



1849 N Kolb Rd, suite 101
Tucson, AZ 85715

Created especially for

OUR FRIENDS

By

Cheryl Ledford

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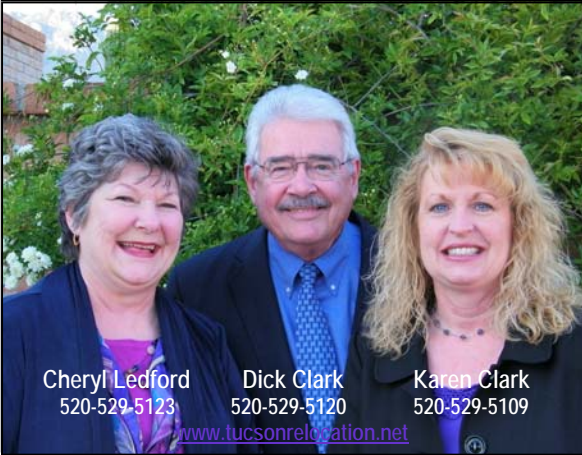
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August Featured Properties



Cozy Central 2BR, 1BA w/ AZ room. Nice wood parquet & tile floors. Center island, newer maple cabinets, pantry, cooktop & bar. Nice backyard with mature vegetation. \$75,000.

Beautiful 3BR, 2.5BA 2 story with loft. Great kitchen w/island, pull-outs, fridge & pantry. Separate FR. Nice yard, covered patio & built-in barbecue. Vail School Dist. \$149,900.

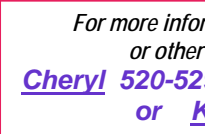


Huge 4BR, 3BA, 2 story on 1/3 acre cul-de-sac lot. FR w/FP + exercise/rec room & Loft. Gourmet kit ss appl & granite counters. Beautiful tile and carpet floors. Nice views! \$250,000.

PRICE REDUCTION! 5BR, 3 BA. Kitchen features granite counters, lots of cabinets, pantry. New carpet, wood laminate floors, large FR w/FP. Private backyard. Vail SD. \$249,900.



REDUCED!!! 4BR, 3BA. New carpet, Kit, cherry cabs, granite counters, SS appliances. Spacious FR w/cozy FP. Screened AZ room, lush, private backyard. Dist 16 schools. \$345,000.



For more information on these featured homes or other properties, please contact

Cheryl 520-529-5123, Dick 520-529-5120, or Karen 520-529-5109

Are You a Savvy "Social Media" Seller?

In today's market, buyers certainly have the upper hand when it comes to negotiating a sale. Sellers must take every precaution as the slightest misstep could derail a successful closing, including how sellers use social media outlets to discuss the progress of the sale of their home.

It's only natural for people to experience a wide range of emotions while they're selling their home, and it can certainly be tempting to unload those feelings to all of your friends on Facebook, Twitter, MySpace, etc. But just as your friends can see these posts, so can potentially millions of other people – including possible buyers – depending on your privacy settings. With vast amounts of public records just a click or two away on a variety of web sites, it's very easy for potential buyers to find out who is selling the home in which they are interested and then run a search for them on major social networking sites. The most harmless of posts could raise questions with potential buyers or even derail a sale. For example, sellers should also avoid posting about things like leaky roofs, broken appliances, or noisy neighbors as these complaints will only give buyers a reason to keep looking.

Even after an offer has been accepted and the sale is all but closed, sellers must still exercise caution. For example, complaining about repairs the buyers requested during their inspection could make them question the quality of the work the sellers had done.

To avoid needless hassles and headaches during the selling process, it's a good idea to avoid writing posts that could cast you or your home in a negative light. If you wouldn't want your mother to see it, you shouldn't want potential buyers to see it, either.

Source: Lisa Loeffler, www.genuinemediaco.com

HABA

HABA, expanded by the current administration, provides incentives in connection with a short sale or a deed-in-lieu of foreclosure (DIL) used to avoid foreclosure on a loan eligible for modification. Loan servicers participating in HAMP must comply with HABA. Servicers participating in HAMP & HABA and info is available at: www.makinghomeaffordable.gov. For more information and assistance with short sales and HABA, please contact Cheryl, Dick, and Karen.

Going Green !

Every month more devoted readers sign up to receive this newsletter via email. Our goal is to "save a tree" and also to reduce our print costs. To have the newsletter sent to you, your family and friends via email . . . 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, with your information.

August 2010

Volume 9, Issue 8

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Inside this Issue :

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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 real estate brokers.

Law Enforcement Safety Tips: Avoid taking shortcuts through alleys or isolated areas and don't walk alone to your vehicle. After a movie or class, walk in groups to the parking facilities and park in well-lighted areas.

The Sharing Space

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

CORNFEST- Crafts, Art, Jewelry, Info Booths, (Shrine Charities fundraiser). Sept 11 & 12, 9 AM-4 PM, Sabbar Shrine, 450 S Tucson Blvd, free admission! Need Brickwork, Flagstone? Call JRD Masonry, Red Delfs. 520-419-7522. "Nice, accommodating, reasonably priced, did great work." Michele Royal Buick/Cadillac is sponsoring Free Dog Adoptions! For more info: www.royalbuick.com, Dog Days of Summer: Aug 20 & Sept 17. Rescue a Friend! Need help Accessorizing? Find the perfect Jewelry to make you feel Beautiful and Confident, also ask me how to get Free Jewelry! Kandis Eshelman, Premier Designs Jeweler, (520) 609-2314, <mailto:gaga4jewelry@hotmail.com>.

Huge Hitachi 60" projection TV. Excellent condition, beautiful picture! Asking \$350. Call Donna 520-975-6016.

Gold's Gym Power Flex Cable Weight Machine, 10 lb-210 lb range. Adjustable bench. Asking \$75. Call 977-7628.

Four BF Goodrich Comp T-A Tires, 205/6015. Like new, less than 1,000 road miles. \$10 each. Call Dan @ 520-977-7628, leave message.

Entertainment Book 2011, available now! Call Renee, 661-5897. Proceeds support CFHS Marching Band.

N2K Investigations. Find out...in confidence. 520-305-5728 / n2kinvestigations@live.com Lic#1605012

Butterbraids are back! Delicious to eat and easy to prepare! Order now! Call Renee, 661-5897. Proceeds support CFHS Marching Band.

Rancho Del Lago Single Black MAILBOX, Very good condition for sale. \$75 or best offer. Call 520-762-9396 or cell 410-679-0135.

Support the Tucson Arizona Boys Chorus by buying a 2010 Bonanza Book. Call Liam @ 661-5897.

Sahuaro Lock and Key, 7739 E Broadway, 520-298-611. "Fast, reasonable, and dependable." -Mike.

Signs Now, 3955 E Speedway, Window Graphics and other signage. Call Edyie at 325-7446.

Prudence Car Care, for service on a Honda or Acura car. Rod (the owner) is honest and reasonable. 903 S Prudence, north of 22nd St. Peter Beginning April 30th stamps that help buy food for shelter pets will be available at the post office & on line. This is a project of HALO & Ellen DeGeneres. You buy the stamps, HALO buys food for 1,000,000 shelter pets. You can pre-order the stamps at [Http://stampstotherescue.com](http://stampstotherescue.com). From Carol

CAUTION: Cocoa Mulch, sold by Target, Home Depot, Foreman's Garden Supply and other garden supply stores contains a lethal ingredient called 'Theobromine'. It smells like chocolate and is lethal to dogs and cats. <http://www.snopes.com/critters/crusader/cocoamulch.asp>. -John

Wills Automotive Repair. Any make, any model, any repair. Mark Cage, 4657 E First St, 520-881-0407. -Karen

Personal Organizer. We can unclutter your life together! www.tucsonprofessionalorganizers.org/bio_jmunson.html. Janet Munson M.Ed. 520-326-3704.

Catalina Foothills Chess Academy, fall session starts August 20. Limited space. Call Anjelina Belakovskaia, 370-0700. 3-Time US Women's Champion.

4.5 acres for \$65,000, 5589 S Alexandra Dr. Tucson AZ 85736. Seller to place a 1000 gallon new septic & 200 amp pedestal to homesite, & all trenching & water lines to homesite. 2006 Honda Motorcycle Model CBR600F46, VIN JH2PC350X6M702593-\$6500. Call Maricela Amarillas at 520-794-1823.

LEAVE IT TO LORI for grocery shopping, errands, planting new pots for colorful Summer look! No job too small. Foothills resident 20 yrs, loves cooking. Can deliver meals, help with party catering, set up, serving, and clean up. References. Lori White 982-9129 or loriwrap@msn.com.

The Dump, 1345 West Elliot Rd, Tempe, AZ 85284, 480-403-9800. Wonderful selection with great deals on furniture! Chris and Sarah

Wow! 2001 Harley-Davidson FLTR ROAD GLIDE, Vivid Black. Carbureted. \$\$\$\$ in chrome & accessories, H-D Stage-1 High Perf Carb Kit, Kryakyn Hypercharger Intake, 2-into-1 Black Ceramic Thunder Header Exhaust, 24,600 original mi. Full Tour Pak. Touring Class Show Winner! \$12,500. 429-0394.

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, 17 yrs mortgage experience. Call Pam @ 520-917-6728 or email: pamb@vwestcu.org for any mortgage needs.

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

Von H. Clarke, Peoples Mortgage Co, Service · Rates · Integrity, 3131 N Country Club Rd, #107, 520.269.8885 (cell), vclarke@peoplesmortgage.com.

Massage Therapy, Sugar / Salt Scrubs and Various Wraps. 25 years experience. Harrison/Golf Links area. Licensed, Call Denise 520-886-3202.

Manicures and Acrylics, experienced. Call Valerie @ BJ's, 520-861-9427 for appointment. 103 S Pantano (Broadway/Pantano). Recommended by Kim.

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

Holiday family portraits, wedding, etc, special occasions. Photo By Jen, call Jen Ryder @ 990-8701, www.photobyjen.com. References available.

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

1994 Harley-Davidson Softail, low mileage, \$7,500.00 OBO. Call Paul @ 520-425-2360.

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

New Wolff Sunquest Canopy 2000S Tanning Bed with 9 year warranty-\$950 OBO; Like new, Malibu Pilates w/DVD & resistance springs-\$150; we accept cash, check, credit card. Call 520-574-2480, leave message.

2004 Honda Interceptor VFR 800, black, matching hard bags, jacket, gloves, helmet. Garaged, just over 2000 miles. \$5,000. 520-360-1914 or 360-1950.

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

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

Interested in buying, selling or investing in real estate? We can help you! Put our experience to work for you! The Ledford, Clark, and Clark Team: Cheryl Ledford 520-529-5123, Dick Clark 520-529-5120, and Karen Clark 520-529-5109 at Keller Williams So AZ, 1849 N Kolb.

Barrio Brewing Co, 800 E 16th St, 520-791-2739. "They have great sandwiches!" Andrea and Clyde

Saffron Indian Bistro, 7607 N Oracle Rd, 520-742-9100. "The Tandoori dishes are all wonderful!" Raj



Contact us at Ledford@comcast.net 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.



Grilled Halibut with Cilantro Butter Courtesy of Serenade Lorenzo, Portland, Oregon serves 4
 4 (6 ounce) fillets halibut 1 lime, cut into wedges salt and pepper to taste 3 cloves garlic, coarsely chopped
 1/2 cup chopped fresh cilantro 1 TBSP fresh lime juice 2 TBSP butter 1 TBSP olive oil
 Preheat a grill for high heat. Squeeze the juice from the lime wedges over fish fillets, then season them with salt and pepper. Grill fish fillets for about 5 minutes on each side, until browned and fish can be flaked with a fork. Remove to a warm serving plate. Heat the oil in a skillet over medium heat. Add the garlic; cook and stir just until fragrant, about 2 minutes. Stir in the butter, remaining lime juice and cilantro. Serve fish with the cilantro butter sauce. *

Grilled Marinated Shrimp Courtesy of Robbie Rice, Dayton, Ohio serves 4
 1 cup olive oil 1/4 cup chopped fresh parsley 1 lemon, juiced 2 TBSP hot pepper sauce 3 cloves garlic, minced 1 TBSP tomato paste
 2 tsp dried oregano 1 tsp salt 1 tsp ground black pepper 2 pounds large shrimp, peeled and deveined with tails attached skewers
 Mix olive oil, parsley, lemon juice, hot sauce, garlic, tomato paste, oregano, salt, and pepper in bowl. Reserve small amount for basting. Pour remaining marinade into large re-sealable plastic bag with shrimp. Seal, marinate in the refrigerator for 2 hours. Preheat grill on medium-low. Thread shrimp onto skewers at tail and head. Discard marinade. Lightly oil grill grate. Cook shrimp 5 minutes per side until opaque, baste frequently with reserve marinade. *

Cucumber Salad Dressing Courtesy of Denie Bich, Tucson, AZ serves 8
 1 fresh cucumber, washed, peeled, sliced thin 1/4 cup sweet onion sliced thin chopped tomato balsamic vinegar 1 package zesty Italian dressing
 Mix well, pour over salad. Store in refrigerator. *

Chipotle Crusted Pork Tenderloin Courtesy of Cheryl Ledford, Tucson, AZ serves 6
 1 tsp onion powder 1 tsp garlic powder 3 TBSP chipotle chili powder 1 1/2 tsp salt 4TBSP brown sugar 2 (3/4 pound) pork tenderloins
 Preheat grill to medium-high. In a large re-sealable plastic bag, combine the onion powder, garlic powder, chipotle chili powder, salt, and brown sugar. Place tenderloins in bag and shake, coating evenly. Refrigerate for 10 to 15 minutes. Lightly oil grill grate, and arrange meat on grate. Cook 20 minutes, turning every 5 minutes. Remove from grill, let stand for 5 to 10 minutes before slicing. *

Best Halibut Courtesy of Theresa Filliben, Vail, AZ serves 4
 4 halibut fillets 3 TBSP mayonnaise 2 lemons salt and pepper
 Salt and pepper fillets and slather with mayonnaise. Squeeze juice of 1 lemon on top. Grill 20 minutes over medium coals, or until flakes with a fork. *

Orange Roughy Courtesy of Dick Clark, Tucson, AZ serves 4
 4 Orange Roughy fillets 2/3 stick melted butter 1-2 TBSP garlic powder 2-3 TBSP lemon juice Old Bay Seasoning
 Mix butter, garlic powder, & lemon juice. Baste filets, sprinkle liberally with Old Bay. Place on aluminum foil on preheated grill. Bake on low 15 minutes. *

Strawberry Salad Dressing Courtesy of Denie Bich, Tucson, AZ serves 8
 1/2 lb strawberries, washed, cored, and sliced sea salt fresh ground pepper balsamic vinegar bleu cheese
 Fill 1 quart mason jar with strawberries, salt, pepper. Fill 3/4 full with balsamic vinegar. Pour over salad, sprinkle with bleu cheese. Store in refrigerator. *

Wonnie Burgers Courtesy of Amanda, Greenville, SC serves 8
 2 lb lean ground beef 1/2 lb bulk pork sausage 1/3 cup grated Parmesan cheese 2 eggs, beaten 1 large sweet onion, diced
 2 large cloves garlic, minced 1 -1 oz envelope dry onion soup mix 1 1/2 TBSP Worcestershire sauce kosher salt & ground black pepper
 Preheat an outdoor grill for medium-high heat, and lightly oil the grate. Mix ground beef, pork sausage, Parmesan cheese, eggs, sweet onion, garlic, onion soup mix, Worcestershire sauce, salt & pepper in a bowl. Shape into 10 patties. Cook on preheated grill until the burgers are cooked through and no longer pink in the center, about 10 minutes per side. An instant-read thermometer inserted into the center should read 160°. *

Grilled Lamb with Brown Sugar Glaze Courtesy of Debra, Allrecipes.com serves 4
 1/4 cup brown sugar 2 tsp ground ginger 2 tsp dried tarragon 1 tsp ground cinnamon
 1 tsp ground black pepper 1 tsp garlic powder 1/2 tsp salt 4 lamb chops
 Mix spices in medium bowl. Rub lamb chops with the seasonings, place on a plate. Cover and refrigerate 1 hour. Preheat grill to high heat. Brush grill grate lightly with oil, arrange lamb chops on grill. Cook 5 minutes on each side, or to desired doneness. *

Missplaced a newsletter? All your favorite recipes, household hints, and The Sharing Space can be found at www.tucsonrelocation.net - Newsletter Archive.



What's The Market Like In and Around Tucson For Our Friends?



Every month the current market statistics are available to agents through the MLS Market Summary. These statistics can assist real estate professionals as well as potential buyers and sellers.

Just as was reported in June, July also produced a decline in the number of homes sold. There was only a slight decline in the number of active listings from June 2010 to July 2010, and pending sales are slightly elevated for July.

The average sales price improved from \$189,231 in June to \$192,072 in July. The median sales price, however, continues to hover around \$150,000 as it has for the past several months.

Statistics courtesy of: www.tarmls.com

Cheryl Ledford
Dick Clark
Karen Clark

Keller Williams So AZ
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Tucson, AZ 85715

Cheryl, Dick, and Karen bring you more than 21 years of combined Real Estate experience and expertise. The Ledford, Clark, and Clark Team is among the top Residential Sales Associates in Tucson and the surrounding area. Cheryl, Dick, and Karen welcome the opportunity to assist you, your friends, and family with all Real Estate needs! They thank you for your trust and confidence!

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OUR FRIENDS

To addressee or current resident

Thought for the day: "I take back all those times I didn't want to take a nap when I was younger."

HOUSEHOLD HINTS

Things You can Put in the Dishwasher

Baseball caps can get bent in the washing machine but hold their shape in the dishwasher, especially inside a Ball Cap Washer. Don't wash them with dishes; food can get trapped in the cloth.

Action figures and other small toys can ride in a mesh lingerie bag on the top rack. Don't wash Barbie or she'll have a bad hair day.

Rain boots should have the liners removed and lie horizontally.

Hook **flip-flops** on tines in top rack. Crocs aren't dishwasher-safe.

Tools with metal or plastic handles will be fine. Towel-dry afterward to prevent rusting.

Ceramic cabinet knobs do well in the silverware basket.

Hairbrushes and combs made of plastic can be washed, but not wood or natural boar-bristle brushes. Remove all the hair first to protect the drain.

Fan grilles, switch plates, and vent covers are OK if they're plastic, aluminum, or steel. Enameled, painted, or plated are not.

Shin guards, knee pads, mouth guards-toss them on the top rack.

Garden tools may have come in contact with pesticides or animals, don't mix them with dishes, don't include those with wood handles.

Light-fixture covers are fine in the top rack, as long as they're not antique, enameled, or painted.

Potatoes can get nice and clean in the top rack with a rinse-only cycle, no detergent, no heated drying cycle.

HOUSEHOLD HINTS

Things You Thought Could Go in the Dishwasher But Really Shouldn't
Cast-iron, enameled-cast-iron, and copper pots and pans are on the never list. Cast iron rusts; enameled cast iron chips; copper dents.

Formal dishes and nice flatware can get worn with repeated washings. If it's something you don't want to lose, don't put it in.

If you put **sterling silver** in the dishwasher, use about 1 TBSP of detergent and don't mix it with stainless-steel flatware. A chemical reaction between the metals can discolor the silver.

Crystal glasses are especially vulnerable. Food particles can etch them; heat can cause cracks.

Wooden spoons can warp and crack.

Brass items should never see the inside of a dishwasher. Hot water can remove the natural protective layer that forms on brass.

Good kitchen knives and steak knives aren't cheap.

Wooden cutting boards can swell and contract, leaving them useless on a counter. Most bamboo boards are susceptible, too.

Insulated mugs and containers feature vacuum seals, which will ruin if water seeps in.

Computer Keyboards- if spilled coffee will trash it, don't try it.

Broom Ends, Dust Pans, Scrub Brushes, Vacuum Attachments-yuk.

Salmon, because the fish will partially cook and the dishwasher will reeked afterward.

<http://www.realsimple.com>

The highest compliment we receive is a referral to your family and friends.

Thanks for your referrals Valerie, Renetta, Beth, and Glenn. We appreciate your confidence and trust !