Real Estate Matters

July 2014

Phone number, email address, website

July Events

Independence Day – July 4

Fillmore Jazz Festival – July 5-July 6

Laguna Beach Festival of Arts – July 9-August 30

Gilroy Garlic Festival – July 25-July 27

Bacon-wrapped barbeque shrimp

- 16 large shrimp, peeled and deveined
- 8 slices of bacon
- barbeque seasoning

1. Preheat oven to 450 degrees F.

2. Wrap shrimp with ½ slice of bacon, securing it with a toothpick.

3. Line a pan with extra heavy duty foil and place a baking rack in pan to prevent shrimp from sitting in bacon grease. Lay shrimp on the rack and sprinkle heavily with barbeque seasoning. Let shrimp set for 15 minutes to allow the seasoning to soak in.

4. Cook for 10 to 15 minutes. Serve and enjoy!

(from allrecipes.com)

A checklist for your beach trip

- ☐ Your swim suit
- ☐ Quarters for the meter
- ☐ Sunscreen for your winter skin
- ☐ Chapstick — your lips can burn, too!
- ☐ Your camera to document evidence of summer (when your winter skin is back)
- ☐ Beach chair for lounging
- ☐ Beach towel for laying out
- ☐ Beach umbrella for shade
- ☐ Sunhat for more shade
- ☐ Sunglasses to fortify your sunhat
- ☐ Sandwiches and fresh fruit
- ☐ A good book for some light reading (Crime and Punishment, anyone?)
- ☐ Music! You're on vacation
- ☐ Ice chest
- ☐ Beer or other refreshments
- ☐ Shovel and buckets for sand castles
- ☐ Recreational board of your choice (surf, skim, boogie)
- ☐ Volleyball for the sand
- ☐ Bicycle for the boardwalk
- ☐ Firewood for after dark
- ☐ Marshmallows to roast over the firewood
- ☐ Your children (optional)

☐ My card — so while you're catching some waves, I can be the one sweating over your home sale!

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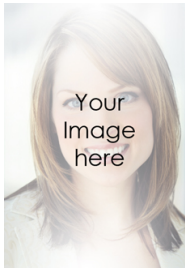
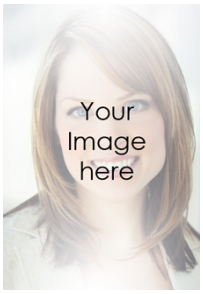


Agent Name

555.555.5555
Email Address
Web Site
CalBRE Lic #



Agent Name

Street Address
City, CA Zip

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Free your home from summer heat – and save some money too

Prep your home for the seasonal heat wave by tending to your **heating, ventilation and air conditioning (HVAC) unit**.

Add these to-dos to your summer AC maintenance checklist:

- **Shade the unit**: Use a tarp, install a fence or plant some shrubs around the unit to cool it.
- **Tidy up**: Clear the area within two feet of the unit of plants, grass and debris.
- **Replace the filters**: Replace or clean washable air filters every month during the summer. (Be sure not to run the unit while removing or replacing the filter)
- **Take your temperature**: Adjusting the temperature on the thermostat by a single degree can save up to 9% of your utility costs.
- **Check the refrigerant**: Having too much or too little refrigerant will increase your costs and reduce the life of the unit.
- **Moving parts**: Have a professional tighten and lubricate all of the unit's moving parts – electrical connections, components and all.
- **Clear the pipes**: A plugged condensate drain will cause water damage and fool around with your home's humidity levels. Make sure they're working properly.
- **Clean the coils**: Dirty coils make the unit work harder and raise your utility costs. Be sure the evaporator and air conditioning coils are clean.
- **Adjust the blowers**: Check the blower components so they're well adjusted. Improper components reduce energy efficiency as much as 15%.
- **Upgrade the unit**: If you haven't already, look into getting a new energy-efficient HVAC system. Partners of EnergyStar sponsor rebates for energy-efficient appliances, so check EnergyStar.gov to see what's available in your area.

Your July Maintenance Tip

Need to cool your home? Consider installing a whole house fan. Whole house fans are an alternative type of home cooling unit. They come in two main construction models: belt-driven, and direct-driven. Direct-driven fans are cheaper, but tend to be noisier than belt-driven fans.

Q: How does it work?

A: Simply open up a few windows and switch the fan on! The fan draws in cool air from outside and moves it through your home to create a breeze. Hot air in the home gets pushed up into the attic where it is ventilated. An additional attic fan can be paired with the whole house fan to push hot air out of the attic more effectively.

Q: Why should I add a whole house fan?

A: A whole house fan can be paired with your air conditioner to reduce your monthly cooling cost. It won't replace AC on those sweltering summer days. It will, however, work very efficiently to get cool air from the outside into your house. The added aeration will freshen up your home by forcing out odors and indoor pollution.