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YOUR NEIGHBORHOOD REAL ESTATE AGENT!

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When you understand the process of buying or selling a home, you are equipped to make the best decisions. Call me today, and I will assist you every step of the way.



As a real estate professional, I know the stress that a home system or appliance breakdown can create for a home seller during the listing period or for the buyer after close of sale. Fortunately, you can prevent that stress with a home warranty that provides coverage for both the seller and the buyer!

A home warranty plan is a service contract that protects your home's major systems and appliances for a specified period of time. Should a failure occur during the term of the Plan, a qualified contractor is dispatched to repair or replace the covered item for a nominal service call fee. Help is only a phone call away, 24/7, 365 days a year!

For complete peace of mind, I recommend an **Old Republic Home Protection Plan** for all of my clients. Call me today for more information on how a home warranty can benefit you.

If anyone you know is selling or buying a home, please refer them to me. I guarantee to provide your referral with the same stellar service my clients have come to expect from me.



If you are working with another Real Estate Professional, please disregard this notice.

Health & Safety

Safety Tips for Summer Fun

Summer is a time for barbecues, camping and celebrating. Avoid situations that can spoil your fun, and play it safe with these tips:

Keep your Cool

Heat exhaustion is more likely when both temperature and humidity are high. Keep your cool with these tips:

- Drink plenty of fluids, preferably water and sports drinks. Avoid caffeinated drinks – they increase dehydration.
- Avoid vigorous activity during the hottest parts of the day.
- Seek immediate medical attention if you or someone else experiences these warning signs of heat exhaustion: heavy sweating, headaches, nausea, muscle cramps, rapid heartbeat, and fainting.



Save your Skin

Reduce chance of sunburn & skin cancer by observing these guidelines:

- Seek the shade whenever possible and avoid direct sun exposure between 10 am and 4 pm.
- Wear long-sleeved shirts and wide-brimmed hats to protect your skin.
- Wear wraparound sunglasses with broad UV protection.

- Apply sunscreen with a 30+ SPF at least 30 minutes before sun exposure and reapply after swimming or sweating.

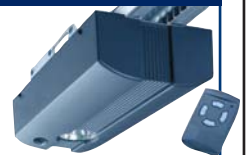
Maintain Grill/Campfire Safety

- Never allow children to play near a hot grill or campfire.
- To extinguish a campfire, douse thoroughly with water, stir up the ashes, and douse a second time.

Household Tips

Taming the Garage Door Opener

Garage door openers are very susceptible to possession by mischievous sprites that delight in vexing frustrated homeowners – or at least that's the way it seems. Thankfully, that is not the case, and some common malfunctions can be eliminated with simple adjustments:



The door does not open or close smoothly

Garage door openers have a tension knob on the back of the opener which needs to be adjusted to the weight of the door. There are usually indicators that read "higher/lower" or "increase/decrease." Adjust this knob slightly in one direction and test the door. If that doesn't help, turn the knob the other direction. Keep adjusting until you are satisfied with the door's function.

Door reverses mid-opening or -closing

Most units have an automatic safety feature that will reverse the door if it hits an obstruction. If there is no obstruction present, the two laser eyes that detect the presence of an obstruction are likely not aligned and need adjusting. Once alignment is made, the sensor lights will cease to "blink" and the phantom "obstruction" will no longer be an issue.

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Savor the Flavor

Slow-Cooked Pulled Pork Sandwiches

Ingredients:

- 1 Tbs vegetable oil
- 1 boneless pork shoulder roast (3 1/2 to 4 lb), netted or tied
- 1 can condensed French onion soup
- 1 C ketchup
- 1/4 C cider vinegar
- 3 Tbs packed brown sugar
- 12 split sandwich rolls or hamburger buns

Directions:

Heat oil in a 10-inch skillet; add pork roast and brown on all sides. In a 5-quart slow cooker, mix soup, ketchup, vinegar and brown sugar; add pork and turn to coat. Cover and cook on LOW for 8 - 9 hours (HIGH for 4 - 5 hours) or until pork is fork-tender. Remove roast to a cutting board and let stand for 10 minutes. Using 2 forks, shred the pork. Return pork to the cooker and heat through. Spoon pork and sauce mixture on the rolls to serve.

Helpful Hints

Lemons – Not Just for Lemonade!

When life hands you lemons, make lemonade – or try these fresh uses for this versatile citrus staple:

- Clean, disinfect and deodorize cutting boards. Run a wedge of lemon over the surface, then wash with hot water.
- Prevent the natural browning that occurs on certain foods. Sprinkle fruit slices with lemon juice before serving, or squeeze a bit into guacamole to maintain fresh appeal.
- Decorate! Fill a bowl or vase with whole lemons for a simple but elegant centerpiece.
- Whiten fingernails by rubbing the surface of your nails with a lemon wedge.
- Make those copper, brass and stainless steel pots look brand new again! Sprinkle a lemon wedge with salt, then rub stains away.
- Whiten your whites. Add 1/2 cup lemon juice to the wash cycle to keep laundry whites bright.
- Remove sticky foods and residue from a grater – rub both sides with the pulp side of a cut lemon, then wash residue away.
- Grill fish on top of lemon slices to keep it from sticking to the grill.



Real Estate Today

Selling Your Home This Summer?



These tips will give your home extra “buyer appeal” on warm, sultry summer days:

Make your outdoor space shine. Clean & repair your deck, porch, patio or outdoor kitchen. If you don’t have a deck, create an “outdoor room” on the patio or in the yard by strategically arranging your outdoor furniture.

Promote the pool, which can be a powerful selling point in summer weather. Keep the water clear and sparkling clean so that potential buyers can visualize themselves taking a cool dip on a hot day.

Invest in curb appeal. Enhance your entryway by framing it with colorful potted plants. Keep the lawn and flower beds looking fresh and crisp despite the sweltering summer heat.

Keep the house cool. Prospective buyers will appreciate the opportunity to escape the heat while touring your home.

Provide light refreshments (think cool, thirst-quenching lemonade). Prospective buyers may linger just long enough to fall in love with your house!