



# November 2006 Vol. 5, Issue 11



## GIVE THANKS

Be thankful for your mistakes. They will teach you valuable lessons. Be thankful when you're tired and weary, because it means you've made a difference. It's easy to be thankful for the good things. A life of rich fulfillment comes to those who are also thankful for the setbacks. Gratitude can turn a negative into a positive. Find a way to be thankful for your troubles. They can become your blessings.

If you have any family or friends at your gatherings looking to buy or sell a home, please give them my name.

**The Faust Real Estate Group  
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## Seasonal Scoop

You use more energy in your home for heating and cooling than anything else. Here are some basic tips that can help you stay comfortable and lower energy costs:

- Keep heating and air conditioning filters clean. Forcing air through dirty filters takes more energy and can raise your energy bills.
- Keep your thermostat set on 78° in summer and 68° in winter. For every degree you raise or lower the setting, you can see a difference of up to 3% in energy costs.
- **If you have a furnace**, you can save money by lowering your thermostat 5° before you go to bed at night. Setting back the temperature for 8 hours or longer saves more energy.
- **If you have a heat pump**, do not set your thermostat back during heating season; find a comfortable setting and leave it. Backup heat uses more energy than the normal heat mode.

## Your Home Talkin'... Tips

**Getting the house ready to sell (Series 5 of 5)**  
*Fixing up the house exterior 1 of 2*

The "curb appeal" is the homebuyer's first impression which is based on his or her view of the house from the real estate agent's car. Walk across the street and look at your house compared to nearby houses. It may be time to go to work.

Landscaping should be, at least, average for the neighborhood. If not, buy a few bushes and/or mature, colorful flowers - if you have a flower bed, and plant them. Do not buy trees. Immature trees do not add much appearance value to the home, and mature trees are expensive you may not get your investment back. Make sure the lawn is evenly cut and freshly edged, and ALWAYS rake up loose leaves and grass cuttings.

If your house looks tired and faded it is time to paint, which is often a very good investment - adding dollars to offers from potential homebuyers. However, the color should be in the scheme of the neighborhood. Unless your roof leaks, wait to see what the home inspector says.

## Warranty Wisdom

When you buy a home, you take on the extra burden of maintaining a variety of systems and appliances. Sellers are required to disclose known problems but can't be blamed for passing along a washing machine that conks out six months after the sale, or a seemingly healthy oven that is headed for an untimely death. That's when a 2-10 HBW <sup>Real</sup> home service agreement goes to work.

## Maintenance Tips

Never store silver in plastic bags or plastic wrap. That traps condensation and can encourage tarnish. Store silver in a tarnish proof bag or wrap it in acid-free tissue paper. If you wear clean, soft gloves when doing this task, you won't leave finger marks - that's where tarnish can begin.



## Grandma Ople Apple Pie

- 1 Recipe pastry for a 9" in double-crust pie
- ½ Cup unsalted butter
- 3 Tablespoons all-purpose flour
- ¼ Cup water
- ½ Cup white sugar
- ½ Cup packed brown sugar
- 8 Granny Smith apples - peeled, cored and sliced

Preheat oven to 425°F (220°C). Melt the butter in a saucepan. Stir in flour to form a paste. Add water, white sugar and brown sugar, and bring to a boil. Reduce temperature and let simmer. Place the bottom crust in your pan. Fill with apples, mounded slightly. Cover with a lattice work of crust. Gently pour the sugar and butter liquid over the crust. Pour slowly so that it does not run off. Bake 15 minutes in the preheated oven. Reduce the temperature to 350°F (175°C). Continue baking for 35 to 45 minutes, until apples are soft.

## Quote of the Month

In the end, we decide if we're remembered for what happened to us or for what we did with it.

**Randy K. Milholland**

**If your house is already listed with a Realtor<sup>®</sup>, please disregard this offer.**