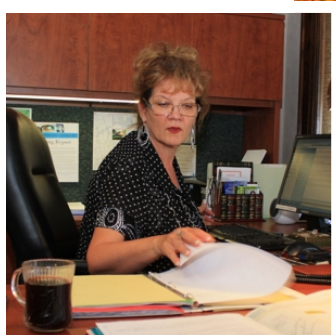


The Dianna Mandzuk Team

October 2011

Caught in the Act below:
Dianna Mandzuk
reviews market
comparables.



Heather Cowie

Sales Representative
Canadian Staging Professional

Heather's love of real estate and friendly, approachable manner make clients feel at ease throughout the home buying or selling process. Her professionalism and dedication have earned the respect of clients and colleagues alike. When you work with Heather, she strives to ensure your real estate experience is successful and worry-free!

Heather previously owned her own business and brings to the Team more than 20 years of sales experience.

Heather's natural flair for interior design led to her obtaining her accreditation as a Canadian Staging Professional (CSP).

Heather has a strong knowledge of both city and country properties, making her ideally suited to help make your real estate dreams come true!

heather@dmandzuk.ca

DRAR'S® LATEST MARKET WATCH

Durham Region Association of REALTORS® (DRAR®) reported 870 sales in September, up 6% when compared to 815 sales in August.

"Although the number of active listings remains virtually unchanged from last month, September brought 1,624 listings to the market place. The sales-to-new listings ratio for September stands at 54% indicating a balanced market," commented Dierdre Mullen, President of DRAR®.

The average selling price of a home in Durham Region remained consistent from August at \$316,938 to September at \$317,634. This number is also comparable with the year-to-date average sales price of \$317,265.

"The price of a home in Durham Region appears to be stabilizing, but we are still experiencing healthy sales figures as we head into fall," said President Mullen.

DID YOU KNOW???

CREA GIVES THE CANADIAN HOUSING MARKET A "GLOWING" REVIEW!

*excerpts from CREA report released on October 17, 2011

"The Canadian housing market remains a bright spot against a backdrop of mixed headline news about the global economy," said Gary Morse, Canadian Real Estate Association (CREA) President. "Low mortgage rates continue to draw buyers to the housing market, while recently tightened mortgage regulations are working as intended. That said, housing markets trends often diverge from national trends due to local factors, so Buyers and Sellers should talk to a local REALTOR® to understand housing market trends at play where they live."

"Canada's housing market remains stable amid continuing financial market volatility, contributing to Canadian's confidence in the economy and providing support for Canadian economic growth," said Gregory Klump, CREA's Chief Economist. "Interest rates are expected to remain low for longer, and evidence suggests that recent changes to mortgage regulations are preventing the kind of excesses they were designed to avert. Both of these developments are good news for the housing market."

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FEATURED PROPERTIES

10272 Old Scugog Rd.,
Burketon



\$249,900!



For more details, please call or visit:
www.dmandzuk.ca/4080.htm

5284 Old Scugog Rd.,
Hampton



\$349,900!



For more details, please call or visit:
www.dmandzuk.ca/4081.htm

136 Tom Edwards Dr.,
Whitby



\$379,900!



For more details, please call or visit:
www.dmandzuk.ca/4077.htm

Vinegar Will Make Your House Sparkle!

Most cleaning products fall into one of two categories: toxic or expensive. While both types will clean almost anything (or at least, anything within their limited range of capabilities), there's a third option. It is inexpensive and not at all poisonous to humans. It's multi-purpose as well; one container will take care of laundry, kitchen cleaning, even bugs and weeds. This "miracle cleaner" is vinegar.

Vinegar is a weak form of acetic acid that forms through the fermentation of sugars or starches. It is completely edible and cannot harm your stomach. And luckily for us, many things can be cleaned using it.

The uses of vinegar are nearly endless. In addition to cleaning, it is an excellent item for cooking and for home science experiments (remember the vinegar-and-baking soda volcanoes from grade school?). The health benefits are many as well.

Today we are focusing on the uses of vinegar as a cleaner. Note: plain white vinegar is the best for the following uses; cider and other vinegars may have unwanted side effects. Vinegar is used in 100% concentration unless otherwise specified.

A Few Tips to Start You Off:

- To remove stickers that have been used to "decorate" furniture and other surfaces, moisten with vinegar, let sit for at least ten minutes, then remove.
- To clean silver, pewter, copper, or brass, dissolve 1 tsp of salt in 1 cup of vinegar, then add flour to create a paste (1/4 cup or more). Apply the paste to the metal item and let stand for at least 15 minutes. Rinse with warm water and polish with a soft cloth.



- Remove stains and odours from toilet bowls by spraying vinegar and scrubbing; remove tough stains by adding some baking powder and letting the mixture stand.
- To keep ants away, spray vinegar along doorways, windowsills, countertops – anywhere ants are likely to appear. If you find an ant trail, clean it with vinegar.
- Remove strong odours. Rinse jars with a half and half mixture of vinegar and water to remove strong odours. Boil water with several spoons of vinegar to remove the smell of burnt food from your kitchen.
- To clean your microwave oven, put a microwave-safe bowl with ½ cup vinegar and 1 cup water in the oven and cook long enough to boil. In addition to removing any lingering odours, this will loosen any baked-on food from the microwave's walls. Note: allow the bowl to cool somewhat before attempting to remove it.
- To keep colours from running in the wash, soak in vinegar before washing.
- Many persistent stains can be removed with vinegar; coffee, chocolate, ketchup, jam, cola, wine. Gently rub the stain with vinegar and then wash.
- To keep cats off windowsills or other surfaces spray them with vinegar. This will also keep them from scratching upholstery (spray an unnoticeable area of the fabric first to make sure the vinegar doesn't cause a stain.).

Vinegar is so useful that there is no way we could fit all the varied uses into one article, for more tips and uses visit our website http://www.dmandzuk.ca/Vinegar_Cleaning_Tips.htm.

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

CLASSIFIEDS

FOR SALE



Cable Company
Piano

\$500

\$600
PAIR

Inglis Washer &
(top load – 2yrs old)
Maytag electric dryer
(front load)



\$350

Round glass
table & 4 chairs

Napoleon Barbeque

top-of-the-line
\$1000 originally
2yrs old

\$500

Please call Lucie 905-430-9316 for more information!

The Dianna Mandzuk Team **CLASSIFIEDS** Section

If you have an item to sell or a notice you'd 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!

Apple & Winter Squash Soup



Ingredients:

1/4 cup butter
1 onion chopped
2 cups peeled and diced apples
4 cups peeled and diced winter squash
4 cups chicken stock
1 cup light cream
1 1/2 tsp salt
pepper to taste
ground cinnamon or chili powder

Directions:

Melt butter in large saucepan, add onion and apples and cook uncovered, stirring about every 5 minutes until soft and tender - DO NOT BROWN. Stir in squash and chicken broth and bring to a boil. Reduce heat and simmer 20 - 30 minutes until squash is tender.

Puree soup in blender or processor and return to saucepan and add cream, salt and pepper, heat thoroughly but DO NOT BOIL.

Serve with a sprinkle of cinnamon or chili powder or a dollop of sour cream and grated cheddar on top.



REMINDER! The clocks fall back 1 hour on the first Sunday in November at 2am.

TIP: It's always a good idea to replace the batteries in your smoke detectors when the clocks change, that way you won't forget!



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.

STATS AT A GLANCE

AREA	AVG. SELL. PRICE AUGUST 2011	AVG. SELL. PRICE SEPTEMBER 2011	CHANGE
DURHAM REGION	316,938	317,634	+0.2%
CLARINGTON	302,357	301,039	-0.4%
OSHAWA	265,938	265,998	+0.02%
WHITBY	330,169	331,060	+0.3%

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

HALLOWEEN TIPS GUARANTEED TO MAKE YOUR NIGHT A TREAT, NOT A TRICK!

BEFORE HALLOWEEN:

- Plan costumes that are bright, reflective and short enough to prevent tripping, entanglement or contact with flame.
- Consider adding reflective tape or striping to costumes and trick-or-treat bags for greater visibility.
- Secure emergency identification discreetly within Halloween attire or on a bracelet for small children.
- Teach children their home phone number and how to call 911 if they have an emergency, remind them 911 can be dialed free from any phone.
- Check your property for potential tripping hazards.

HALLOWEEN BEFORE NIGHTFALL:

- A good meal prior to parties and trick-or-treating will discourage children from filling up on Halloween treats.
- Consider fire safety when decorating. Do not overload electrical outlets with lighting or special effects and don't block exit doors.
- Always keep Jack O'Lanterns away from flammable materials and areas where children may be standing or walking.
- Remind all household drivers to remain cautious and drive slowly throughout the community.



WHEN TRICK-OR-TREATING:

- A parent or responsible adult should always accompany young children on their neighbourhood rounds.
- Remind Trick-or-Treaters:
 - By using a flashlight, they can see and be seen by others.
 - Stay in a group, walk slowly and communicate where you are going.

- Remain on well-lit streets and always use the sidewalk.
- If no sidewalk is available, walk at the farthest edge of the roadway facing traffic.
- Never cut across yards or use alleys.
- Never enter a stranger's home or car for a treat.
- Obey all traffic and pedestrian regulations.
- Always walk, never run across a street.
- Only cross the street as a group in established crosswalks (as recognized by local custom).
- Remove any mask or item that will limit eyesight before crossing a street, driveway or alley.

- Don't assume the right of way. Motorists may have trouble seeing Trick-or-Treaters. Just because one car stops doesn't mean others will.
- Never consume unwrapped food items or open beverages that may be offered.
- No treats are to be eaten until they are thoroughly checked by an adult at home.

We hope you'll find these tips useful and wish you and your family a very safe and...



FROM THE DIANNA MANDZUK TEAM!

In this month's newsletter

- Canadian Housing Market Review
- Team Member Profile: *Heather Cowie*
- Dianna Mandzuk Team Classifieds
- Vinegar; Make Your House Sparkle!
- Sept Market Stats
- Halloween Safety!



Dianna Mandzuk*

The Dianna Mandzuk Team



www.dmandzuk.ca
DIRECT: 905 433 2579



Each Office Independently Owned and Operated

*Sales Representative



Kim Bound*



Heather Cowie*



Paula Kennedy



Colleen Miller*



Lori Felix