

The Dianna Mandzuk Team

February 2009



Spring is just around the corner...

Although it may not look like it when you look out your frosted windowpanes, spring is just around the corner! In fact, here at the office, we are already well into the spring real estate market! So, if you're curious about how the market is doing, or where it's likely to be going, just give us a call or send us an e-mail. We'd be happy to update you on the latest activity and trends, and answer any questions you may have.

JANUARY MARKET WATCH

The Durham Region Association of Realtors reported 350 sales of single family dwellings in Durham Region for the first month of the year up from 265 sales last month. When compared to January 2008, sales are down from 554.

"Prices are slowly correcting as a result of the economic slowdown, said Association President, Debbie Dawson. "Real estate is always a good investment and with mortgage interest rates the lowest in years it is definitely a good time to get into the market."

See page 3 for more information.



Team Member Profile Dianna Mandzuk

Sales Representative
Certified Luxury Home Marketing
Specialist
Canadian Staging Professional

With more than 2 decades as a top producing real estate agent, Dianna is an experienced professional with an impeccable reputation who combines extensive market knowledge with exceptional service – as evidenced by her high level of repeat and referral business clientele.

Patient and trustworthy, Dianna's professional approach and her ability to treat each and every client as important has ensured her continuing success. Dianna's clients consistently agree, work with Dianna Mandzuk... "The Results Will Move You!"

- Joined RE/Max in 1986
- Recipient of RE/Max's Lifetime Achievement Award
- Member of the RE/Max Hall of Fame
- Yearly Platinum Club Member
- 2008 Chairman's Club Award recipient
- 2007 Diamond Club Award recipient

These awards attest to Dianna's high level of dedication and personable style of service.

dianna@dmandzuk.ca



I'm pleased to announce my association with Community Living Oshawa/Clarington's "Make a House a Home" campaign. Community Living Oshawa/Clarington is hoping to raise \$350,000 to allow them to make the necessary repairs and modifications to houses they own in the region for the use of people with intellectual disabilities.

As a fundraiser for the campaign, I will be participating in the "Mr./Ms. Community Living Comedy Auction". This unique, first time event is scheduled to take place in May of this year.

The community needs our help! What a great way to make a difference!

The ten nominees are:

- **Glenn Healy**, NHL Players Association,
- **Joe Tilley**, CTV Television Inc.,
- **Carlee Fraser**, Fraser Ford Sales,
- **Joanne Burghardt**, Metroland Durham Region Media Group,
- **Sandy Hawley**, Ontario Jockey Club,
- **Tracey Marshall**, UOIT/Durham College,
- **Terry Johnston**, The CKDO Morning Show,
- **Dan Carter**, CHEX TV,
- **Donal Beattie**, Rogers TV, and myself,
- **Dianna Mandzuk**, RE/Max Spirit Inc., Brokerage.

I am asking for your support in the form of items for me to auction at this event or cash donations (tax receipts available for both). For additional information, please visit www.dmandzuk.ca and click on the link for "Mr./Ms. Community Living" on the home page or call my office at 905-433-2579.

Help me make a difference in our community!

Steps to Help Protect Yourself from Identity Theft

Identity theft occurs when criminals steal personal information like credit card and bank account numbers then use this information to commit fraud.

- Keep all personal information & your passport in a safe, secure location.
- Change your PIN numbers, phone codes & passwords every few months. Don't use your mother's maiden name, your birthday or other obvious numbers or words.
- Shred everything. Buy a shredder & use it on any document containing personal information that you no longer need.
- Never leave your purse, wallet or briefcase unattended.
- When shopping, never let your debit card out of your sight. If possible, swipe it yourself. If paying by debit at a restaurant, ask to pay on your way out. Don't let the server take the card away from the table.
- Keep track of when your bills and bank statements arrive. If they are late, check with the companies immediately to find out the reason for the delay.
- When entering your PIN number at an ATM or store's debit machine, shield your code from those around you.
- Avoid using ATM's not affiliated with a bank.
- Don't toss receipts from bank machines or gas pumps. Get rid of them properly.
- Do not give out unnecessary personal information, especially when your instinct tells you not to.

If you notice unauthorized transactions on your bank or credit statements, do not receive your statements in the mail, or receive calls regarding unknown debts, you may be a victim. If this happens, you should immediately call your local police, your bank & creditors as well as any local government agencies that have issued you identification. Keep a record of everything you are doing. Get a copy of the police report.

For additional information, you can visit the

Canada Safety Council

www.safety-council.org 613-739-1535

or

Phonebusters

www.phonebusters.com 888-495-8501

DIANNA'S GUMDROP LOAF

- ½ cup butter, softened
- 1 cup white sugar
- 2 eggs
- 1 tsp vanilla extract
- 2 ¼ cups all-purpose flour
- 2 tsp baking powder
- ¼ tsp salt
- 1 cup milk
- 1 lb small gumdrops (not the cooking ones)
- 1 cup raisins (optional)

1. Preheat oven to 350 degrees
2. In a mixing bowl, cream butter & sugar
3. Add eggs, one at a time, beating well
4. Stir in vanilla
5. In another bowl, combine flour, baking powder & salt
6. Add to creamed mixture alternately with milk; fold in gumdrops & raisins
7. Pour mixture into greased loaf pan & bake for 1 to 1 ½ hrs or until toothpick inserted near centre comes out clean
8. Cool 20 minutes in pan then remove to finish cooling on wire rack



Slices of this sweet loaf burst with colour. This recipe is a real kid-pleaser... a perfect Family Day activity to do together!



Family Day is February 16th!

Did you know?

Identity Theft Complaints

2006		
PROVINCES	VICTIMS	\$ LOSS
ON	3353	\$7,584,188.86
PQ	2040	\$4,674,504.44
BC	1190	\$2,035,365.27
AB	612	\$1,439,474.29
MB	249	\$151,860.16
SK	94	\$61,192.28
NS	106	\$155,039.49
NB	67	\$92,396.07
NF	29	\$30,107.04
UNKNOWN	12	\$3,102.62
PE	11	\$17,059.00
NT	7	\$3,102.62
YK	7	\$2,379.23
NU	1	\$0
TOTALS	7778	\$16,283,776.91

As of January 1, 2007

FEATURED PROPERTY



99 Charest Place, Brooklin \$249,900

Charming, bright & spacious 2 storey home on a quiet Brooklin court. Special features such as crown mouldings in living room/dining room & kitchen, cozy living room gas fireplace, newer laminate floors on main level (07). Eat-in kitchen with walkout to fenced rear yard with shed & 18'x24' deck (irreg)(07) - perfect for entertaining! Artful faux finish paint techniques add accents of modern flair. Basement boasts finished rec room with berber & pot lights. Paved drive flanked by decorative concrete curbs. For more details, please call or visit www.dmandzuk.ca/1023.htm

DRAR Housing Report • January 2009

Overview

The Durham MLS Statistics provided are compiled by the Durham Region Association of REALTORS and are based on total home sales. The statistics reflect selling prices for various property types within the Durham Region. These statistics are for information purposes only.

AREA	NAME	AVG. SELL \$	SINGLE DETACHED	SEMI-DETACHED	CONDO/TOWNHOUSE	CONDO APT.	LINK	ATTACHED ROW
E12	S. Pickering	222,333	260,000	219,500	182,875	157,000	-	-
E13	N. Pickering	312,800	456,793	242,450	175,000	173,500	291,000	249,600
E14	Ajax	275,298	311,971	246,571	216,333	166,700	203,500	249,257
E15	Whitby	277,890	308,629	203,250	186,000	235,300	254,767	217,322
E16	Oshawa	196,932	219,330	157,700	141,958	115,763	170,800	168,833
E17	Bowmanville/Courtice	256,848	274,085	159,625	119,000	--	217,563	213,833
E18	Whitevale/Claremont	230,000	230,000	-	-	-	-	-
E19	N. Whitby/N. Oshawa	305,625	321,962	-	-	-	--	234,833
E20	Newcastle/North	273,250	279,143	-	-	--	232,000	-
E21	Scugog	247,991	247,991	-	-	-	-	-

Members of the Durham Region Association of REALTORS® (DRAR) recorded 350 sales of single family homes in January, up from 265 sold in December.

"Changes announced in the recent proposed federal budget will surely boost the confidence of Canadian home buyers, sellers & businesses. [The new incentives] will not only strengthen a soft housing market but will create jobs for skilled trades people & associated businesses."

- Debbie Dawson,
DRAR President

The **Dianna Mandzuk Team** consists of Dianna Mandzuk*, Heather Cowie*, Deanna Timleck*, Kimberley Bound* & Judy Dempsey*

Support staff consists of Paula Kennedy (Office Manager/Photographer/Webmaster), Karin Anstee (Administrator/Client Care Representative) & Colleen Miller* (Licensed Administrator).



* Sales Representatives

Dianna Mandzuk

- Sales Representative
- Certified Luxury Home Marketing Specialist
- Canadian Staging Professional

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OWNED & OPERATED.

Call The
Dianna Mandzuk Team
for all your Real Estate
Needs...
The Results Will Move
You!

Preview – March Issue

- Steps to Becoming a Homeowner
- Home Renovation Tax Credit in the 2009 proposed budget
- Market statistics
- More!

If you do not wish to receive any future mail or e-mail communications from us, you may contact us to have your name removed from our distribution lists. Send an e-mail to: info@dmandzuk.ca with the subject line "REMOVE" or mail us at the address on the left of this page.

We're officially a month into the new year and the market is showing signs of increasing activity. After the crazy rush of December, and taking January to regroup, people are venturing out. We are seeing an increase in attendance at open houses, more showings and more calls. We are well into the start of the spring market! Now, just to get rid of all this snow!

Is now the right time for you to sell or buy? Were you thinking of waiting for the "spring market"? Give us a call to discuss the best options for YOU!

Help us be more **GREEN!** If you received this in the mail, did you know you can receive our monthly newsletter by email instead? Sign up at www.dmandzuk.ca
Don't forget to tell your family and friends about it too!

In this month's newsletter

- Community Living Fundraiser
- Protect Yourself from Identity Theft
- January Durham Region Housing Report
- Team Member Profile –
Dianna Mandzuk

Did you know? Mark your calendar for Monday, February 16th... it's FAMILY DAY! Plan to spend some quality time with your loved ones. For more info on Family Day visit:
<http://www.labour.gov.on.ca/english/es/family/index.html>



Not intended to solicit properties already listed for sale nor Buyers signed under a Buyer's Agency Agreement. E. & O.E.



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