

# Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

## Advantage Realty

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"Happy Easter"

VOLUME 7 • ISSUE 4

APRIL 2009

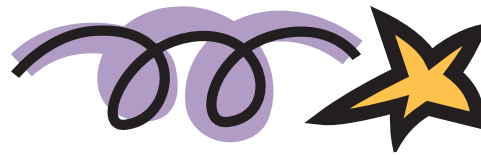


## Spring Home Maintenance Tips

*April showers bring May flowers so check your roof for leaks and get a head start on summer—have your A/C unit checked and cleaned.*

- Replace your furnace filter
- Clean kitchen exhaust hood and air filter
- Always have a multi-purpose fire extinguisher accessible.
- Make sure the light bulbs in all your fixtures are the correct wattage
- Review fire escape plan with your family
- Have a professional air conditioning contractor inspect and maintain your system as recommended by the manufacturer
- Check for damage to your roof

- Repair all cracked, broken or uneven driveways and walks to help provide a level walking surface
- Check all the fascia and trim for deterioration
- Check your water heater for sediment build-up and temperature
- Check the shutoff valve at each plumbing fixture to make sure they function
- Clean clothes dryer exhaust duct, damper, and space under the dryer
- Replace all extension cords that have become brittle, worn or damaged
- Inspect and clean dust from the covers of your smoke and carbon monoxide alarms



## Schedule a Pre-season Check-up for Your Air Conditioner

A pre-season check of your air conditioning system prior to the summer months can be a real money saver. Air conditioners at peak efficiency will use up to 20 percent less electricity and last years longer.

### A complete checkup should consist of following steps:

- Have refrigerant levels and condenser coils professionally checked.
- Check and clean filters regularly. Reusable filters should be vacuumed twice a month, hand washed and dried. Electronic air-cleaning filters should be cleaned.

- Check the filter door for fit and replace any damaged gaskets.
- Clean and lubricate the indoor blower unit regularly. (Always shut off the electrical power to the unit before lubricating the blower and motor bearings.)
- On belt-driven units, check the belts for cracks and other damage. If the belt is badly damaged or worn, replace it.
- Check the housing of the unit outside your home. Keep all grass and shrubs at least 12 inches clear of the unit.

Having your air conditioner inspected and routine maintenance performed by a professional at least once a year is the best way to keep your air conditioner running in the proper order, and here is why. Not only will you extend the life of your air conditioner, but the small cost of this work can actually save you money in the long run.

**CAUTION:** Before doing any work on an air conditioning system, make sure the power to the system, both to the condenser and to the evaporator assembly, is turned off. Always consult the unit's maintenance and operation manual before making any check or repairs.

**A P R I L**

Wednesday April 1st  
**April Fool's Day**

Wednesday April 22nd  
**Earth Day**

Friday April 24th  
**Arbor Day, U.S.**





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*Happy Easter!!*



**Repair, Replace, Relax** with Fidelity National Home Warranty (FNHW). A home warranty from FNHW provides both the home buyer and seller with "peace of mind" when it comes to repairs and/or replacement of a home's major systems and appliances. FNHW prides itself on superior customer service, including quick response time and efficient solutions for homeowners' problems and needs. The homeowner only needs to make one call and pay one small service fee when a problem or a repair need arises.



*If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.*



This is not intended as a solicitation if your property is currently listed with another agent. These materials contain information and articles obtained from third parties. FNHW does not endorse the recommendations of any third party nor guarantee the information provided is complete or correct.



## National Garden Month: Dig Deeper and Branch Out

Spring is here and there's not a better time of year to explore the garden. Check out these ideas!

- Just sit in your garden and quietly observe the activities of wildlife and insects for half an hour.
- Take a class in botanical illustration.
- Learn about the seed-saving movement and save some seeds from your garden to share and replant.
- Learn about houseplants that clean the air, and introduce them to your home or workplace.
- Start a garden journal.

- Delve into a gardening style or technique you've always wanted to try, such as topiary, bonsai, or water gardening.
- Learn how to take stunning photos of your plants and gardens.
- Take an armchair garden tour: Spend a few hours in the bookstore poring over gardening books.

For more information visit [nationalgardenmonth.org](http://nationalgardenmonth.org)

## National Home Inspection Month

The American Society of Home Inspectors (ASHI) reminds consumers that they would benefit by recognizing April as National Home Inspection Month by having their home professionally inspected.



Even if a homeowner has no plans to buy or sell in the near future, that doesn't mean that his or her current home is not a good candidate for an inspection. An ASHI home inspection can also be used as a home maintenance guide.

For more information on the American Society of Home Inspectors, visit [ashi.com](http://ashi.com)

## SUNBURST CARROT SALAD

- 2 bunches spring carrots
- Extra virgin olive oil
- Fine grain sea salt
- 1 serrano chile deveined and minced
- 1 lemon, zest and juice
- 1 cup cilantro, chopped
- 1 cup green pumpkin seeds (pepitas), toasted



Wash and peel the carrots. Use a vegetable peeler to shave each carrot into wide ribbons.

Heat a big splash of olive oil in a skillet over medium-high heat. Add a big pinch of salt and stir in the carrot ribbons. Sauté for just 20 seconds or so, barely long enough to take the raw edge and a bit of crunch off the carrots. Quickly stir in the chilies and lemon zest. Remove from heat and stir in the cilantro, about one tablespoon of lemon juice, and then most of the pepitas. Taste. Add more salt and/or lemon juice if needed. Garnish with remaining pepitas. Serves 4 to 6.