

Chit Chat

News for Home and Living

AUGUST 2013



Back row: Leah, Mark, Teri, Debbie, Gregg, Michele, Steve, Eddie, Bethany holding Kyler Middle row: Elsie, Tara, Sue, Heidi, Gracie Front row: Brooklynn and April

Independence Day 2013

For the 16th consecutive year, we (and some of our dearest friends) set out at 6:00 a.m. and personally hand-delivered approximately 2,000 American flags to the "Wood Streets" neighborhood on the morning of July 4th, our country's Independence Day! As we do every year, after patriotically walking from yard to yard, we treated everyone to a yummy breakfast at a local restaurant.

We hope you enjoyed the festive flags and look forward to our annual patriotic gesture again next year!

Your neighbors,

Tara and April

Inside Chit Chat

Homes for Sale

Real Estate Activity Report

The Pet Page (Rabies Vaccination Coupon)

Neighborhood News (National Night Out)

The Senior Scene (Get Out of the Car!)

How to Opt Out of Phone Books

Unconditional Happiness

Happiness is not the result of favorable conditions. That's backwards. Favorable conditions result from happiness. So what does it take to be happy? Nothing more than a willingness to be happy.

Happiness comes from the way you respond to life. There are people who have every reason to be miserable, but who still live with happiness and joy. In every life, there is room for happiness.

Everyone has challenges. Everyone has disappointments, yet they do not have to get you down. True happiness comes not from the absence of problems. Enduring happiness comes in spite of problems.

Happiness is not a reaction, but a choice. Let it be yours!



Chit Chat



\$250,000 3935 2nd Street — A craftsman built in 1919 with 2 bedrooms/1 bathroom, but the basement is finished and could be used as 3rd bedroom and/or office. Home has central air/heat, indoor laundry, original hardwood floors and pocket doors, as well as updated bathroom and large bedrooms, each with a walk-in closet. The backyard is lushly landscaped with room for a pool. There is an 8-yr-old 2-car garage with RV parking. This is a standard sale.



\$525,000 5809 Brockton — This 122-yr-old Queen Anne Victorian boasts 4135 sq ft, with six bedrooms upstairs and one downstairs, central air/heat, original hardwood floors and pocket doors, as well as remodeled kitchen, indoor laundry, 3 bathrooms, partial copper plumbing and electrical, and newer roof. Circular driveway and inground pool/spa. This home is a City of Riverside Structure of Merit. **TERRIFIC INVESTMENT OPPORTUNITY!**



\$392,734 3849 Loring Drive — This 1948 custom-built home is nestled at the base of Mt. Rubidoux on a private street with over 1800 sq ft, as well as 3 bedrooms, 1.75 bathrooms, high efficiency central air/heat, remodeled kitchen and bathrooms, as well as a large unique private patio behind the home with huge boulders jutting from the mountainside. You are steps away from Mt Rubidoux and Evans Lake. This is a standard sale.



Billionaire and prominent hedge-fund manager, John Paulson, made billions betting against subprime mortgages. Now he says buying a house is the best possible investment. "If you don't own a home, buy one. If you own a home, buy another one, and if you own two homes, buy a third. You won't make returns that good by investing in me."

"I think we're just at the beginning of the recovery. I think it will continue for 4 to 7 years. It's not too late to get involved. For the individual investor, locking in a fixed mortgage rate is also a way to hedge against inflation down the road," says Paulson.

TESTIMONIAL: From start to finish, my transaction was handled with excellent care. I loved the pictures that were taken of my home and knew then that this would be a quick sale. I also feel the pricing of the home was "right on target". I feel you two are a class act!

— Steve Leister

REAL ESTATE ACTIVITY REPORT

LISTED and/or SOLD by **“The Sister Team”**

SOLD (March-July 2013)

6140	Avenue Juan Diaz	\$ 145,000	2 bed, 1.75 bath	1362 sq ft	2-car carport
4310	Beatty	\$ 330,000	3 bed, 1 bath	1876 sq ft	2-car garage
5065	Carlingford	\$ 225,000	3 bed, 1.75 bath	1594 sq ft	2-car garage
4242	Edgewood	\$ 273,000	2 bed, 1.75 bath	1208 sq ft	2-car garage & pool
4092	Elmwood Court	\$ 268,000	3 bed/1.75 bath	1234 sq ft	2-car garage
3580	Elmwood Drive	\$ 315,000	4 bed, 2 bath	2462 sq ft	2-car garage (duplex)
4286	Homewood	\$ 240,000	2 bed, 1 bath	1116 sq ft	2-car garage
4458	Larchwood	\$ 220,000	3 bed, 2 bath	1532 sq ft	2-car garage
3673	Linwood	\$ 213,000	2 bed, 1 bath	1053 sq ft	2-car garage
5726	Magnolia	\$ 225,000	3 bed, 1.75 bath	1468 sq ft	2-car garage
3603	McKinley	\$ 205,000	2 bed, 1 bath	900 sq ft	2-car garage
4415	Mission Inn	\$ 307,000	4 bed, 2 bath	2600 sq ft	2-car garage
6431	Palm	\$ 330,000	3 bed, 1.75 bath	1825 sq ft	2-car garage
3668	Ramona	\$ 192,000	3 bed, 1 bath	1328 sq ft	1-car garage
4210	Ramona	\$ 239,000	2 bed, 2 bath	1034 sq ft	3-car garage
3760	Rosewood	\$ 270,000	3 bed, 1 bath	1400 sq ft	2-car garage
3993	Terracina	\$ 162,500	2 bed, 1.5 bath	1392 sq ft	2-car garage & pool
5755	Tower	\$ 289,000	3 bed, 2 bath	1728 sq ft	2-car garage & pool
4355	Via San Jose	\$ 190,000	3 bed, 1 bath	1000 sq ft	1-car garage
1124	Vicentia	\$ 329,000	4 bed, 2.5 bath	1716 sq ft	2-car garage

IN ESCROW

		Sold			
5440	Alden	prices	3 bed, 1.75 bath	1627 sq ft	2-car garage
34895	Armstrong	posted	3 bed, 2.5 bath	2000 sq ft	3-car garage
4514	Beverly	in	3 bed, 1.75 bath	1453 sq ft	2-car garage
4669	Merrill	next	3 bed, 1 bath	1235 sq ft	2-car garage
14225	Rock Place	“Activity	4 bed, 2.5 bath	2486 sq ft	3-car garage
6360	Topeka	Report”	3 bed, 2.5 bath	1671 sq ft	2-car garage

AVAILABLE

5809	Brockton	\$ 525,000	6 bed, 2.75 bath	4135 sq ft	no garage & pool
3573	Castle Reagh	\$ 365,000	4 bed, 2 bath	2404 sq ft	2-car garage
3849	Loring	\$ 392,734	3 bed, 1.75 bath	1801 sq ft	2-car garage
3935	Second (2nd)	\$ 250,000	2 bed, 1 bath	1320 sq ft	2-car garage

**NO ONE (for the past 16 years) comes close to listing and selling
as many homes in the Wood Streets than “The Sister Team”!**

HUNDREDS of homes sold!

No one beats our experience and 25 years of real estate knowledge!

Welcome New Clients!

Friends Referring Friends:

*A great referral is when
you introduce someone you care about,
to someone you trust...*

Jim Dunlap and Joanne Bosher

Kayla Bui

Garry and Karlyn Camenga

Gary and Suzanne Clem

Maggie Fitch (referred by Helen Vesokie)

Thomas Ling and Pam Randall (past and
treasured clients)

Steven Rendell (referred by Mr. & Mrs. Ostoich)

Sheri Scott (a past and treasured client)

Connie Younger

*We love giving recognition to our new friends and
our wonderful existing clients who are kind enough
to refer their friends and relatives to us.*

**Absolutely NO ONE
sells more homes in
The Wood Streets
neighborhood than
“The Sister Team”!!**

we **LIVE** in the neighborhood,
we **WORK** in the neighborhood,
we **KNOW** the neighborhood,
we **SELL** the neighborhood!!!

www.TheSisterTeam.com

August Quiz Question

**What real estate term was first used in
the 19th Century and means “a high-
flying flag on a ship?”**

*Everyone (any age)
responding by calling or
e-mailing us with the correct
answer will be entered into a
drawing for:*

**a \$25 VISA
gift card to use
wherever you like,
just like cash!**

Drawing to be held on 08/25/2013



Mar/April Quiz Answer

Question: What is a “sea wasp”?

Answer: A sea wasp is a species of box
jellyfish found in coastal waters from
northern Australia to the Philippines.

It has been described as the most
lethal jellyfish in the world.

**Congratulations to
Charlie Apodaca**

Your name was selected at random
from all of the correct quiz entries
and you'll receive
a \$25 VISA gift card!

The Pet Page

Local Spay/Neuter Clinic

The Mary S. Roberts Pet Adoption Center, formerly the Riverside Humane Society, at 6165 Industrial Avenue (cross streets Jurupa and Fremont) has transformed their former facility into a surgical center called LifeLine Spay/Neuter Clinic. Their goal is to alter up to as many as 35 dogs, cats, puppies or kittens per day. The crisis of pet overpopulation in our community is staggering. Preventing unplanned and unwanted litters is a large part of the solution, and by providing a low-cost, high-quality resource for the community, they can make a difference. Take advantage of the free rabies vaccination when you have your pet spayed or neutered — coupon valid until August 31, 2013.

Snip & Save!

Receive a **FREE Rabies Vaccination** when you have your pet spayed or neutered at the LifeLine Spay/Neuter Clinic at the Mary S. Roberts Pet Adoption Center.

Call 951-977-8634 to make an appointment



LifeLine
Spay/Neuter Clinic
Fewer Litters = Enough Homes

Location & Hours

LifeLine Spay/Neuter Clinic
6165 Industrial Avenue (next to the Pet Adoption Center main building)
Riverside, 951-688-4340, www.petsadoption.org

Connect with Us!



Must present coupon at time of surgery. Coupon valid March 16, 2013 thru August 31, 2013



"And this is the downstairs half-bath."

If you've lost, or found, any type of creature (cat, dog, bird, tortoise, etc.), please contact "The Sister Team" so that we may put its photo and/or description in this newsletter and on our website, so a happy reunion can be arranged with the proper owner!

Here's a great idea we saw on the internet:

If you've lost your dog or cat, place a yard sign in front of your house, with a photo of your missing pet and your phone number.

People who find a pet often will walk or drive around the area, trying to find the pet's owner.



Neighborhood News

National Night Out

It's that time of year again where you and your neighbors can gather in the Wood Streets (see locations below) to celebrate the 30th annual National Night Out (NNO); choose from two separate locations. Help build a stronger, safer community by attending this year's NNO.

The traditional "lights on" campaign and symbolic front porch vigils turned into a celebration across America with various events and activities including block parties, cookouts, visits from emergency personnel, safety demonstrations, etc. in an effort to heighten awareness and enhance community relations. NNO now involves over 37 million people and 15,000 U.S. communities each year!

This is a wonderful opportunity for communities to promote police-community partnerships, crime prevention, and neighborhood camaraderie. While one night is certainly not the only answer to crime, NNO represents the kind of spirit, energy and determination to help make neighborhoods a safer place year round.



NOWS (Neighbors of the Wood Streets)

WHEN: Tuesday, August 6, 2013
WHERE: 5264 Magnolia Avenue
TIME: 6:30 to 8:30 p.m. (951-686-3299)

HWSA (Historic Wood Streets Association)

WHEN: Tuesday, August 6, 2013
WHERE: 3465 Ramona Drive
TIME: 5:30 to 8:30 p.m. (951-788-9310)

Free hot dogs, burgers, lemonade, root beer floats, cupcakes and ice cream! You'll be able to speak with your City Councilman, Police and Fire personnel. Bring the kids to climb on the hook and ladder fire truck! There's always lots of fun and great conversation, plus this is your chance to meet more neighbors.

Neighbors of the Wood Streets Association (NOWS)

NOWS belongs to YOU (the Wood Streets residents). It is a fantastic resource for neighborhood and citywide information and news. If you're unable to attend the meetings, which are held every **3rd Thursday at 6:30 p.m.** (except in August) at the RCC Alumni House at 3564 Ramona Drive, then please sign up to be on the email monthly newsletter list at nowsnews1@gmail.com so you can be kept informed of guest speakers and other upcoming agenda. View the new website at www.NOWSriverside.com.



YARD SALE SIGNS (free for your use—year round)

For years, we've put up signs for local residents to help direct traffic to their yard sales.

Just a reminder that our signs are still available for your use, year round. Give us one day notice...



Get Out Of The Car!

An elderly lady did her shopping and, upon returning to her car, found four males in the act of leaving with her vehicle. She dropped her shopping bags and drew her handgun, proceeding to scream at the top of her lungs, “I have a gun, and I know how to use it! Get out of the car!”

The four men didn’t wait for a second threat. They got out and ran like mad. The lady, somewhat shaken, then proceeded to load her shopping bags into the back of the car and got into the driver’s seat. She was so shaken that she could not get her key into the ignition. She tried and tried, and then she realized why. It was for the same reason she had wondered why there was a football, a Frisbee, and two 12-packs of beer in the front seat. Moments later, she found her own car parked four or five spaces farther down.



The lady loaded her bags into her car and drove to the police station to report her mistake. The sergeant to whom she told the story couldn’t stop laughing. He pointed to the other end of the counter, where four pale men were reporting a car jacking by a mad, elderly woman described as white, less than five feet tall, glasses, curly white hair, and carrying a large handgun.

No charges were filed. Moral of the story? If you’re going to have a senior moment...make it memorable!

How to Opt Out of Receiving a Phone Book

Phone book providers prefer not to waste resources delivering directories that aren’t wanted. Their goal is to provide information about businesses to consumers, so many now also offer digital options, such as DexKnows.com, for those who’d rather search for information online.



Just visit the National Yellow Pages consumer choice opt-out website (www.yellowpagesoptout.com) to customize your delivery or opt out altogether. By choosing to opt-out of or reduce your delivery, you are helping to reduce the use of materials, manufacturing resources and energy used to produce and transport them.

Phone books are recyclable too. In the event your phone book arrives with any additional packaging such as plastic bag or magnets, be sure to separate those prior to recycling. One good thing to know is that manufacturing phone books does not waste trees. They are clearly a paper product, but a significant amount of the paper used is sustainably sourced. Supposedly not a single tree is cut down for the sole purpose of manufacturing a phone book’s directory-grade paper. Instead, directory pages are primarily made from post-consumer recycled materials and wood by-products.



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Chit Chat

Place
Stamp
Here

Happy 11th Birthday, Chit Chat!

This 8-page Chit Chat newsletter, that we have been personally writing and distributing door-to-door to over 2,100 homes every issue, is celebrating its 11th birthday!!

For those of you who have not been in the neighborhood as long as us, you'll be surprised to know that we were delivering real estate tips, sales stats, American flags, and lots of goodies (candy, note pads, calendars, etc.) for more than 5 years *before* the inception of the Chit Chat; that means we've been a **real estate presence** in this neighborhood for **16 years!**

No other Realtors come close to our success here. Absolutely no one lists *and* sells more homes in the Wood Streets than "The Sister Team". This is due to our full-time and long-term commitment to the real estate industry (25 years), our knowledge of the Southern California real estate market, and our personal involvement with every single transaction.

Not only do we live here and work here, but we ride our bikes and take walks throughout this amazing and wonderful neighborhood!



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