

Home News and Views

VOLUME SIX

News To Help You Save Time and Money

Sept. 2010

WWW.BEAUTIFULVERDUGOHOMES.COM

Help Us Name This Cat

I was jogging one morning, very early, and took a different route than I normally do because one of my clients suggested I would get a better work out if I did not run the same route each time.

As it turned out I happened to see a property that looked vacant, and noticed a piece of paper on the living room window, so of course I had to investigate. As I was reading the notice of foreclosure, a white cat walked up to me and started meowing quite loudly.



We took stock of each other, the cat sat down and looked up at me. I petted its head and took off to continue my run. When I arrived back home I mentioned to Pam that she and the kids should go up and bring the cat some water and food.

So I arrive home from work and we now have a new member of the family. She is an older cat, still quite skittish, yet is making herself at home.

However, we are having a very difficult time coming up with a name. Can you help? The winner will receive a \$25 Starbucks gift card. Entries due by October 5th (we have to stop calling her "the cat"!).

Short Sales and Foreclosures Update

Most of us know people that are struggling financially and are either facing foreclosure and might be forced to sell their home. The good news is that there are more options than a year ago. If you know someone in trouble the best advice is for them to speak with their lender and find out their options. Lenders would much rather NOT foreclose. It is less expensive for them to either modify the loan (if the borrower can qualify), or sell the property (call a short pay, where the proceeds from the sale do not pay off the loan and closing costs). The lender pays the closing costs, including commissions, transfer fees, etc. <http://makinghomesaffordable.gov/> is a good start.

Dear friends,

As we launch into the new school year let us take time to do a little planning. Even with our busy schedules, let's make time to help out where we can, when we can: at school, at church, in our community, re-stocking a food bank.

The Glendale Sunrise Rotary Club is launching the Coats for Kids campaign, watch for the flyers in the Thursday folders and notices. Help us help others by donating your coats, sweatshirts, etc.

Keith

Featured this month:

Danielle's Dessert

Hi! I am Danielle- I'm 16 years old my dessert recipe is for a traditional fall Apple crisp



Kristen

Our 14 year old daughter needs help to name our new cat!
Cool prize for the winner.



Pam's Kitchen

A couple of recipes for busy Fall weeknights.



Centennial Friends of Scouting Breakfast Thursday, Sept 30th.

Join me in celebrating 100 years of Scouting with a special breakfast featuring Glendale Police Chief Ron De Pompa. If there was ever a time that the values and experience Scouting can bring to young people is needed, now is that time. The Verdugo Hills Council, BSA is experiencing GROWTH in Scouting programs, and we need your support. Breakfast at 7:30am. Tickets \$20.00. Call the council office at 818-243-5169 or email cnazarian@bsaemail.org to reserve your seat. Scholl Canyon Estate, 1151 East Chevy Chase Drive, Glendale, 91206





Pam's Kitchen

Now that it's officially fall it's time to make those comfort foods we all love. This is an update to *Macaroni and Cheese* that take less than 20 minutes. Then for a new chicken casserole try

this Bruschetta Bake –another time saver for our busy school nights –reheats well too

Tomato Basil Rigatoni

- 1/2 cup dry-packed sun-dried tomatoes (about 3 ounces)
- 1 box (16 ounces) rigatoni pasta
- 1-1/2 cups milk
- 1/4 cup tomato-basil- flavored cream cheese (or plain)
- 4 ounces provolone cheese, chopped
- 1 cup shredded mozzarella cheese
- 2 teaspoons cornstarch mixed with 1 tablespoon water
- 1/2 cup fresh basil leaves, cut into thin strips
- Freshly ground black pepper
- Pinch of salt
- Shredded Parmesan (optional)



Place sun-dried tomatoes in 1 cup boiling water and let stand 5 minutes. Meanwhile, cook rigatoni as per package directions until done. Drain. While pasta cooks, heat milk over medium heat until bubbly. Remove from heat and whisk in cream cheese, provolone and mozzarella until melted (mixture will be a little stringy). Stir in cornstarch-water mixture and return pan to heat. Bring to a simmer, stirring until smooth. Drain and finely chop sun-dried tomatoes. Stir into pasta, along with sauce and basil. Top with a little freshly ground black pepper, a pinch of salt, and Parmesan, if desired. Let stand 5 minutes before serving.

Bruschetta Chicken Bake

- 1 can (14-1/2 oz.) diced tomatoes, undrained
- 1 pkg. (6 oz.) STOVE TOP Stuffing Mix for Chicken
- 1/2 cup water
- 2 cloves garlic, minced
- 1-1/2 lb. boneless skinless chicken breasts, cut into bite-size pieces
- 1 tsp. dried basil leaves or 3 TBLS fresh basil leaves cut up
- 1 cup Shredded Mozzarella Cheese



Heat oven to 400° F. Mix tomatoes, stuffing mix, water and garlic just until stuffing mix is moistened. Layer chicken, basil, cheese and stuffing in 3-qt. or 13x9-inch baking dish. Bake 30 min. or until chicken is cooked through. Enjoy now or cover and refrigerate. To reheat, microwave each serving on high 2 to 3 min.



Danielle's Dessert

Here is a recipe for a dessert that is good for cool Fall nights – it's quick and easy.

Cranberry-Apple Crisp

- 3 Granny Smith apples (unpeeled), cored and cut into 1-inch pieces (about 4 cups)
- 2 cups whole fresh cranberries
- 3/4 cup sugar
- 1-1/2 cups old-fashioned oats
- 1/2 cup packed light-brown sugar
- 1/3 cup all-purpose flour
- 1/2 cup chopped pecans
- 1/2 cup (1 stick) unsalted butter, melted
- Vanilla ice cream



Directions

Heat oven to 350 degrees F. Butter a 2-quart baking dish. In a large bowl, mix together apples, cranberries and sugar. Spoon into prepared baking dish. In same bowl, mix together oats, brown sugar, flour and pecans. Stir in melted butter. Sprinkle oatmeal mixture evenly over the top of the apples. Bake at 350 degrees F for 45 minutes, until bubbly and apples are tender. Serve warm or cold with a scoop of ice cream.

You can use whatever kind of apple you like best or even use a couple of different kinds. This recipe also works with just apples if you don't have or don't like cranberries!

Committed to helping you manage your personal and business risks.



Shawn White,
Agent

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

How to avoid debt collection scams

There are a growing number of collectors who berate, badger, and bully consumers into paying debts that aren't theirs in the first place. Each year thousands of people are victimized by fraudulent collectors, so intimidated by abusive tactics that they often pay up simply to end the harassment of themselves, their employers, family, and friends. "Operators like these have mastered the art of making people really, really afraid," according to the Web site

ConsumerJustice.com. More people complain to the Federal Trade Commission (FTC) about debt collectors than about any other industry, and with the economic downturn those numbers are rising. **Even if you are behind on your bills, you don't have to put up with foul play.** The Fair Debt Collection Practices Act, as well as state laws provides strict guidelines that bill collectors must follow. They also impose penalties for any violations. "It's important to remember you have rights," says Jean Chatzky, personal finance expert and author of the newly revised *Pay It Down! From Debt to Wealth on \$10 a Day*. Your best move? Learn how to recognize—and fight back—when sleazy collectors cross the line so you won't get scammed in the first place.

BOY SCOUTS OF AMERICA ★ 100 YEARS OF SCOUTING



CELEBRATING THE ADVENTURE ★ CONTINUING THE JOURNEY

Join us for the Centennial Friends of Scouting Breakfast on Thurs. Sept. 30th See page one.

Character homes needed for the Hoover High School PTSA Tour of Homes



The 53rd Annual Hoover Tour of Homes is in the planning stages and we are looking for a few homeowners who would be interested in donating their home for one day to help raise scholarship funds for students at Hoover High School. If you know someone who is interested in learning more, please let me know. Thank you!

Keith@BeautifulVerdugoHomes.com or call 1-888-284-2056.

Save the Date! Support Hoover High School and come to the Tour on Saturday December 4th 2010.

Scholl Canyon Estates
Gracious Retirement Living

Richard & Linda Gates
Managers

1551 E. Chevy Chase Dr. ph: 818-951-3830
Glendale, CA 91206 fax: 818-242-7841



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HOME NEWS AND VIEWS



Available Properties

WWW.BEAUTIFULVERDUGOHOMES.COM



Lakeview Terrace Dream Home Gourmet kitchen, 3 bed, 3 bath, ¼ acre lot
List price \$479,995
Estim. Pmt. \$1,889*



Glendale large one level 6 bed, 6 bath, many upgrades, good schools
List price \$899,000
Estim. Pmt. \$3,644**



SOLD

Tujunga Starter Home, 2 bed, 1 bath, granite counters, central air
List price \$279,000
Sold price \$290,000



Glendale Townhome 3 bed, 3 bath Master, Suite, close to GCC
List price \$449,995
HOA only \$150



Mission Mobile Manor 2 bed, 1.5 bath 2001 blt 55+ community, pool
List price \$79,000
Estim. Pmt. \$311*



Pasadena Ambassador West – 2 bed, 2 bath, historical apartment, manicured grounds
Lease price \$2,850/mo



Glendale - Chevy Chase 4 bed, 3 bath, private, quiet, views, pool
List price \$950,000
Estim. Pmt \$3,610***



Burbank Hallston Estate 4 bed, 4 bath, view home Entertainer's delight
List Price \$1,395,000



Tujunga pool home Cute artist's home, 2 bed, 1 bath, views
List price \$274,995
Estim. Pmt. \$1,081*



Big Tujunga Canyon - Forest Service Lease 2 bed 2 bath, open floor plan, fresh air, blue skies, trees
List Price \$169,950



Burbank, 3 bed, 2 bath, large home, master suite
Granite countertops
List price \$569,950
Estim. Pmt. \$2,310**



Glendale Duplex two on a lot, both 2 bed, 2 bath, garage, updated, location.
List price \$765,000
Estim. Pmt. \$ 3,101**



Glendale Income 4 units All 2 bed, 1 bath, updated w/granite counters, new roof,
List Price \$949,000



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



South Pasadena Apartment Delightful 1 bed, 1 bath nicely updated, granite counters, close to shopping.
Lease price \$1,200

"NOT ONLY CAN WATER FLOAT A BOAT - IT CAN SINK IT ALSO." Wise words, but you don't need to know that Chinese proverb to know that a knife can cut both ways. The same is true with the strong ties between the Chinese and US economies. For example, news came out last week that Chinese factories stepped up production in August, which helped ease concerns of a double-dip recession in US and, as a result, helped move Stocks higher earlier in the week. But additional news regarding China is also impacting the Bond market - and could impact home loan rates in the future, depending on how the events unfold.

Here's what's happening. There have been numerous accusations that China has kept their currency artificially low, in an effort to fuel their exports. Some American businesses remark that this is an unfair competitive advantage, and call for tariffs to be levied against Chinese goods. It would appear that a stronger Chinese Yuan would help to resolve this problem... but remember there can be some nasty unintended consequences, due to the relationship between Chinese currency and our Bond prices. The way that the Chinese keep their currency weak against the Dollar is by buying massive amounts of our Bonds, including Mortgage Backed Securities. And their heavy buying has helped keep home loan rates low. So strengthening the Yuan would require fewer purchases of our Bonds and Mortgage Backed Securities - and that would be negative for home loan rates.

Artin Babayan
Home Loan Consultant
800-963-4623



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 4.25% 30 Year Fixed Mortgage. (4.5% 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 4.5% (4.75% APR)

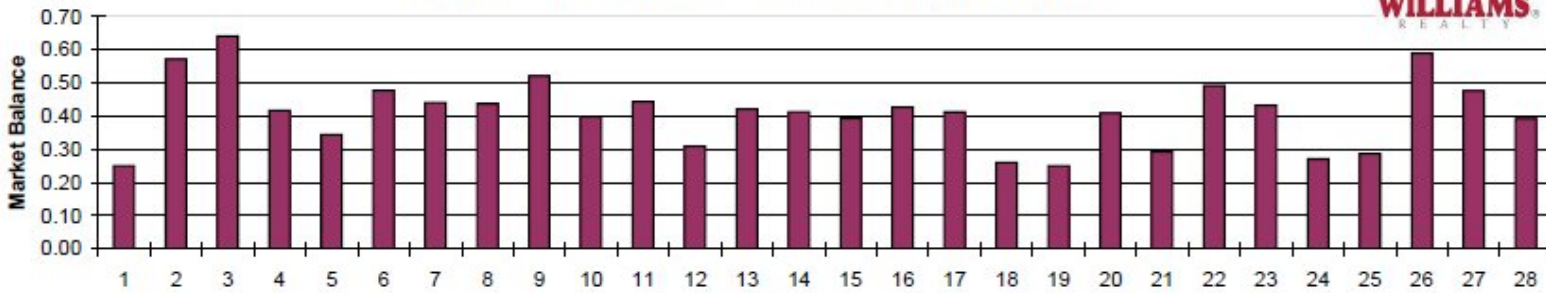
*** Down payment requirement is 25% Monthly payments are calculated with 4.5% 30 Year Fixed (4.75% APR) for 1st trust deed.

All financing to be arranged through New American Funding.
NMLS # 304962

Based on information from the Glendale Association of REALTORS®/Multiple Listing as of September 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.



August 2010 Real Estate Market Report

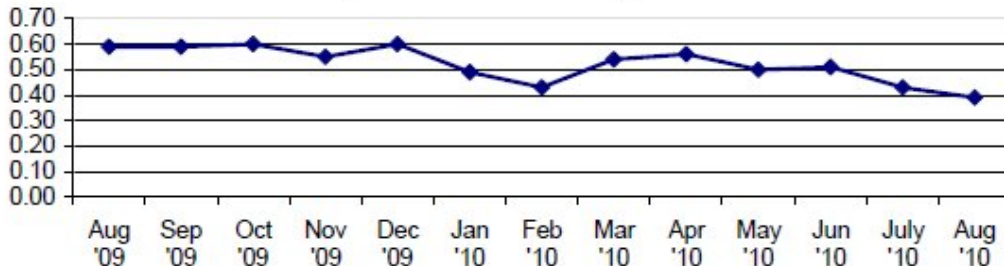


Regional areas and cities, #28 is the Regional Market Balance Index. A value of above 1.20 indicates a seller's market, between 1.20 and 0.80 a balanced market, and below 0.80 a buyer's market

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	2	1	0.50	8	1	5.8	7	0.25
2. Eagle Rock	10	7	0.70	35	13	2.7	70	0.57
3. Glassell Park	8	13	1.63	39	12	3.3	78	0.64
4. Highland Park	22	9	0.41	60	16	3.8	49	0.42
5. Mount Washington	20	3	0.15	32	8	4.0	31	0.34
6. Northeast Los Angeles	62	33	0.53	174	50	3.5	58	0.48
7. Glendale - Chevy Chase/ E. Glenoaks	21	13	0.62	59	13	4.5	34	0.44
8. Glendale - Northwest	29	20	0.69	96	22	4.4	92	0.44
9. Rossmoyne & Verdugo Woodlands	27	17	0.63	69	19	3.6	56	0.52
10. Glendale-South of 134 FWY	33	25	0.76	108	18	6.0	97	0.40
11. Glendale	110	75	0.68	332	72	4.6	66	0.44
12. LaCanada Flintridge	25	9	0.36	81	16	5.1	74	0.31
13. LaCrescenta/Glen/Annex/Montrose/Sparr Hts.	33	17	0.52	121	34	3.6	54	0.42
14. Shadow Hills/Sunland/Tujunga	53	30	0.57	172	41	4.2	92	0.41
15. Crescenta Valley	111	56	0.50	374	91	4.1	75	0.39
16. Burbank	88	52	0.59	246	53	4.6	58	0.43
17. Altadena	40	17	0.43	114	30	3.8	69	0.41
18. Pasadena	163	62	0.38	597	93	6.4	93	0.26
19. San Marino	11	5	0.45	44	6	7.3	53	0.25
20. South Pasadena	16	10	0.63	71	19	3.7	89	0.41
21. West San Gabriel Valley	230	94	0.41	826	148	5.6	85	0.29
22. North Hollywood	93	65	0.70	258	62	4.2	69	0.49
23. Sun Valley	42	23	0.55	104	22	4.7	54	0.43
24. Valley Glen	13	6	0.46	37	4	9.3	81	0.27
25. Valley Village	18	11	0.61	80	12	6.7	12	0.29
26. Van Nuys	56	70	1.25	200	48	4.2	56	0.59
27. East San Fernando Valley	222	175	0.79	679	148	4.6	61	0.48
28. Report Totals	781	455	0.58	2489	520	4.8	63	0.39

Based on information from the Association of REALTOR's Multiple Listing Service as of 9/15/10 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 declined 4 mores to 0.39. Despite record low interest rates during the past month we are definitely seeing a market shift. After months of tight inventory, now buyers have a chance to make some purchases. For sellers, proper preparation will pay off big time in a market with more competing homes for sale. Ask us to learn how to take advantage of the current market.

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 Read more on Keith's Blog at www.BeautifulVerdugoHomes.com
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 Keller Williams World Media Center 401 South First St, Burbank, CA 91502
 Keller Williams Real Estate 1115 Foothill Boulevard, La Canada, CA 91011

REALTOR® of the Year 2009



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Please email or call with your referrals, include name, phone, and two references.

Keith Sorem 1-888-284-2056

Keith@BeautifulVerdugoHomes.com



This month we thank Peggy Riddle for thinking of us. Peggy referred friends who want take advantage of the market and sell their townhome in order to buy a larger home.

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](#).

Verdugo Real Estate
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: buy a home, Crescenta Valley, Foreclosures, Glendale, Glendale Annex, Keith Sorem, Keller Williams, La Crescenta, market conditions, market report, Montrose, sell a home, 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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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.

Services Available

- Fair Market Analysis (tax, probate)
- Property Tax Appeal assistance
- Investment and commercial property
- Investment property management services
- Tenant screening, background checks
- Property floor plans and measurement
- Professional property photography
- Home staging and decoration
- Remodeling advice



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