

The Dianna Mandzuk Team

November 2009



IT'S THE COZY TIME OF YEAR!

For some, it's a sad but true fact of life when you live in Canada that the glorious colours and scents of fall eventually turn to the chill of winter. This is the time of year when families cocoon and spend more time indoors with each other – unless you're a hockey family – that's another matter entirely!

Typically, we see a moderate slowing of the real estate market as we head into December and thoughts turn towards the holidays.

So, if you're curious about how the market is doing, or where it's likely to be going in the near future, 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.

Green Your Home in 5 Easy Steps

You're not alone if you feel slightly overwhelmed by the prospect of making your house more eco-friendly, but going green doesn't require an entire home overhaul. Today, we are all trying to tread more lightly on the planet in our everyday lives. To be more eco-savvy at home, start small. Use these tips for lightening your environmental impact.

1. Install CFL Light Bulbs. Go beyond turning off the lights when you leave a room. Replace your light bulbs with CFL bulbs (compact fluorescent). These bulbs last much longer and are much more energy efficient than a typical bulb. However, remember that when they do finally burn out, CFL bulbs need to be recycled, not tossed in the garbage, as all fluorescent bulbs contain trace amounts of mercury. Some home improvement stores offer recycling.

2. Unplug Electronics Not In Use. Be aware of what electronics stay plugged in all the time in your home. Plug a power strip into a busy wall outlet and then simply switch off the power strip when you leave home to turn off all of your unused appliances and electronics at once. Leaving things on like a video game system or a computer not in sleep mode can use up a lot of power.

OCTOBER MARKET WATCH

The Durham Region Association of Realtors reported sales of single family homes in Durham Region rose to 860 in October from 825 in September and also represents a 33% increase over 576 sales for the same month last year reported Debbie Dawson, President of the Durham Region Association of Realtors.

Average prices crept up to \$289,003 from \$282,308 in September and reflect a 9% jump from \$264,988 in October, 2008.

The total active listings on the Multiple Listings Service (MLS) have declined to 1753 from 1920 last month and are down 40% from 2939 last October.

"Year over year sales and average selling prices are on the plus side which is positive news," commented Dawson.

3. Repair Drafty Windows and Doors. This way, you won't lose cool air in the summer or heat in the winter. When the weather is warm, consider using a swamp cooler in place of a conventional air conditioner. Swamp coolers can keep a small room cool and use much less energy than the average air conditioner, plus they are much more affordable.

4. Don't Waste Water. Saving water is becoming more and more important. Fortunately, there are many easy ways to achieve water savings. The easiest option is to take a short shower, rather than a bath or longer shower. Install a low flow shower head in your bathroom and sink aerators in your bathroom and kitchen. Aerators reduce water use, are inexpensive, easy to screw on to your faucet and won't noticeably change your water pressure. If you are updating your appliances, install a low flow toilet and a water efficient washer and dishwasher. Some cities will give rebates for water saving appliances. In your yard, make sure your hose has a nozzle with a handle so that it doesn't run continuously. Only water your lawn and garden as necessary in the early morning or evenings, when the sun is still down and won't evaporate the water before it's absorbed by plants.



Team Member Profile

KIM BOUND

Sales Representative
Licensed Assistant to
Dianna Mandzuk
Sales Representative

Kim Bound brings to the Dianna Mandzuk Team one of the most important skills a Realtor can have in her strong ability to relate to people of all walks of life. Clients find Kim to be a caring and positive individual, combined with an abundance of energy.

Through commitment, hard work and unwavering professionalism, Kim ensures her client's needs are taken care of from the moment they first speak!

Her drive and dedication are evident with her numerous awards in the personal health & fitness field.

Born, raised and continuing to live and work locally, Kim has an extensive knowledge and understanding of the Durham Region.

When not working or involved in networking groups, you can find Kim with family and friends, playing sports or at the gym.

kim@dmandzuk.ca

No Bake Ho-Ho Snowballs



Makes about 60

- 2 6-ounce packages white chocolate chips
- ¼ cup heavy cream
- 2 tablespoons bourbon or heavy cream
- 6-ounce package slivered almonds, very finely ground
- 1½ cups sweetened flaked coconut

Place chocolate chips and cream in a medium bowl set over a pan of hot (not boiling) water; stir until melted and smooth. Stir in bourbon or cream and almonds. Spread in a lightly greased 8"x8" baking pan. Chill for about one hour, until firm. Cut into one-inch squares; roll each square into a ball, then roll in coconut. Keep chilled.

For more cookie ideas visit: <http://www.christmas-cookies.com/>

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5. Use Eco-Friendly Household Cleaners. Typical household cleaners can be full of toxic ingredients and have overpowering fumes. Luckily, there are many products widely available now that are healthier and better for the planet. Choose natural laundry and dishwashing soaps and, if you use paper towels to clean, make sure they are made from recycled paper. Cleaning wipes are now made in biodegradable varieties and many brands are boasting more natural ingredients. These products can be found at most grocery or home improvement stores. However, if you have trouble tracking some down, there is always the option of simply making your own. Need a sink and tub cleaner? Make a paste of cream of tartar and hydrogen peroxide and scrub away. Vinegar removes soap scum and mold from a shower curtain, and hard water stains from your tub. You can use liquid soap as a multi purpose cleaner.

Dianna Mandzuk Rewards those involved in a rewarding program!

"It is better by far at the rainbow's end to find not gold, but the heart of a friend!"

This is the motto of the Clarington Central Secondary School Lunch Buddies program. This rewarding program matches caring student volunteers with individuals with special needs and puts them together to share their lunch hour. The lunch buddy program is making a difference for both parties involved. It provides peer mentoring and positive role models, opens doors of friendships to students with limited social contacts, and promotes an inclusive spirit and excellence in student leadership by overcoming barriers.

The recipient of the Mandzuk Inclusive Spirit Award is recognized by being an outstanding advocate and supporter of an inclusive school environment that celebrates the special needs and abilities of all students. One thousand dollars (\$1,000.00) is rewarded to the graduating student who has made extraordinary efforts to support lunch buddies and programs like it every year.

Congratulations to this year's recipient, Tyler Reeves!!

Tyler Reeves shares his thoughts and thanks:

I would just like to thank you for selecting myself as the recipient of the 2009 Mandzuk Inclusive Spirit Award. This award means a great deal to me and my family because of what this award represents. This award will also provide a great deal of help with covering the cost of many of my expenses this year at university.

I am truly grateful for your generosity towards the members of the Lunch Buddy Program. If it wasn't for you and others that care so deeply for this amazing program none of these opportunities would have been available to me and all the other students that are involved.

I truly love the Lunch Buddy Program. I had a great deal of fun over those four years that I spent with Travis and everyone else in the program. I learned a lot more from Travis over those years than I believe I taught him. For that I am as grateful, as I am for winning this award.

Thank you so much for selecting me. You cannot imagine how much it means to me to be this year's recipient, it is such an honour.



Dianna Mandzuk

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!

We can recommend several mortgage brokers to you or a mortgage representative with most of the major banks who can help you in getting pre-qualified for a mortgage, just give us a call at **905-433-2579** and we would be happy to refer you!

Here at the Dianna Mandzuk "Green" Team, we respect the environment. Here are a few ways you can help with this newsletter!

REDUCE: Did you receive a paper copy of this newsletter? Why not sign up online to receive the pdf version by email instead? Sign up at www.dmandzuk.ca

REUSE: After you are done reading this newsletter, pass it on to a friend or family member. Dianna and her Team are experienced sales people covering many different areas, from Scarborough to the Kawartha Lakes and all points in between!

RECYCLE: Please put this newsletter in your recycling bin when you are done reading it.

\$284,900!!



FEATURED PROPERTY

21 Huntington Pl., Courtice

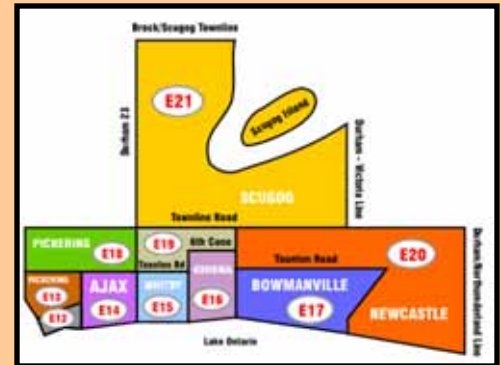
Lovely 1900 sq ft all brick home offers beautiful curb appeal with professionally landscaped gardens, inviting front porch & double door entry. Bright eat-in kitchen with sliding glass walkout to a large deck & fenced yard in a southern exposure. Separate main floor family room off of the kitchen plus separate formal dining room with hardwood flooring. The existing dining area is a combination living room/dining room with wall opening to front foyer as per "Prestonvale Heights" Builder floorplan. Main floor laundry with garage access. 3 spacious bedrooms on the upper level with the master bedroom having a full ensuite with soaker tub. Finished basement with L-shaped recreation area and includes built-in fridge & wooden bar. Unfinished storage room/utility area. Shows well!

For more details, please call or visit <http://www.dmandzuk.ca/2094.htm>

DRAR Housing Report • October 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. The map (shown right) identifies the location of each area specified in the table below. 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	295,965	337,175	253,333	221,725	--	295,000	520,000
E13	N. Pickering	368,042	440,586	302,843	220,292	214,729	--	249,500
E14	Ajax	319,163	351,440	286,809	225,499	178,450	230,500	258,485
E15	Whitby	300,458	342,137	260,000	206,355	223,250	254,185	247,232
E16	Oshawa	215,224	238,668	175,758	142,170	161,688	203,067	200,250
E17	Bowmanville/Courtice	253,652	283,768	192,917	207,420	161,482	233,718	210,615
E18	Whitevale/Claremont	614,600	614,600	--	--	--	--	--
E19	N. Whitby/N. Oshawa	328,680	349,365	--	260,000	--	288,500	247,000
E20	Newcastle/North	348,596	364,548	--	--	215,667	--	--
E21	Scugog	356,822	330,067	210,000	--	--	--	--

“October was another record setting month for sales and with interest rates still at an all time low, we expect the strong fall market to continue.”

~Debbie Dawson
2009 DRAR President

The **Dianna Mandzuk Team** consists of (L-R) Lori Felix, Paula Kennedy, Doreen Hamilton*, Dianna Mandzuk*, Kim Bound* & Colleen Miller*.



Dianna Mandzuk

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- Canadian Staging Professional

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Dianna Mandzuk Team
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Needs...
The Results Will Move
You!



Are you ready to remodel your kitchen?

Winter is almost here and you are considering working on an indoor project, and your kitchen has been screaming for your attention for years, but you don't know where to start. You know kitchen remodels can be big or small, expensive or cheap, involve major appliances and renovations or focus more on decorating, but what does your kitchen need? Here is some information to help put you on the right track.

Your primary kitchen remodeling idea is probably staring you in the face. Most people have at least one area of the kitchen that gets on their nerves and they would like to see it changed. Simple kitchen chores can be a great place to start. If you hate doing the dishes, a new custom kitchen sink and deluxe dishwasher, should make your list. If food prep is your least favorite part of cooking, a new countertop with a built-in board would be nice. If you simply hate your kitchen's look, decorating and design should have top priority.

If you notice trouble with your everyday functioning, simply upgrading some of your kitchen appliances and work stations can work miracles. New energy-efficient refrigerators, a new kitchen sink and/or a new oven range will improve your kitchen's workability and may have a larger impact on decorating than you first imagine. Stainless steel appliances, for example, can completely alter a kitchen's look and feel.

Kitchen floors and countertops tend to be the big ticket items, but often there's no getting around them. There's no decorating substitute for the effort of replacing linoleum or vinyl flooring with stone tile, hardwood, or laminate flooring. Countertops, too, are nearly impossible to ignore when assessing the beauty of a kitchen. If you can do so without breaking the bank, at least one of these items may be the center for the rest of your kitchen remodeling ideas to work around.

Replacing or resurfacing your kitchen cabinets is almost never a bad kitchen remodeling idea. They can increase kitchen storage and overall convenience, they enhance your kitchen decoration and feel, and cabinet resurfacing is a cheap expenditure next to many other kitchen remodeling ideas.

That said, perhaps the golden rule of kitchen remodeling is to not put all your money into one place in your kitchen. Stretch your money as far as you can into several areas to keep your kitchen design reasonably well matched. It doesn't matter how good your floors look if they clash with an otherwise outdated kitchen.

In this month's newsletter

- Green Your Home in 5 Easy Steps
- Are you ready to remodel your kitchen?
- Dianna Mandzuk rewards those involved in a rewarding program!
- Team Member Profile:

Kim Bound

November woods are bare and still;
November days are clear and bright;
Each noon burns up the morning's chill,
The morning's snow is gone by night.

Helen Hunt Jackson

Interesting November Facts

- ◆ Birthstone for November is Topaz
- ◆ Chrysanthemum is November's flower
- ◆ Sir John S.D. Thompson, Canadian Prime Minister, was born November 10th 1844
- ◆ Last spike driven in the Canadian Pacific Railway, November 7th 1885
- ◆ John F. Kennedy was assassinated in November 1963
- ◆ The ancient Roman calendar listed November as the ninth month
- ◆ The US and Canada celebrate the end of WW1 on November 11th
- ◆ Winter once began on November 11th, according to the calendar of ancient Rome
- ◆ Samuel Langhorne Clemens better known as Mark Twain was born November 30th 1835

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

November Home Maintenance Checklist

With shorter days and the first real snowfall ahead, it's the right time to finish last-minute projects around the house before winter sets in. Here is a checklist to help you.

Inside:

- CHECK VENTS.** Close vents in unheated basement areas, but keep attic vents open. Replace rusted or damaged pipes from gas water heaters and your dryer.
- ADJUST THERMOSTATS FOR ENERGY EFFICIENCY.** If you have multiple thermostats in your home for different zones, set temperatures for the way you use the rooms: bedrooms cooler, baths and sitting areas warmer.
- PREVENT OVERLOADED ELECTRICAL CIRCUITS.** Make certain electrical cords aren't covered by rugs or heavy curtains, and remember not to plug too many Christmas lights onto one circuit; they can overheat and cause a fire.

Outside:

- CLEAR PATHWAYS AND STOOPS TO MAKE SNOW SHOVELING EASIER.** Make sure there is ready access to your wood pile, gas and oil tanks, and garbage cans.
- CLEAN GUTTERS AND DOWNSPOUTS.** But wait until most of the leaves have dropped. You may want to invest in a gutter scoop.
- INSPECT SUPPORTS, RAILINGS AND STAIRS.** A flimsy handrail might give way when someone slipping on ice or snow grabs it suddenly. Check that footings under support posts are secure and haven't shifted due to water infiltration, settling or frost.



Step back 100 years with your kids! Mark your calendar for Sunday, December 6th 11am to 3pm... Scugog Shores Museum in Port Perry is hosting: Children's Old Fashioned Christmas!

Plan to spend some quality time with your loved ones. For more info on this event visit: <http://www.scugogshoresmuseum.com/>