

Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

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Advantage Realty



Joanne L. Gardiner

Broker, e-PRO Realtor®
00822285

www.JoanneGardiner.com

3205 Whipple Road
Union City, CA 94587

Phone: 510-429-4800

Fax: 510-429-9229

AdvantageRealty@JoanneGardiner.com

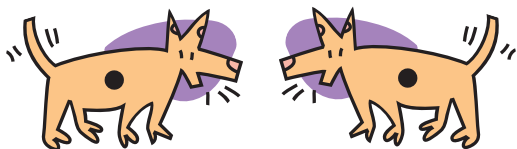
"The Hardest Working Broker on the East Bay."



4 Summer Care Tips for Pets

- Never leave your pet alone in a car during hot weather. A car's inside temperature can increase as much as 40 degrees in an hour—with 80 percent of that increase within the first 30 minutes. On an 85-degree day, the temperature inside a car with the windows cracked slightly can reach 102 degrees within 10 minutes!
- Provide plenty of water and shade for your pets while they're enjoying the great outdoors so they can stay cool.
- Pets and pools can equal disaster. Prevent free access to pools and always supervise a pet in a pool.
- Pets need exercise even when it is hot, but extra care needs to be taken with older dogs, short-nosed dogs, and those with thick coats. On very hot days, limit exercise to early morning or evening hours. Keep in mind that asphalt gets very hot and can burn your pet's paws.

For more information visit The Humane Society of the United States: <http://www.hsus.org/>



Saved Water is Money in the Bank

Most homeowners overwater their yard, unwittingly wasting money every time they take out the hose or turn on the sprinklers. Adopting water-savvy habits not only helps reduce this waste, it saves money while promoting healthier lawn and landscape. To raise awareness of the benefits of smart irrigation practices, the IrrigationAssociation® has named July Smart Irrigation Month.

Lawn Watering and Water Conservation Tips from Rain Bird Corporation

1. Don't drown

Instead of watering for one long session, water a few times for shorter periods and take 15-minute breaks in between each session. This will allow water to soak in, while minimizing runoff.

2. Watch the clock

Water between 5 a.m. and 10 a.m.—when the sun is low, winds are calm and temperatures are cool. Mid-day watering tends to be less efficient because of water loss due to evaporation and windy conditions during the day. Watering in the evening isn't a good idea either because leaves can remain wet overnight—an open invitation for fungus to grow.

3. Divide by zones

Divide your yard and landscape areas into separate irrigation zones so that grass can be watered separately and more frequently than groundcovers, shrubs and trees..

4. Consider dripping

When it comes to watering individual trees, flowerbeds, potted containers, or other nongrassy areas, consider applying water directly to the roots using low

volume drip irrigation. This will reduce water waste through evaporation or runoff, and will prevent unwanted weeds from growing.

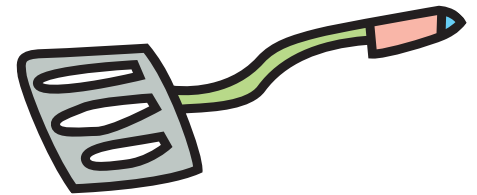
5. Do routine inspections

Periodically check your sprinklers to make sure everything is working properly. A clogged head or a torn line can wreak havoc on your landscape and water bill.

6. Be rain smart

Adjust your irrigation system as the seasons and weather change. Or better yet, install a shut-off device that automatically detects rain or moisture. These devices are inexpensive and enable you to take advantage of the water without having to pay for it.

For additional information, take a look at the following pages of our website: <http://www.rainbird.com>



Green Grilling

You can do your part tomorrow to save the environment by grilling "green."

If you want to be environmentally friendly, you'll need to forgo charcoal grilling and embrace gas or electric grilling to reduce emissions.

If you have a charcoal grill, opt for natural lump charcoal, which contains fewer impurities. And light the charcoal not with chemicals but with an electric charcoal lighter.

Using a gas or an electric grill is the best way to "grill green", but if you love the taste of smoked food, use natural lump charcoal.



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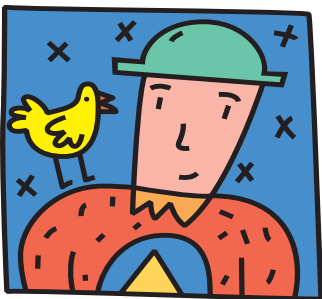
Repair, Replace, Relax with Fidelity National Home Warranty (FNHW). A home warranty from FNHW provides both the home buyer and seller with “peace of mind” when it comes to repairs and/or replacement of a home’s major systems and appliances. FNHW prides itself on superior customer service, including quick 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.



Get Rid of Your Lawn and Consider Creeping Perennials Instead

Almost every homeowner has an area in the landscape where grass just won’t grow, but there is something you can do to fill in the space.

When deciding which perennials to plant, first determine how much you are going to use the planted area. Will the area have sun exposure? Will it experience light, moderate or heavy foot traffic? When choosing plants, keep in mind that the denser the plant, the more traffic it will take.

Curb appeal is another important consideration related to improving a

home’s landscape and overall appearance. Think about the elements of decor—brick, slate, concrete, paint color, and color schemes. Make plant choices that work well with the surroundings.

With these considerations in mind, the next step is choosing the right plants for the area’s environmental conditions. The number one thing to look for is sun to shade ratio and where the light hits. Next, test soil quality by taking a sample to a local garden center for analysis, and improving the soil’s nutrient content if necessary. It’s also important to make sure the area you will be planting in has adequate drainage.

Courtesy ARA content



On July 4, 1776, we claimed our independence from Britain and our democracy was born.



MINT LEMONADE

- 1 cup fresh mint leaves
- 7 cups water
- 1 can frozen lemonade concentrate

Chop mint up finely, and add to 2 cups of the water in a saucepan. Heat until it comes to a boil, then reduce to a simmer for about 5 minutes. Strain out the mint leaves, then let the liquid cool down. In a pitcher, mix the mint liquid with the lemonade concentrate and remaining water. Stir until mixed. Chill through in the fridge, and serve over ice and with a sprig of fresh mint. Serves 6-8.

SPARKLING LEMONADE

- 4 cups water
- 3 cups lemon juice
- 2 cups sugar
- 1 liter of club soda or sparkling water

Combine everything (except soda water) in a pitcher and stir until mixed and dissolved. Chill through in the fridge, and add the club soda just before serving. Serves about 10.