



# Between FRIENDS



**MICHAEL & TRINA GANT**  
(562) 216-9444

**Fulfilling Dreams and Lifestyles**

**Cell: (323) 369-3190    michaelgant@kw.com**

**H**appy Holidays! It's hard to believe that another year has flown by. I'd like to take this opportunity to thank you for your business and allowing me to assist you with your real estate needs. I wish you and your family joy, love and laughter during the holidays!



**H**ome warranty protection is very important and something I recommend for all my clients. Whether you are buying or selling, home warranties provide protection from the cost and hassle of system and appliance repairs in your home. The service is easy to use and a great value!

It's true that many home warranties appear to be similar, but the difference can be found in the *service*. My home warranty company of choice is Old Republic Home Protection. They take excellent care of my clients with fast, friendly service at reasonable rates. For more information about this valuable protection, please give me a call!

**Y**our referrals mean the world to me. If you've worked with me in the past, you have experienced my dedication and commitment to ensuring your home purchase was a smooth and positive experience. I promise to provide that same commitment to excellence for your family, friends and acquaintances. Please tell them about me!



## Household Tips

### New Air Conditioning Law Effective 1/23/06

**C**entral air conditioners are rated according to their Seasonal Energy Efficiency Ratio (SEER); the higher the SEER the more efficient the air conditioner. The current national efficiency standard is 10 SEER. The new standard raises the SEER requirement to 13, an efficiency improvement of 30%. Overall the changes are good for the environment, and improve comfort and indoor air quality. However, implementation of the new regulations may be costly.

Beginning January 23rd 2006, 10 SEER air conditioning equipment will no longer be manufactured. Once the existing supply of 10 SEER equipment is depleted, only the new 13 SEER equipment will be available for replacement units. Unfortunately, the new 13 SEER air conditioner needs to be compatible with all the other components in the HVAC system. Here are some of the potential challenges:

- If a condenser is replaced, the evaporative coil and air handler may need to be upgraded to 13 SEER.
- If the Freon lines are too small to handle a 13 SEER system, they must be replaced.
- The 13 SEER evaporative coils can be up to 3-4 inches taller, meaning sheet metal modifications may be needed to fit the new system in the old space. If the space is too small, there will be costs to rebuild the area or relocate the system.
- The system, as a whole may be larger and heavier, which may require the use of an additional technician to complete the installation.
- The system requires about 40% more Freon to operate.
- The system may require a larger cement pad or larger roof stand than the previous unit which may require additional modifications and costs.

One way to help offset the cost of replacing or repairing your AC system is to invest in a home warranty Plan. Although the home warranty will not cover code upgrades or modifications, without a home warranty the entire cost of replacement and upgrades/modifications would be your responsibility. If you are purchasing a home, be sure that a home warranty plan is included in your transaction.

For more information on the 13 SEER regulations, visit [www.energy.gov](http://www.energy.gov).

*Savor the Flavor*

**Herbed Rib Roast**

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| <ul style="list-style-type: none"> <li>1 (2-rib) tied prime rib roast (4-5 lbs., trimmed)</li> <li>1 clove garlic, cut in half</li> <li>1 1/2 Tbsp. salt</li> <li>1 tsp. black pepper</li> <li>2 Tbsp. all-purpose flour</li> <li>1 Tbsp. each fresh thyme &amp; rosemary, finely chopped or ground</li> </ul> | <p>Put oven rack in lower third of oven and preheat to 450° F. Rub cut side of garlic over roast. Put roast fat side up, in a small roasting pan and sprinkle with salt and pepper. Mix together flour and fresh herbs, and rub onto top and sides of roast. Roast beef for 20 minutes. Reduce oven temperature to 350° and roast approximately 1 1/4 hours, or until meat thermometer registers 135°. Remove roast from oven and let stand 20-25 minutes, uncovered. Slice and serve with gravy and your favorite side dishes.</p> |
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*Health & Safety*


**Hazard Free Holiday Glow**

- W**hen planning your holiday lighting decorations, keep these things in mind:
- \* Do not overload electrical outlets.
  - \* Never run extension cords under rugs, across doorways, or over nails. This may cause the insulation to deteriorate, exposing a wire that can cause a fire or electrical shock.
  - \* Check electrical cords for cracks, fraying, broken plugs and loose connections - if worn, replace immediately. Also, cords that become hot during use need to be replaced.
  - \* If a fuse blows, try to find the cause before you replace it. Fuses are designed to protect against fires; if you use the wrong amperage, you lose this protection.



*Brain Teasers*

**Christmas Trivia**

1. Which of the following names is not one of Santa's reindeer?
  - a. Comet
  - b. Prancer
  - c. Klaxon
  - d. Blitzen
  
2. During the holidays, people exchange kisses beneath what plant?
  - a. Mistletoe
  - b. Holly
  - c. Ivy
  - d. Pine
  
3. Who wrote the book called *The Father Christmas Letters*?
  - a. C.S. Lewis
  - b. J.R.R. Tolkien
  - c. Hans Christian Anderson
  - d. Charles Dickens
  
4. Who wrote the book *A Christmas Carol*?
  - a. C.S. Lewis
  - b. J.R.R. Tolkien
  - c. Hans Christian Anderson
  - d. Charles Dickens
  
5. One of Sherlock Holmes adventures takes place during the Christmas season. What is the book title?
  - a. *The Adventure of the Empty House*
  - b. *The Adventure of the Copper Beeches*
  - c. *The Man with the Twisted Lip*
  - d. *The Adventure of the Blue Carbuncle*