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Hi everyone! Welcome to the August edition of my e-newsletter. If you are receiving your first copy of my newsletter - greetings! I hope you find the content to be helpful and interesting. Please feel free to suggest topics or subjects you want to see included. If you know of others who would enjoy receiving this information, send me their email addresses and I'll email them this edition and future editions. If you do not wish to receive my quarterly newsletter, please email me at cindy@coloradowelcomehome.com.

10 Ways to Make Your House Worth More

Regardless of your selling plans, it's never too early to start preparing. To set your home apart AND get maximum price for your property, you need to take steps to make sure when buyers see it, they're sold!

Liven Up the Landscaping

Hire a landscaper or do it yourself for some old-fashioned sweat equity. Either way, be sure to turn your front yard into a colorful, floral oasis.

Enhance Your Exterior Entryway

Your front door is the centerpiece. Paint it a striking, tasteful color or sand it down and stain it for an antique look. Finish with updated lights, potted plants on either side of the door and a new, high-end knocker and handle.

Have a Welcoming Walkway

The front walkway is essential to drawing buyers in the door, so it's got to pop. Enhance the walkway with brick pavers, lights and flowering plants.

Freshen the Foyer

The foyer is the first impression of the interior and should not block the line of sight to rooms or views. Remove bulky furniture, paint it a neutral color, upgrade lighting, and consider high-end tile or marble for added value.

Light It Up Right

The right lighting can make a small home appear larger or a dark home seem sunny and cheery. Install brighter, modern light fixtures to accent your home's best features and create a more current look.

Neutralize With Paint

Don't fall into the "white" trap, but also avoid dark colors as those don't appeal to everyone. And don't forget details: window and door trim, baseboards, and crown molding.

Update Fixtures, Hardware

Highlight existing features by tackling small tasks: update the lighting and install new faucets, nozzles, mirrors and cabinet doorknobs.

Repaint Cabinets

Replacing or refinishing cabinets can be costly. A quicker, less expensive way to update your home is to repaint the cabinets. A single coat of paint can transform the entire look of your kitchen or bath.

Don't Forget the Flooring

Flooring has one of the most dramatic effects on the appeal of your home. If you have worn, stained carpet or vinyl flooring, replace it with tasteful tile, wood laminate, or hardwood floors.

Create a Backyard Oasis

You want the buyer to visualize all the good times they'll have in the backyard. Buy some inexpensive patio furniture, a grill and some potted plants to fill extra space. Install outdoor lighting as the finishing touch.

Source: HGTV.com

How to Save on Gas



Simple tips to help you save money at the pump

Check your tire pressure

"You can improve fuel economy by up to 10 percent by keeping your tires properly inflated," says John Nielsen, national director of auto repair for AAA. Check them monthly with a gauge when they're cold. Correct tire pressures are listed in the vehicle owner's manual and on the driver's-side door jamb.

Don't idle

Thirty seconds of idling uses more gas than shutting off and restarting your engine, according to AAA. Cut the engine while waiting for your child after school and while in line at the drive-thru.

Slow down

There is less aerodynamic resistance on your car at lower speeds, making it easier to propel forward. That improves fuel efficiency. Dropping from 70 mph to 60 mph can increase mileage by as much as 18 percent.

Drive steadily

Don't accelerate rapidly, and stay at a steady speed. "Drive as if the gas pedal is an egg under your foot," says Patricia Serratore, senior vice president at the National Institute for Automotive Service Excellence. On flat, straight roads, use cruise control, which works at speeds as low as about 35 mph.

Lighten up

The heavier your car, the more fuel required to power it. Carry only the stuff you really need.

Source: womansday.com

Practical Off-to-School Routines



Back to school is a season of change. Your child tightens the laces on his new shoes and hoists up his new backpack. He climbs onto a bus with new classmates, on his way to meet a new teacher in a new classroom. The back-to-school season is full of change and adjustment," says Vicky Lansky, author of "Practical Parenting Tips" (Meadowbrook Press). "There are simple routines you can add to your child's school day that will create a stress-free learning experience for your little one:

- ◆ Prepare for school the night before. Set the breakfast table and select an outfit.
- ◆ Set a timer to alert your child when it's time to gather belongings and leave for school.
- ◆ Sew nametags into clothing, especially coats or gym clothes.
- ◆ Tape milk money to the inside of your child's lunch bag or box, so he or she will not lose it.
- ◆ Teach your child to wait for the bus driver's signal when crossing the street.
- ◆ Save empty paper towel tubes for carrying important papers or paintings to school.
- ◆ Have a parent who works outside the home drop off your child at school or at the bus stop. Your child will be accustomed to saying good-bye to that parent, so it won't cause trauma.
- ◆ Don't forget to ask your child about school activities when she gets home at the end of the day.

Source: family.go.com

Resource Central

What's Happening - Local Interest

Rocky Mountain Balloon Festival / August 24th / Chatfield Park - Littleton / www.rockymountainballoonfestival.com

Thunder in the Rockies Motorcycle Rally / August 29th - Sept. 1st The Ranch - Loveland / www.thunderintherockies.com

A Taste of Colorado / August 30th - September 1st Civic Center Park - Denver / www.atasteofcolorado.com

Denver Broncos Season Opener At Oakland / Sept. 8th 8:15pm ESPN / www.denverbroncos.com

Colorado Avalanche Season Opener / October 9th Pepsi Center - Denver / www.avalanche.nhl.com

What's Happening - General Interest

2008 Summer Olympics—Closing Ceremony / August 24th Beijing, China / coverage NBC 6:00pm MST / www.nbcolympics.com

Democratic National Convention / August 22nd-28th / Denver, CO / Pepsi Center & Invesco Field / www.demconvention.com

Republican National Convention / September 1st-4th / Minneapolis-St. Paul, MN / www.gopconvention.com

UPCOMING HOLIDAYS *Labor Day: Sept. 1st; Columbus Day: Oct. 13th*

IT'S FOOTBALL SEASON!!!

This is the perfect recipe for your next tailgating party.

Hot Wing Dip

Ingredients:

2 cups cooked chicken, shredded (or you can substitute 2 large cans of canned chicken meat)

2 8oz packages of cream cheese

1 cup of ranch dressing

1/2 cup of hot sauce (you may add more if you want)

Steps:

Mix all of the ingredients together.

Place in baking dish and bake in oven for 30-45 minutes at 350 degrees. Serve with hot wings, crackers or crusty bread.

Source: razzledazzlerecipes.com

A Little Help From My Friends

It's time to give back to my friends! I am big on providing the best tools in the industry to my clients and friends. I just started using an excellent web-based system that allows buyers to set up search criteria and the system will automatically send daily matches meeting that criteria. This system is also great if you are a home owner and want to keep updated on what is selling in your neighborhood. If you would like more information, please shoot me an email or give me a call!



Friends are angels who lift us to our feet when our wings have trouble remembering how to fly.

Unknown