

The Dianna Mandzuk Team

November 2011

Caught in the Act below:
Dianna Mandzuk
delivers waivers to a
client. **IT'S SOLD!**



As the holiday season is upon us, we find ourselves reflecting on the past year and on those who have helped to shape our business in a most significant way. We value our relationship with you and look forward to working with you in the year to come. We wish you a very merry Christmas and a new year filled with peace and prosperity.

Happy Holidays!
From the Dianna Mandzuk Team!



DRAR'S® LATEST MARKET WATCH

Durham Region Association of REALTORS® (DRAR®) reported 800 sales in October which is a 9% decrease from September. Year-to-date sales of 8,605 reflects the second best year on record.

In October, 1,352 new listings entered the market place bringing the total number of available homes to 2,167. "We are beginning to see the market slow as the temperature drops. The number of listings is down 20% this month from September bringing the number of available listings down 6% over all,"

reported Dierdre Mullen, President of DRAR®.

However, the average selling price of a home in Durham Region still shows modest gains of 1% to \$319,807 in October compared to \$317,634 in September. This number is also slightly higher than the year-to-date average sale price of \$317,447.

"The slow but steady market in Durham Region is due in part to low interest rates and affordability," commented President Mullen.

The Mandzuk Inclusive Spirit Award, created by Dianna and her son Danny, is now in it's fifth year of rewarding those who share their time, effort and compassion with those who have need of it within their school.

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

The Mandzuk Inclusive Spirit Award



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

Congratulations Savannah Verkuyl!
Recipient of the 2011 Mandzuk Inclusive Spirit Award

leadership by overcoming barriers.

The recipient of the Mandzuk Inclusive Spirit Award is recognized as being an outstanding advocate and supporter of an inclusive school environment that celebrates the special needs and abilities of all students. One thousand dollars (\$1000.00) is awarded to the graduating student who has made extraordinary efforts to support the lunch buddies and programs like it every year.

The motto of the Lunch Buddies program, appearing to the left, exemplifies the spirit of the program and the rewarding experience enjoyed by all!

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FEATURED PROPERTIES

7942 John St.,
Garden Hill



\$349,900!



For more details, please call or visit:
www.dmandzuk.ca/4074.htm

155 Underwood Dr.,
Brooklin



\$349,900!



For more details, please call or visit:
www.dmandzuk.ca/4076.htm

1562 Rockaway Dr.,
Oshawa



\$389,900!



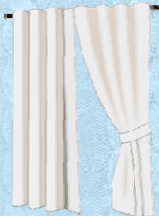
For more details, please call or visit:
www.dmandzuk.ca/4073.htm

Cold Weather Home Revitalizing

The cold weather has arrived, and it's time to make a change to your décor to match the season. Don't worry, there is very little expense involved, almost all of what you'll need is already in your home. Here are a few techniques that will help you to add a new air to your home without spending much money.

Eliminate Disorder

Collect and deposit each of the summer things that are not useful anymore: the towels, the beach sheets, the sun umbrella, the bathing suits, and some other accessories that can't be used from now on. Be ruthless – if you don't need to have something, dispose of it! Accessories that have been best suited to summer: magazines and other summer bric-a-brac no longer required are no doubt taking up tons of space in your home. All of the items have got to disappear, as you will need space for the new decorations.



Install Your Window Treatments

If you removed your thick draperies for summer, hang them back up, or if you don't own any, consider investing. Besides keeping out the cold they will transform the look of the interior of your home.

Paint the Existing Pieces of Furniture

If your household furniture is looking used due to the fact the paint is old, there's no need to call an expensive painter. Paint shops can tell you the correct paint for wood, but after that you're limited only by your imagination.



Re-arrange the Furniture

Look at the room as if you have never seen it before. If the sofa is always positioned in the center of the room, why don't you consider placing it closer to a wall, or perhaps in front of the fireplace? Experiment with switching furniture between rooms, like a coffee table or maybe chairs that would be equally suitable for a bedroom or a dining room.

Break Out the Throw Blankets

Throw blankets are both practical and decorative; sprinkle plush, fluffy, colourful blankets on your couches, chairs and beds to bring some cozy comfort to your rooms.

Switch Out the Mats

Be sure to give the kitchen and bathrooms some new décor as well; to make the area feel cozy, put out some fluffy mats on the floor. Opt for glowing, seasonal colors to add to the feeling.

Decorate the House Using Fruits

Place a fruit dish directly on the dining room or kitchen table. The seasonal fruits available include apples, pears, oranges and grapefruit.



Use Plants as Home Decoration

The oxygen of your home needs to be refreshed with flowers and decorative plants. Buy several bouquets of coloured flowers, beautify the rooms with vases, and make sure you have vases of various sizes. You shouldn't be afraid to use compositions of flowers which might be out of the ordinary.



Think Green, but Keep 'em Clean!

Reusable grocery bags and bins are great for the environment, but may not be great for your health. A recent study found high levels of bacteria, yeast and mould in reusable bags, which could lead to food poisoning.

The good news is that by following these tips from Health Canada, you can continue to use reusable bags and plastic bins.

- ❖ Hand wash cloth bags frequently with hot soapy water, especially after using them to bring home fresh produce, meat, poultry or fish.
- ❖ Wipe out plastic bins with hot water and a natural cleaner or biodegradable soap.
- ❖ Think of your reusable bags and bins as food preparation surfaces. Keep raw or frozen meat and fish in separate bags from produce.
- ❖ If you've used your bags or bins to store non-food items, wash thoroughly before using for groceries.



Red & Green Gumdrops Loaf



Ingredients:

½ cup butter softened to room temperature
 1 cup white sugar
 2 large eggs
 1 tsp vanilla
 2 ¼ cups all purpose flour
 2 tsp baking powder
 ¼ tsp salt
 ¾ cup raisins
 1 pound red & green gumdrops chopped
 ¾ cup milk

Directions:

Mix flour, salt, baking powder, raisins and gumdrops together in a large bowl and set aside. Add vanilla to milk and set aside. In a medium mixing bowl cream the butter and sugar and add beaten eggs. Add flour mixture to creamed mixture alternately with milk, making three dry and two liquid additions. Bake in prepared loafpan (lightly greased and floured) in a slow oven 300°F for approximately 1½ hours or until golden in colour and a toothpick inserted in the middle comes out clean. Let cool five minutes, carefully remove from loafpans and let the gumdrop loaf cool on a wire rack.

The Dianna Mandzuk Team **CLASSIFIEDS** Section

If you have an item to sell or a notice you would like posted, send us the information along with your email address or phone number and we'll advertise it for you for free in an upcoming newsletter issue.

Email your info to us at: info@dmandzuk.ca or call 905-433-2579!

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 via 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.

STATS AT A GLANCE

AREA	AVG. SELL. PRICE SEPTEMBER 2011	AVG. SELL. PRICE OCTOBER 2011	CHANGE
DURHAM REGION	317,634	319,807	+0.7%
CLARINGTON	301,039	288,050	-4.5%
OSHAWA	265,998	265,193	-0.3%
WHITBY	331,060	325,923	-1.6%

The Durham MLS Statistics provided are compiled by the Durham Region Association of REALTORS® and are based on total home sales. These statistics are for information purposes only. For more detailed stats, please call 905-433-2579, or visit our website www.dmandzuk.ca

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



Tips on Packing Seasonal Decorations



Holiday preparations such as tree trimming, present wrapping and hanging lights help get us in the holiday spirit and are lots of fun. But thoughtful packing of seasonal decorations and materials at the end of the holidays for the next year, can keep the fun in what is for some, a stressful time. In other words, it pays to plan, even 12 months ahead.

Careful packing and organization prevents damage and breakage, and ensures you can find everything next year. It is worth taking the extra time to organize and preserve your decorations carefully. Here are some tips to keep in mind while packing away holiday decorations:

Delicate Items

- Wrap breakables in paper or bubble wrap. Do not use newspaper - the print may wear off on ornaments. Use tissue or packing paper. Instead of throwing away used paper or junk mail, run it through a paper shredder, it makes great packing filler.
- Decorations that contain photographs or food should be sealed in an airtight bag to keep them safe. Sealing photos preserves them and the scent from any food item will attract insects or mice wherever they are stored.
- Boxes with dividers are best to pack ornaments in. There are cardboard boxes made especially for fragile items. They come with adjustable inserts that forms individual cells for delicate items.

Lights

- Keep extra hangers, hooks and ornament parts in a labeled bag or box.
- To prevent tangles, wrap lights around empty gift wrapping paper tubes.
- Leave the plug accessible by taping the ends of the light strands to the end of the tube. Next year



you can quickly test the lights before unwinding them.

- Store colored lights in a dark place to prevent fading — especially blues, greens and purples.

Wrapping Paper



- Hanging garment bags provides good storage for wrapping paper rolls. Use outside pockets for gift tags, cards and tissue paper.
- To protect used rolls of paper, cut an empty wrapping paper tube from end to end and slide it over the roll.
- Ribbons and bows can be saved and reused; pack loosely so they keep their shape.

Some Other Considerations



- Wrap holiday candles individually in cellophane and store in a cool place so they do not melt together.
- Pack an "open first" box. Place the decorations you use first in here with essentials such as extension cords.
- If you haven't used a decoration in a few years, donate it. If it is damaged, get rid of it.
- The most important tip is to label every box. The more detailed the description, the easier it will be to find things. Use different colors to distinguish different holidays. For example, use orange for Halloween, brown for Thanksgiving, and red or green for Christmas.
- Take a digital photo of special care items like snow globes or wreaths, print them off on regular paper and tape the photo to the outside of the box as an easy description of what's inside.



Watch for our next newsletter in January!

In this month's newsletter

- The Mandzuk Inclusive Spirit Award
- Cold Weather Home Revitalizing
- Think Green, but Keep 'em Clean!
- Oct Market Stats
- Tips on Packing Seasonal Decorations



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