

# Home News and Views

VOLUME SIX

News To Help You Save Time and Money

May, 2010

WWW.BEAUTIFULVERDUGOHOMES.COM

California offers \$10,000 tax credit to First time and New Home buyers starting May 1, 2010.

These tax credits are available for taxpayers who purchase a qualified principal residence on or after May 1, 2010, and before January 1, 2011. The purchase date is defined as the date escrow closes. These tax credits are limited to the lesser of 5 percent of the purchase price or \$10,000 for a qualified principal residence. Taxpayers must apply the total tax credit in equal amounts over 3 successive tax years (maximum of \$3,333 per year) beginning with the tax year in which the home is purchased.

The total amount of allocated tax credit for all taxpayers may not exceed \$100 million for the New Home Credit and \$100 million for the First-Time Buyer Credit. We will allocate the tax credits on a first-come, first-served basis. **Since the First -Time Buyer Credit is expected to be consumed very quickly**, estimates of the number of First-Time Buyer applications and the related credit amounts that have been received beginning May 6, 2010. This will allow First-Time Buyers to estimate whether they will be able to apply for the credit and to determine when they have received enough applications to fully allocate the \$100 million and stop accepting First-Time Buyer applications. Since the New Home Credit is not expected to be used up as quickly, mid-July to post information about the New Home Credit usage.

For all the latest information go to [www.ftb.ca.gov/individuals/New\\_Home\\_Credit](http://www.ftb.ca.gov/individuals/New_Home_Credit)

Congratulations to all the Graduates from the Class of 2010!

A special congratulation goes to our daughter Kristen who is Promoting from **Toll Middle School** and going on to **Hoover** this Fall!

Dear Friends:

Dear friends,

As we kick off the summer season with Memorial Day I would like to encourage us to invest some time on Monday, May 31<sup>st</sup>, in the men and women that have made the sacrifice so we can enjoy the many blessings we have as Americans.

See page three for some local events that you might want to check out.

May God Bless America!

Keith

## ART from the ashes

The Glendale Parks and Open Space Foundation is sponsoring a fundraising event featuring the donated art by over 50 local artists composed of materials salvaged from the Station Fire to raise money to rebuild.

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

## Featured this month:

### Danielle's Dessert

Hi! I am Danielle- I'm 16 years old my dessert recipe is for something cool!



### Kristen

Our just turned 14 year old daughter is taking the month off.



### Pam's Kitchen

A spicy shrimp linguine dish that's easy and budget friendly.





## Pam's Kitchen

Since my goal is to serve seafood at least once a week and we're getting tired of fish that's always grilled or fried I was happy to find this recipe from *Cooking Light*. It's in their

BUDGET cooking ideas lest you think it's too extravagant for a weeknight dinner—and best of all; it can be prepared in less than 30 minutes. The magazine estimates the cost is \$2.50 per person and I think they're right. Adjust the seasoning or even omit them if you don't like spicy things. Serve with a Cesar salad and crusty bread to get the last bit of the sauce.

### Linguine with Spicy Shrimp

- 8 ounces uncooked linguine
- 2 tablespoons butter
- 1/2 cup finely chopped onion
- 3 garlic cloves, minced
- 2 plum tomatoes, chopped
- 1 pound peeled and deveined medium shrimp
- 1 1/2 teaspoons Cajun seasoning\*
- 1/2 teaspoon ground red pepper
- 1/8 teaspoon salt
- 1/2 cup half-and-half
- 1/3 cup chopped fresh flat-leaf parsley



Cook pasta and then start the sauce. When it's done the sauce will be too. Melt butter in a large skillet over medium-high heat. Add onion; sauté 3 minutes, stirring occasionally. Add garlic, sauté 2 minutes, stirring constantly. Sprinkle shrimp with Cajun seasoning, red pepper, and salt. Add shrimp mixture to pan; sauté 3 minutes or until shrimp are almost done; remove from heat. Stir in half-and-half. Pour shrimp mixture over pasta; toss. Sprinkle with chopped tomatoes and parsley.

\*If you don't have Cajun seasoning mix together 1/2 teaspoon each paprika, chile powder and cumin.  
Yield: 4 servings (serving size: 1 1/4 cups)

**Wine Tip:** Serve with a crisp Sauvignon Blanc that will stand up to the heat of the sauce.

**Caesar Salad:** Puree minced garlic clove, 1 tsp Dijon mustard, anchovy paste, 1/2 lemon juiced, 1/4 cup red wine vinegar, dash of Worcestershire sauce, salt, pepper and 1 egg yolk; with machine running, slowly add 1/2 cup olive oil. Toss with romaine; top with grated parmesan and croutons.



## Danielle's Dessert

Here is a recipe for a dessert that is good for a hot summer day by the pool!

### Mandarin Orange Cream Pops

- 1 11-ounce can of mandarin orange sections (drained)
- 2 cups softened vanilla ice cream
- 1 teaspoon finely grated orange zest



Place the mandarin orange sections in a blender and pulse to puree. Add the ice cream and the zest and pulse until well blended. Spoon the mixture into pop molds or 3-ounce paper cups. Add popsicle sticks. Cover and freeze until firm.

**Tip:** Halve the vanilla ice cream and add 1 cup orange sherbet for a lower-calorie recipe.

Yield: Makes 6 servings

### \$\$\$ Money saving tip of the month:

## Save on laundry detergent!

I read where studies have proven that clothes get as clean WITHOUT using any laundry detergent at all. Turns out the agitation is what does the actual cleaning –think women pounding out their laundry on rocks –same idea. AS I can't bring myself to embrace that concept I did try the experiment suggested. Use 1/2 of what the directions say or what you've been used to using. And guess what – it's true. My clothes are cleaner and I'm using a lot less soap. Detergents are more concentrated now but we are still accustomed to the "more is better" school of thought. So, we use too much and it doesn't rinse out of the clothes and they aren't as clean. Plus it's better for the environment when using less soap and less water if you don't have to do a second rinse cycle just to get the excess soap out. So try it on your next load of laundry – you may be as pleasantly surprised as I was!

## CrimeMapping.Com

What's that mean?

CrimeMapping.com is a website that has just become available for the Glendale area this month. It is a publicly accessible site that shows all the reported crime incidents from local police agencies. You can search by crime types, address and agencies for 90 days. To use just log onto [CrimeMapping.com](http://CrimeMapping.com), click on California then Glendale. You may also sign up for email "crime alerts" of any crime reported in the radius you select. Currently no other city police agency in the area has signed on for this service but you might want to contact your local police agency and ask if they are considering it. Being better informed about what's happening in your neighborhood and your city helps keep you and your family safe and is good information to give to perspective buyers if your home is for sale. If you are looking to buy a home in Glendale check out this site to help aid you in your decision.



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### On-Site Computer Services

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## Memorial Day Observances

*Monday, May 31, 2010*

Burbank – 11:00AM, McCambridge Park

Glendale – 9:30AM, City Hall,

Broadway and Isabel Streets

La Crescenta – 8:00AM - Two Strike War

Memorial Park, 5107 Rosemont Avenue

La Cañada Flintridge – 9:00AM – La Cañada

Memorial Park

## Free Home Value Analysis

Curious what your home is worth?

[www.HomeValuation4Free.com](http://www.HomeValuation4Free.com)

## Home Affordable Foreclosure Alternatives Program (HAFA)

In 2009, the Treasury Department introduced the HAFA program to provide a viable option for homeowners who are unable to keep their homes through the existing Home Affordable Modification Program (HAMP). The HAFA program takes effect on April 5, 2010—although some servicers may implement it sooner, if they meet certain requirements—and sunsets on December 31, 2012.

[Home Affordable Foreclosures Alternatives Program: Guidelines and Forms](http://www.makinghomeaffordable.com/contact_servicer.html)

HAFA 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 under the HAMP program. Servicers participating in HAMP are also required to comply with HAFA. A list of servicers participating in HAMP (including HAFA) is available at:

[www.makinghomeaffordable.com/contact\\_servicer.html](http://www.makinghomeaffordable.com/contact_servicer.html)

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HOME ABOUT ISSUES MEDIA ENDORSEMENTS VOLUNTEER CONTACT

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Ramani for the 43rd State Assembly District

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# Home News and Views



## Available Properties

[WWW.BEAUTIFULVERDUGOHOMES.COM](http://WWW.BEAUTIFULVERDUGOHOMES.COM)



**Glendale Classic Tudor**  
Wonderfully updated  
cook's kitchen  
List price \$849,000\*  
Estim. Pmt. \$3,751



**Glendale 2 on a lot**  
Front house 3 bed/2 bath,  
guest house in rear.  
List price \$789,000  
Estim. Pmt. \$3,486\*\*



**Tujunga Starter Home,**  
2 bed, 1 bath, granite  
counters, central air  
List price \$279,000  
Estim. Pmt. \$ 1,198\*



**Burbank Highlands**  
4 bed, 3 bath, 2  
Master Suites, pool  
List price \$998,000  
Estim. Pmt. \$ 4,018\*



**Mission Mobile Manor**  
2 bed, 1.5 bath 2001 blt  
55+ community  
List price \$79,000  
Estim. Pmt. \$424\*



**Pasadena Ambassador  
West - Villa Francesca**  
2 bed, 2 bath, remodeled,  
Close to Old Towne  
Lease price \$4,800/mo



**Rossmoyne Spanish**  
3 bed, 3 bath, updated,  
koi pond, large lot  
List price \$1,269,000  
Estim. Pmt \$4,822\*\*\*



**Glendale Character**  
3 bed, 3 bath, 2 story home  
gorgeous master bath  
List Price \$819,000  
Estim. Pmt. \$ 3,618\*\*



**Glendale Colonial**  
7 bed, 6 bath, private,  
large lot, pool/spa  
List price \$2,750,000  
Estim. Pmt. \$10,450\*\*\*



**Glendale Executive Home**  
4 bed , 3 bath, 180° views  
May be leased furnished  
One year lease, pets ok  
Lease price \$4,500/mo



**La Crescenta - 3 bed, 2  
bath, large home, large  
lot, two fireplaces**  
List price \$559,500  
Estim. Pmt. \$2,472\*\*



**Sagemore Park  
Traditional 3 bed, 2 bath,**  
central air, large garage  
List price \$499,000  
Estim. Pmt. \$ 2,143\*



**Glendale Lease 2 bed, 2  
bath, 350 SF patio,**  
stainless steel appliances  
2007 built, pet friendly  
Lease Price \$2,300/mo.



**Glendale cool condo**  
Large 2 bed, 2.5 bath,  
1,000 sf balcony w/view  
Polished concrete floors  
Lease price \$2,400



**Glendale cool condo**  
Large 2 bed, 2.5 bath,  
Exposed ductwork  
Concrete countertops  
Lease price \$2,300

### Inside Scoop!

Borrowers know that applying for a mortgage involves the lender pulling a credit report. What they may not know, however, is that this allows credit bureaus to sell a borrower's information to third party vendors - which include other mortgage companies. Savvy agents and brokers tell their clients to register themselves on the "Do Not Call" list. <https://www.donotcall.gov/>. And they should sign up for "Opt Out Prescreen" which will stop the four credit bureaus (Equifax, Experian, Innovas, and Trans Union) from selling their name as a trigger lead for five years.

Go to [www.optoutprescreen.com](http://www.optoutprescreen.com). And while you're at it, to cut down on junk mail go to

[www.directmail.com/directory/mail\\_preference/](http://www.directmail.com/directory/mail_preference/).

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800-963-4OCD (623)

*Payments quoted are based as follows:*

\* Based on 28% tax bracket. 20% down payment plus closing cost. This is for illustration purposes only and is based on full income and asset verification. Monthly payments are calculated with a 5% 30 Year Fixed Mortgage (5.50% A.P.R.) for 1st trust deed. First mortgage quoted with buyer paying 1 discount points. Scenario based on borrower having 720+ FICO. Rates change on a daily basis. Consult your accountant for tax savings.

\*\* Same scenario as above except that pricing is based on High Balance Conforming Pricing and is at 5.25% (5.75% APR)

\*\*\* Down payment requirement is 25% Monthly payments are calculated with 4.5% 5/1 ARM Mortgage (5.25% APR) for 1st trust deed.

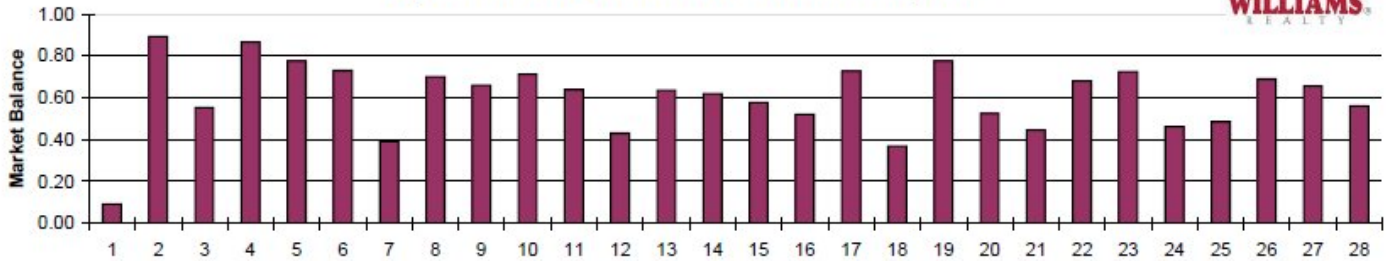
All financing to be arranged through The OCD Group.

Broker License # 01843092



Based on information from the Glendale Association of REALTORS®/Multiple Listing as of April 15th, 2010 and/or other sources. Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.

# April 2010 Real Estate Market Report

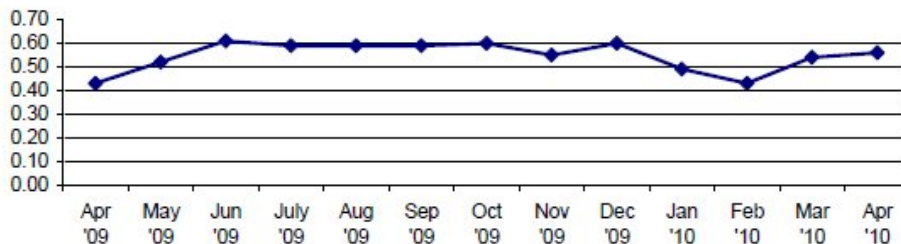


Regional areas and cities, #28 is the Regional Market Balance Index. A value of above 1.20 indicates a seller's market, between 1.20 and 0.80 a balanced market, and below 0.80 a buyer's market

Regional Area or City	New Listings	New Pending	Pending Listed Ratio	Total Active Listings	Sold	Months of Inventory	Sold Days On Market *DOM	Balance Index
1. Atwater Village	4	1	0.25	11	0		0	0.09
2. Eagle Rock	11	16	1.45	28	9	3.1	90	0.89
3. Glassell Park	13	11	0.85	29	5	5.8	29	0.55
4. Highland Park	21	24	1.14	45	15	3.0	69	0.87
5. Mount Washington	5	10	2.00	31	14	2.2	69	0.77
6. <b>Northeast Los Angeles</b>	<b>54</b>	<b>62</b>	<b>1.15</b>	<b>144</b>	<b>43</b>	<b>3.3</b>	<b>70</b>	<b>0.73</b>
7. Glendale - Chevy Chase/ E. Glenoaks	15	12	0.80	46	6	7.7	81	0.39
8. Glendale - Northwest	31	27	0.87	80	29	2.8	57	0.70
9. Rossmoyne & Verdugo Woodlands	19	14	0.74	47	17	2.8	48	0.66
10. Glendale-South of 134 FWY	20	26	1.30	73	26	2.8	67	0.71
11. <b>Glendale</b>	<b>85</b>	<b>79</b>	<b>0.93</b>	<b>246</b>	<b>78</b>	<b>3.2</b>	<b>67</b>	<b>0.64</b>
12. LaCanada Flintridge	20	12	0.60	79	22	3.6	84	0.43
13. LaCrescenta/Glen/Annex/Montrose/Sparr Hts.	32	24	0.75	88	32	2.8	65	0.64
14. Shadow Hills/Sunland/Tujunga	43	38	0.88	147	53	2.8	69	0.62
15. <b>Crescenta Valley</b>	<b>95</b>	<b>74</b>	<b>0.78</b>	<b>314</b>	<b>107</b>	<b>2.9</b>	<b>67</b>	<b>0.58</b>
16. <b>Burbank</b>	<b>72</b>	<b>65</b>	<b>0.90</b>	<b>211</b>	<b>45</b>	<b>4.7</b>	<b>58</b>	<b>0.52</b>
17. Altadena	41	36	0.88	88	28	3.1	51	0.73
18. Pasadena	158	79	0.50	494	103	4.8	67	0.37
19. San Marino	12	9	0.75	31	15	2.1	69	0.77
20. South Pasadena	15	12	0.80	42	10	4.2	29	0.52
21. <b>West San Gabriel Valley</b>	<b>226</b>	<b>136</b>	<b>0.60</b>	<b>655</b>	<b>156</b>	<b>4.2</b>	<b>85</b>	<b>0.45</b>
22. North Hollywood	77	79	1.03	212	65	3.3	63	0.68
23. Sun Valley	32	34	1.06	80	24	3.3	56	0.73
24. Valley Glen	10	7	0.70	26	5	5.2	42	0.46
25. Valley Village	26	13	0.50	64	18	3.6	91	0.48
26. Van Nuys	72	59	0.82	164	54	3.0	46	0.69
27. <b>East San Fernando Valley</b>	<b>217</b>	<b>192</b>	<b>0.88</b>	<b>546</b>	<b>166</b>	<b>3.3</b>	<b>59</b>	<b>0.66</b>
28. <b>Report Totals</b>	<b>700</b>	<b>556</b>	<b>0.79</b>	<b>2003</b>	<b>566</b>	<b>3.5</b>	<b>68</b>	<b>0.56</b>

Based on information from the Association of REALTOR's Multiple Listing Service as of 5/4/10 and other sources. Display of MLS data is deemed reliable but is not guaranteed accurate by the MLS. Days on Market may or may not reflect total time that properties have been for sale.

## Regional Market Activity Index



*Analysis - The Market Activity Index increased two points from 0.54 to 0.56 due to more pending sales, mores closed sales, and the resulting decline in months of inventory. Interest rates have increased less than predicted and buyers have a new California \$10,000 tax credit (visit [www.ftb.gov](http://www.ftb.gov) for details), so it is a good time to buy. As the market continues to trend toward a seller's market, be prepared for prices to gradually increase.*

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*This month we thank Helen Licu for thinking of us. Helen referred her mother who will be selling her home and relocating closer to the family.*

*Thank you for trusting us!*

**This space is available.**

## Looking for Real Estate Market Data?

*Find detailed information for the market areas that we service click here on [The Keith Sorem Team Blog](#).*

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Helping people make wise decisions in real estate. The Keith Sorem Team At Keller Williams Realty.

**Market Index Report La Crescenta CA February 2010**  
Posted March 19, 2010 by Keith Sorem

**Categories:** La Crescenta/Montrose/Glendale Annex/Span Hill  
**Tags:** La Crescenta, Crescenta Valley, San Dimas, Glendale, Glendale Annex, Keith Sorem, Keller Williams, La Crescenta, market conditions, market report, Montrose, real estate, short sales

**Realtor of the Year 2009**  
Data from i-Tech MLS has not been verified, is not guaranteed, and is subject to change.

**La Crescenta/Montrose/Glendale Annex February, 2010**

**At A Glance**  
What a difference a month makes. The Market Index dropped to 0.53, back to March-April levels primarily due to more inventory and fewer sales. Considering the past few months this is a great time for buyers to get a good deal. At least now sellers have competition and cannot afford to overprice if they want top dollar. Note that you need to open

**Home**  
About Keith Sorem

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**Archives**  
March 2010  
February 2010  
January 2010

## Why hire the Keith Sorem Team?

- ✓ Full-time REALTORS®. Less than 35% of Realtors are full time. Before you select another Realtor, ask them.
- ✓ Over thirty years combined experience in real estate
- ✓ Keller Williams has offices throughout the US, Canada, Hawaii, and soon internationally. If you know someone who needs to buy, sell, invest, or just has questions, we can find an expert in their local market to help.
- ✓ We adhere to the National Association of REALTOR® Code of Ethics.

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