

The Dianna Mandzuk Team

January 2009



A New Year, a New Beginning...

Relationships mean more now than ever before. In these turbulent times, we learn more about ourselves and about each other. We learn that the collective human spirit is an endless source of inspiration. Life is all about relationships and most of us have found that we are able to "count our blessings" more readily these days, and move forward with determination on decisions based on truly meaningful goals. Things like family, home & friendship are reaffirmed in our lives. We take less for granted and care more about what's really important to us.

As we enter a new year of opportunity, we want to reassure you of our continued commitment to provide the best service and advice worthy of your trust. We would consider it a great compliment to represent you in the future or to receive your personal vote of confidence by way of referrals. 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.

Understanding Your Credit Score

Along with the credit histories of millions of other people, your credit history is recorded in files maintained by at least one of Canada's three major credit reporting agencies: Equifax, TransUnion and Northern Credit Bureaus. These files are called credit reports.

A credit report is a "snapshot" of your credit history. It is one of the main tools lenders use to decide whether or not to give you credit.

Having a good credit history is very important. If your credit history is poor, a lender can refuse to give you a loan. You may not be able to get a mortgage to buy a new house, or take out a personal loan; a poor credit history may mean you will have to pay a higher interest rate.

For more information, please visit www.fcac.gc.ca or, call our office and we will email or mail you the full 16 page report "Understanding Your Credit Report and Credit Score" from the Financial Consumer Agency of Canada.



Team Member Profile Deanna Timleck

Sales Representative & Licensed
Assistant to Dianna Mandzuk

Deanna is a dedicated Team member who is passionate about real estate and eager to help you make your real estate dreams a reality.

Her boundless energy, enthusiasm and commitment to helping you obtain your goals in the realm of home ownership extends above and beyond good service.

Deanna comes from an administrative background with the Toronto District School Board and a law firm specializing in Real Estate Law. It was a natural progression for her to a career in real estate which combines her two loves, people and real estate.

Real estate is not a job for Deanna, it's a passion!

deanna@dmandzuk.ca

8 Brookvalley Ave.,

Brooklin

\$269,900

E1514800



Fall in love with this spectacular Fernbrook-built family home in Brooklin! 3 spacious bedrooms, 3 bathrooms, lots of special features throughout plus a fully finished basement! Clean, neutral décor throughout!

Click or Call for more details

<http://www.dmandzuk.ca/1045.htm>



Property Assessment

Confused about what it all means? The assessed value is not necessarily a reflection of what your home's "Fair Market Value" is. For a no obligation value of what your home is worth in today's market, just give us a call! 905-433-2579

In September 2008, MPAC began its mail out of Property Assessment Notices for Ontario's nearly 4.7 million properties. The Notices are being mailed out over a 10-week period and will include the updated value of a property as of January 1, 2008 valuation date.

The Government of Ontario has made a number of changes to the property assessment system that will take effect in the 2009 property tax year. These changes include the introduction of a four-year assessment update cycle and a phase-in of assessment increases.

In order to provide an additional level of property tax stability and predictability, the market increases in assessed value between 2005 and 2008 are being phased in over four years. The phase-in program will not apply to decreases in

assessed value, as the entire decrease will be made effective for the 2009 tax year. The change in assessed value and the phased-in assessment values for the 2009-2012 property tax years are listed on each Property Assessment Notice.

As a result of the 2007 and 2008 Ontario Budget announcements, changes have also been made to the Request for Reconsideration (RfR) and Appeal processes. Effective for the 2009 tax year, the deadline for filing a RfR has been moved from December 31 to March 31 of the tax year. This earlier date will allow MPAC to complete the RfR before an Appeal is filed with the Assessment Review Board. More information can be found by visiting www.mpac.ca.

Efficient, Convenient Wood Heating

More than one million Canadian families heat their homes at least partly with wood. For these households wood is an important energy source, one that involves their active participation. Having control over the fuel supply offers security from electrical power interruptions and shelter from rising conventional energy costs.

Considering the many advantages for those who live at the urban fringe and beyond, wood heating is worth doing right. "Done right" means making sure the wood heating system is installed exactly to safety codes, preparing good quality firewood and operating the system using the techniques that will produce the best efficiency and effectiveness.

Advanced-technology wood-burning appliances are about one-third more efficient than older conventional units. They are identified by their Environmental Protection Agency (EPA) certification or compliance with CSA standard B415 of the Canadian Standards Association (CSA) for low smoke emissions.

Your best source for reliable wood-heating information is a WETT certified retailer, installer or chimney sweep. www.wettinc.ca or 888-358-9388.

Did you know?



WETT stands for the Wood Energy Technical Training program, Canada's national training system for wood-heating professionals.

TRIVIA

Q: What real estate board game became the best selling game in America just one year after it was created?

Many kids would have unwrapped one of the many variations of this famous game on Christmas morning!

A: Charles B. Darrow invented Monopoly in 1934, to cheer himself up while unemployed during the Great Depression. Monopoly is now the most popular board game in the world and has sold over 200 million copies! A Canadian version of the game was released in 1982 which included a beaver and other well-known Canadian symbols as player tokens.

DRAR Housing Report • Year End 2008

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	TOTAL LISTINGS	TOTAL SALES	AVG. SELLING PRICE	SINGLE DETACHED	SEMI DETACHED	CONDO/TOWNHSE	LINK	ATTACHED/ROW
E12	S. Pickering	473	232	292,757	325,152	222,241	205,703	286,667	418,849
E13	N. Pickering	1955	909	307,409	365,396	276,883	211,807	264,098	249,676
E14	Ajax	3225	1506	296,261	327,473	255,213	208,954	238,010	254,698
E15	Whitby	3084	1544	290,042	323,971	233,842	200,085	281,637	236,511
E16	Oshawa	4831	2186	217,023	239,120	176,904	126,623	192,742	189,522
E17	Bowmanville/Courtice	2476	1200	244,177	277,443	200,556	164,084	225,135	197,498
E18	Whitevale/Claremont	127	46	678,067	742,219	--	--	--	--
E19	N. Whitby/N. Oshawa	875	354	349,287	361,696	--	250,000	257,425	245,145
E20	Newcastle/North	647	249	280,859	280,604	--	250,000	223,156	--
E21	Scugog	877	337	318,476	320,060	211,667	--	277,000	--

Members of the Durham Region Association of REALTORS® (DRAR) recorded 265 sales of single family homes in December, from 409 sold in November. Total sales for the year were 8563, down 14.2% from 9978 in 2007.

"The drop in sales in December is very typical at this time of year; people have different priorities over the holidays. We are confident that we will continue to have a more balanced market in 2009."

- Debbie Dawson,
President of the Durham Region
Association of REALTORS®

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

RE/Max Spirit Inc.,
Brokerage

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*Call the
Dianna Mandzuk Team
for all your Real Estate
needs...
"The Results Will Move
You!"*

Preview – February Issue

- Protect Yourself from Identity Theft
- Mr./Ms. Community Living Charity Auction
- January Market statistics
- More!

If you do not wish to receive any future 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.

There are always things to be done here at our offices. While still working with Buyers and Sellers, we use this typically quieter time of the year to reorganize and recharge for the coming year. Even though it's winter outside, we are already thinking of, talking about, and working towards spring!

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!

**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

- Understanding your credit score
- New MPAC Property Assessments
- Heating with wood
- DRAR housing Statistics –
2008 Year End
- Team Member Profile –
Deanna Timleck



*" Winter is the time for
comfort, for good food
and warmth, for the
touch of a friendly hand
and for a talk beside the
fire: it is the time for
home."*



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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Friend's Name
Street Address
City, State Zip Code