be expiring on April 30.

Multiple financing opportunities are also available including the home buyer tax credit.

Dan Santa Maria, 2010 MLS President

**Cheryl Ledford  
Dick Clark**

*Keller Williams So AZ  
1849 N Kolb Rd, suite 101  
Tucson, AZ 85715*

Cheryl Ledford and Dick Clark bring you more than 19 years of combined Real Estate experience and expertise. The Ledford / Clark 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 all their Real Estate needs! They thank you for your trust and confidence!

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## OUR FRIENDS

To addressee or current resident

Cheryl: 520-529-5123  
Dick: 520-529-5120

[www.tucsonrelocation.net](http://www.tucsonrelocation.net)  
[ledford@comcast.net](mailto:ledford@comcast.net)  
[dickclark@comcast.net](mailto:dickclark@comcast.net)

### Household Hints—Stain Removal

- To remove most greasy laundry stains (shirt collars, lipstick, food), apply dish washing liquid onto stain and rub in gently before tossing into washer. A recycled (re labeled) pull-top water bottle works well as a small container.
- To take a food grease stain out of a blouse or shirt, put a bit of baby powder on the stain and let it set for a day or so before washing. The powder absorbs the oil. If the stain still exists then repeat.  
Hairspray is great for removing oil stains in clothes. Spray; let it sit for a few minutes, then wash.
- Sprinkle cornstarch on the spot then rub it in. Then wash as usual.  
Add 1/2 can of Coke to your wash. It takes the grease right out. For heavy grease stains, pour Coke directly on the grease stain, let stand for a few minutes, then wash.
- Use a small amount of Pantene Shampoo on the spot. Use enough to cover the spot then rub it in then wash. This also works well on sneakers.
- Use carburetor cleaner on all grease spots. Spray a small amount and it will lift the grease out, even used it on a good white shirt with great results.
- Use GOOP hand cleaner on laundry stains, just rub some into fabric while dry, let set about 30 minutes, and then wash.
- Place clothing with gum on it in the freezer for approximately one hour. Remove the garment and gum will pop right off with fingernail.
- Pour a little rubbing alcohol on gum, and then rub a little liquid laundry soap or Dawn dish washing liquid into the stain. Do NOT use on dry-clean only items.
- If you have permanent ink on fabric, spray hair spray on it and then wash.

This works with most fabrics.

- Iron the back of your shirt collar first and the front will iron out flat with no wrinkles in it.
- Use a shoe brush and some Barbasol shaving cream on leather tennis shoes, then rinse and dry. They will look like new.
- To remove lipstick smudges from your clothes simply spray the stain with your favorite aerosol hairspray, then wash.
- Rub Pine Sol into your garment with mildew, let it sit for a few minutes and then wash. Works well with sheets and blankets.
- To remove odors from clothing, add approximately 1-2 cups of white vinegar to the wash. (Works great for baby spit ups and pet messes.)
- Oil stains will come out by rubbing lighter fluid on the stain as soon as it happens. The fluid helps lift the oil.
- Dampen shirt collar and rub in shampoo, then launder. What removes oil and dirt from hair, will remove it from the collar.
- Clean white tennis shoes with scrubbing bubbles bathroom cleaner. They will look new again.
- To clean white tennis shoes use Shout and it will take the dirt right off.
- Rub Octagon soap with water and rub on the stain on clothes. Then put in the washer and wash as usual.  
Gonzo takes out every stain. Just rub it in and wash as usual.
- Pour hydrogen peroxide directly on blood spot on clothes, wash.
- Table salt soaks up blood without damaging fabrics. If the stain is dry, wet the area with a moist paper towel and sprinkle salt directly onto stain.
- To remove blood out of almost anything use coca-cola. Dab Coca-Cola on a wash cloth and rub the blood out.

**The highest compliment we receive is a referral to your family and friends. Thanks for your referrals !**