

Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

Advantage Realty



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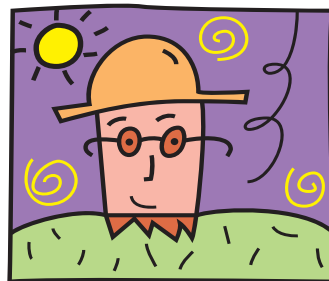
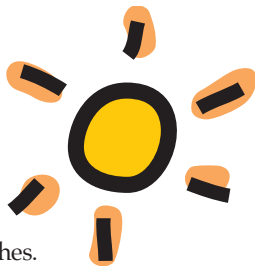
"The Hardest Working Broker on the East Bay."

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Summer Seasonal Maintenance Tips

- Check gutters, downspouts, and roof for leaks. Schedule roofing repair if needed.
- Check siding for winter damage. Schedule repair.
- If planning to paint exterior, start prep now. Call painter to schedule job.
- Clean fireplace. Call to schedule chimney cleaning.
- Clean around AC compressor.
- Wash windows and then put in screens.
- Clear debris from under decks or porches.
- Plant annuals. Make a hanging basket with annuals for porch or patio.
- Cut back any trees or branches that are touching the siding or roof.
- Clean and repair patio furniture.
- Check any outdoor play equipment for damage, and then repair.



Sun Safety Tips

The Sun Safety Alliance (SSA) encourages you to be safe by following these sun safety tips year-round to help prevent serious skin damage—and possibly skin cancer—later!

- Keep in mind the sun is strongest between 10 am and 2 pm.
- Always wear protective clothing when outside and wear clothing that's dark and tightly woven.
- Wear a wide-brimmed hat and sunglasses.
- Remember that UV rays bounce off sand, snow, concrete, and water.
- Apply a sunscreen with an SPF of 15 or higher whenever you're outdoors. For broad spectrum protection, look for products that provide an SPF of at least 15 and contain ingredients like Avobenzone (Parsol 1789) or zinc oxide.
- Keep very young babies (6 months or less) out of the sun.
- For children, the SSA recommends sunscreen with an SPF of 30 or higher.
- Apply sunscreen before going outdoors and reapply often.
- Reapply sunscreen after swimming, perspiring, and toweling off.
- And remember to stay in the shade whenever possible!

For more information visit: www.sun-safetyalliance.org/safety_tips.html

Go Green this Summer!

Save energy and cash while helping the planet!

Cool and easy: Air conditioning can offer much-needed respite from the heat and can make sweaty nights bearable, but be sensitive to overuse. Turning up the thermostat a few degrees on your AC is a great way to save tons of cash while making the planet a cooler place at the same time.

Wet and wise: Watch your water usage levels. Water plants only when necessary, and take a few minutes to install a low-flow showerhead. Simple steps can make a big difference.

The green plate special:

Use reusable dishes rather than plastics or Styrofoam. If you absolutely must use disposables, make sure to pick up compostable varieties beforehand to put in the compost bin when you're through.



Use your grill: Love to BBQ? Propane burns much cleaner than either wood or charcoal briquettes. If you can't resist charcoal, try a natural product like those produced by Cowboy Charcoal—much cleaner than your traditional briquettes.

The local roundup: Buy food locally. Farmers' markets are great places to shop, and ensure that the veggies you're eating haven't traveled thousands of miles just to reach your plate. That cuts down on the use of fossil fuels, which leads to significantly reduced levels of pollution and resource depletion over your typical tomato bought at the local supermarket.



June 1—7 is National Sun Safety Week

Friday the 13th—the ONLY one in 2008

June 14th is Flag Day

June 15th is Father's Day

June 21st is the Summer Solstice—
The Longest Day of the Year!
Summer Begins





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Repair, Replace, Relax with Fidelity National Home Warranty (FNHW). A home warranty from FNHW provides both the home buyer and seller with “peace of mind” when it comes to repairs and/or replacement of a home’s major systems and appliances. FNHW prides itself on superior customer service, including quick response time and efficient solutions for homeowners’ problems and needs. The homeowner only needs to make one call and pay one small service fee when a problem or a repair need arises.



If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.



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More Cooling Tips for Big Savings

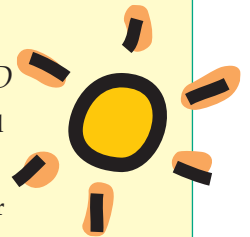
- Switching to high-efficiency air conditioners and reducing your air conditioning use can cut your cooling costs by 20 to 50 percent.
- Every year, inspect and clean your air conditioner or cooling system. A well-maintained unit uses less electricity.
- If you have central air-conditioning, keep the condenser unit’s coils and fins clean. Remove grass, leaves, and other debris that may collect on them.
- Set your air conditioner to no cooler than 78 degrees. Setting your air conditioner lower than 78 degrees can increase your costs by up to 40 percent.
- Don’t air-condition an empty room. If you have central air, block the vents in unoccupied rooms.



- Turn your air conditioner off when you leave home.
- Install a programmable thermostat rather than having it run all day.
- Clean or replace air-conditioner filters at least once a month during the cooling season.
- Use fans whenever possible instead of air-conditioning. Fans use far less energy than air conditioners and often can provide the same level of comfort.
- Alternate the use of air-conditioning and fans. When you’re comfortable, shut down your air conditioner and turn on the fan. This approach can cut air conditioner use by up to 40 percent.
- Don’t run your air conditioner when the outdoor temperature is below 70 degrees. Open the windows instead.
- Install a whole-house fan in your attic to draw cool air inside through windows and force hot air out through attic vents.
- When it’s time to cook, grill outside and keep your oven off.
- In the summer months, run your washing machine, dryer, and dishwasher early in the day or at night when it’s generally cooler.

ANTIPASTO CHICKEN SALAD

This rich and flavorful main dish chicken salad is no cook, so it’s perfect for summer entertaining.



INGREDIENTS:

- 3 cups torn romaine lettuce
- 2 cups cubed cooked chicken
- 1 cup sliced salami
- 1 cup cubed mozzarella cheese
- 2 cups cauliflower florets
- 1 cucumber, peeled, seeded, and diced
- 1 tomato, seeded and chopped
- 1 yellow bell pepper, chopped
- 1/2 cup zesty Italian salad dressing

PREPARATION:

Arrange lettuce on large serving platter. Top with remaining ingredients, then drizzle salad dressing over all. 6 servings