

# Chit Chat





News for Home and Living

MAY 2010

## Happy Memorial Day!

May is National Military Appreciation Month. The entire month is an occasion to honor those Americans who have given their lives in defense of our nation's freedom, and the men and women now serving in uniform. This year, think of Memorial Day as something more than a three-day weekend. Make it a day to remember and honor those who have died in service to our country. Go to [www.nmam.org](http://www.nmam.org) for more info.

Observe by:

-  Visiting cemeteries and placing flags or flowers on the graves of our fallen heroes.
-  Display your United States flag daily, but fly at half-staff until noon on Memorial Day.
-  Send a care package to a soldier through [www.usa.org](http://www.usa.org) or send an email or letter of thanks through [www.amillionthanks.org](http://www.amillionthanks.org).
-  When you see a person in a military uniform, shake their hand and thank them for serving our country.



### Inside Chit Chat

**Eight Ways to Conserve Water**

**Recycling Contest for Local Kid\$**

**The Pet Page**

**What is a Short Sale?**

**Homes for Sale**

**Real Estate Activity Report**

## American Flags for 4th of July

For the 13th year in a row, we will gather some friends to help us personally place an American flag in each neighbor's yard (almost 2,000) in honor of our Country's Independence Day — July 4th!



Everyone meets in April's driveway (even little Brooklynn) at 6:30 a.m., picks up a bundle of American flags, then sets off in separate cars to different areas of "The Wood Streets".

Afterwards, we treat our friends to breakfast at a local restaurant and reflect on our annual ritual.

Some neighbors have kept each flag they've received from us over the past dozen years and proudly wave all of them as we pass. We look forward to continuing this tradition for many years to come!

— Tara and April

## Eight Ways to Conserve Water This Summer

With the summer months ahead, there is concern for conserving water as lawns and gardens will be watered more, especially in California. By adjusting your lifestyle a bit, you can reduce water waste — and save a few bucks on the monthly water bill. Here's how:

1. **“Plant” Synthetic Grass.** If you're thinking about planting a new lawn this year, why not consider synthetic grass — it actually looks like grass, and it does not need a drop of water to maintain its lush green color. An additional bonus is that you'll never have to mow the lawn again (another savings if you are currently paying for monthly lawn service).
2. **Water Efficiently.** Residential properties are regularly overwatered by 30 to 40 percent. Watering your lawn in the late evening or early morning reduces evaporation.
3. **Go to a Car Wash.** Using a running hose to wash a car uses up to 150 gallons of water. Most car washes use about 5 to 10 gallons of water. In addition, the water used to wash a car in a driveway goes from the street gutter straight to bays or rivers without being treated. Car washes must treat their water before it enters the water system. OR, use an eco-friendly cleaner and wash the car on your lawn.
4. **Use a Broom.** Running a garden hose can waste up to 10 gallons per minute and is unnecessary when cleaning a driveway or sidewalk. The water from a garden hose also contributes to the pollutant waters already abundant in sewer systems.
5. **Check for Leaking Sprinklers and Hoses.** A leaky faucet can waste 100 gallons a day which includes outdoor systems. Place automatic water shut-off nozzles on all hoses.
6. **Keep a Rain Collection Barrel.** During a 1-inch rain, 625 gallons of water can be collected from 1,000 square feet of roof which can then be used to water lawns and gardens.
7. **Plant Mulch.** Planting a layer of mulch around trees and plants, such as chunks of bark, peat moss or gravel slows down evaporation. By doing so, 750 to 1,500 gallons of water can be saved a month.
8. **Grow Native Plants.** As defined by the Environmental Protection Agency (EPA), native plants, also called indigenous plants, have evolved over thousands of years in a particular region. These plants are drought-resistant, require fewer pesticides than lawns (another plus for the environment), and require less water to maintain their natural beauty.



**GREEN TIP:** *Keep your reusable shopping bags in your car so you don't forget them at home the next time you run errands.*

## New Uses for Old Yoga Mats

Yoga mats last a long time, but when they're worn out, what can you do to keep your mat out of the garbage?

- ◆ Put under exercise machine to prevent scuffing the floor
- ◆ Cut up and make computer mouse pads
- ◆ Make a place mat for your dog or cat's food and water bowls
- ◆ Use as a beach blanket
- ◆ Glue pieces to the bottom of tiles to make hot pads
- ◆ Put in the trunk of your car to keep groceries from sliding around
- ◆ Give to your backyard mechanic to lie on while changing the oil in a car





## Recycling Contest for Local Kid\$

"The Sister Team" would like to encourage children to participate in a recycling contest. With a deadline of Saturday, July 31, 2010, we will match dollar-for-dollar the child who collects the most recyclables in four separate categories (glass, aluminum, plastic and paper/cardboard). You are encouraged to participate in as many categories as you like. Not only will you provide a valuable community service by removing trash from the ground and beautifying your neighborhood, but you will learn the value of a dollar. All recyclables will be turned into Riverside Recycling at 2993 6th Street, Riverside CA 92507. Please call 951-205-4429 for contest details.

**GLASS** — Glass containers are 64% clear, 23% brown, and 13% green. When the glass recycling banks are emptied, the glass is then sold to a re-processor or glass maker. It is monitored for purity, contaminants are taken out, and it is crushed. This crushed glass is called "cullet". It may then be added to the mixture in a furnace for making new glass products, or it may be sold for another use such as a road surfacing material.

**ALUMINUM** — Used aluminum beverage cans remain the most recycled item in the U.S., but other types of aluminum, such as siding, gutters, storm window frames and lawn furniture, can also be recycled. Aluminum has a high market value and continues to provide an economic incentive to recycle. Recycled aluminum cans are used to make new cans. In fact, nearly 55 percent of a new aluminum can is made from recycled aluminum.

**PLASTIC** — Plastics are generally broken down into two grades. One grade is containers of 2-liter soda and the other is milk jugs, bleach containers, or laundry jugs. The plastic is sorted then compressed into bales. The bales are then put into containers and shipped all over the world.

**WASTE PAPER** — Paper products come in many forms, most commonly as newspapers and cardboard boxes. Types of waste paper that are recyclable include corrugated cardboard, white paper, computer print out paper, colored paper, copy paper, carbonless forms, envelopes and file folders (manila, white and pastel colored). The paper products are then sorted, bailed and shipped.



## Welcome New Clients!

*Here are some past clients, and new clients who became members of our "Real Estate Family" recently, whom we'd like to welcome, say thank you, and wish you all the best!*

**Derek and Shannon Paulo (past and treasured clients)**

**Jayson Stocking (referred by Ron Stocking)**

**Mike Miller (referred by Tim and Stephanie Ryan, past and treasured clients)**

**Raymond and Deborah Lusk**

*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.*

## May Quiz Question

**On average, how many eggs can a hen lay in one year?**

*Everyone 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 6/01/10*

## Jan/Feb Quiz Answer

**Question:** What is also known as a pickled flower bud?

**Answer:** Capers — which are pickled in vinegar and used as a spicy condiment in sauces, relishes, and various other dishes.

## Congratulations to Hawley Brown

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

**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](http://www.TheSisterTeam.com)**

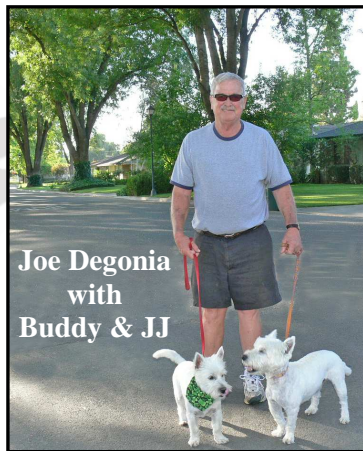


# The Pet Page

## Walk of Love

There are quite a few reasons why we live in this wonderful historical neighborhood, befittingly known as “The Wood Streets” (look at the magnificent 60-yr-old trees in the photos below), but the main reason is that real families (and their pets) live and interact here! You’ll see neighbors walking their dogs throughout the day, sometimes while jogging, and sometimes even while pushing baby strollers. Below are some wonderful folks we see walking their dogs on almost a daily basis. This “walk of love” provides fresh air and exercise for both the four-legged and two-legged Wood Streets residents. Cheers to many more “walks of love”.

— Tara and April



Joe Degonia  
with  
Buddy & JJ



Jeff & Julie  
Olson  
with  
Jenner

## IMPORTANT NOTICE

“The Sister Team” is willing to donate money to help those who would like to adopt a needy (and doomed) pet from any animal shelter!

And **remember**....spaying and neutering is the most important thing we can do to help cats and dogs!

We are willing and able to *confidentially* help those who are unable or unwilling to spay or neuter their companion (or stray) animals.

Please contact us and we will donate our time and money to this most-important cause!

Together, forever and always .....  
for the animals!

--Tara and April

*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 ([www.TheSisterTeam.com/community/lost-found](http://www.TheSisterTeam.com/community/lost-found)), so a happy reunion can be arranged with the proper owner! We also showcase adoptable pets as well.*

*You should also go online to Riverside County Department of Animal Services ([www.rcdas.org](http://www.rcdas.org)) to view all dogs and cats that are either lost, found, or adoptable. This is a great service — and convenient!*

Have you seen me?  
My name is Eli and  
I'm an 8 1/2-yr-old Pomeranian  
who went missing from  
the Wood Streets neighborhood  
on January 29, 2010.

Please call 951-205-4429  
with any information.



## What is a Short Sale?

A “short sale” is a sales transaction in which the seller’s mortgage lender agrees to accept a payoff of less than the balance due on the loan. For many real estate professionals, short sales are the new “traditional” real estate transaction. Knowing how to help sellers maneuver the complexities of short sales as well as help buyers pursue short sale and foreclosure opportunities are not merely good skills to have in today’s market — they are critical. Welcome to “The Sister Team”. **WE CAN HELP!**



Not only are we in good-standing with the National Association of Realtors, but we have completed qualifying certification courses which protect our clients’ interests. Our experiences in dealing with loss mitigation and negotiators will greatly improve both sellers’ and buyers’ chances of a successful transaction.

**DON’T WAIT TIL IT’S TOO LATE!**

*Need to find local businesses  
that give outstanding  
customer service?*

*Request a **FREE** copy of our  
Service Directory  
which includes*

**PLUMBERS,  
GARDENERS,  
CATERING,  
A/C & HEATING, etc.**

*All of the businesses  
have a proven track record  
for providing the outstanding  
customer service you deserve!*

*\*A special shout-out goes to  
Center Lumber (now called “Do It  
Best”) which has been relocated to  
corner of Jurupa & Van Buren  
(7550 Jurupa) due to the Magnolia  
Avenue underpass construction.  
New number is 951-687-2220.  
If you need wood or supplies for  
historical homes,  
this is the place to go!*



**\$299,900** — 4459 Oakwood Place

“Wood Streets” cottage that boasts 3 bedrooms, 2 bathrooms,  
over 1730 sq ft, central air/heat, spacious eat-in kitchen  
plus formal dining room, indoor laundry room, and *two* fireplaces  
(one in living room and one in master bedroom).  
Double lot (approx 1/4 acre) with room for pool, tennis court, guest house,  
etc.... let your imagination run wild!

2-car garage and RV parking!

Featured property on [www.TheSisterTeam.com](http://www.TheSisterTeam.com).

**\$279,000** — 4494 Elmwood Court

Lots of house for this price!  
Main house has 4 bedrooms,  
2 full bathrooms, approx 1700 sq ft,  
updated kitchen with granite counters,  
indoor laundry room and  
and huge master bedroom.  
Lots of paved parking for cars/RVs.  
Large lot with above-ground pool.

For more photos, go to

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



## REAL ESTATE ACTIVITY REPORT

### Listed AND/OR Sold by "The Sister Team"

#### SOLD

5774	Allendale	\$ 300,000	4 bed, 3 bath	1985 sq ft	2-car garage
1881	Arroyo	\$ 480,000	5 bed, 3.5 bath	3357 sq ft	2-car garage & pool
3565	Beechwood	\$ 375,000	2 bed, 1.5 bath	1600 sq ft	2 guest quarters & pool/spa
3581	Castle Reagh	\$ 335,000	4 bed, 2.75 bath	2000 sq ft	2-car garage
6094	Elenor	\$ 269,900	3 bed, 1.75 bath	1384 sq ft	2-car garage
4326	Elmwood	\$ 269,900	3 bed, 1.75 bath	1330 sq ft	2-car garage
5060	Hallwood	\$ 432,500	4 bed, 3.5 bath	2800 sq ft	2-car garage & pool/spa
8561	Hickory	\$ 200,000	4 bed, 2 bath	1404 sq ft	2-car garage
6702	Montclair	\$ 190,000	4 bed, 1.75 bath	1290 sq ft	2-car garage
1437	Pochard	\$ 387,000	4 bed, 2.75 bath	2125 sq ft	3-car garage & pool/spa
6812	Valencia	\$ 180,000	2 bed, 1 bath	1420 sq ft	2-car garage
3165	Waldorf	\$ 179,900	3 bed, 2 bath	1080 sq ft	2-car garage
17920	Woodlake	\$ 318,000	3 bed, 2 bath	2311 sq ft	3-car garage & pool/spa

#### IN ESCROW

4890	Serrano	Sold prices posted in next "Activity Report"	3 bed, 1 bath	1008 sq ft	2-car garage
11476	Shugart		3 bed, 2.5 bath	1622 sq ft	3-car garage

#### AVAILABLE

4494	Elmwood	\$279,000	4 bed, 2 bath	1700 sq ft	guest house & pool
4459	Oakwood	\$299,900	3 bed, 1.75 bath	1734 sq ft	2-car garage & double lot

*ALL of the properties above were listed and/or sold by "The Sister Team."  
If you would like information on other properties (listed or sold by other Realtors)  
in ANY neighborhood, please contact us at (951) 205-4429.*

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



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Place  
Stamp  
Here

Chit Chat

## Happy 8th Birthday, Chit Chat!

This 8-page Chit Chat newsletter, that we have been personally writing and distributing door-to-door to almost 2,000 homes every issue, is celebrating its 8th 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 5 years *before* the inception of the Chit Chat!



No other Realtors come close to our success in this neighborhood! 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 (almost 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, take walks, and have had our fingers on the pulse of this amazing and wonderful neighborhood for the past 13 years!

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