

# Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

## Advantage Realty



**Joanne L. Gardiner**

Broker  
00822285

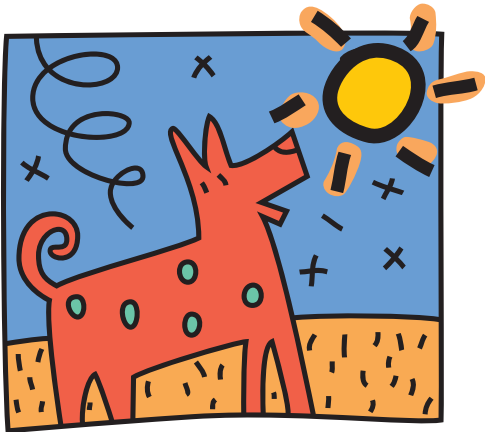
JoanneGardiner.com  
3205 Whipple Road  
Union City, CA 94587  
Phone: 510-429-4800  
Fax: 510-429-9229  
Joanne@JoanneGardiner.com

*God Bless America Land That I Love...*

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## July is Air Conditioning Appreciation Month



• If your old air conditioner breaks down, consider a high efficiency replacement. Replacing a 10-year-old central AC unit with an ENERGY STAR qualified model can cut 20-40% off your cooling costs.

[www.fypower.org](http://www.fypower.org)

### Choose a Programmable Thermostat That's Right for You

To decide which model is best for you, think about your schedule and how often you are away from home for regular periods of time—work, school, other activities—and then decide which of the three different models best fits your schedule: the 7-day, 5+2-day, or the 5-1-1-day.

- 7-day models are best if your daily schedule tends to change, say, if children are at home earlier on some days. They give you the most flexibility, and let you set different programs for different days—usually with four possible temperature periods per day.
- 5+2-day models use the same schedule every weekday, and another for weekends.
- 5-1-1 models are best if you tend to keep one schedule Monday through Friday and another schedule on Saturdays and Sundays.

[www.energystar.gov/](http://www.energystar.gov/)

### Prepare Your Home for Hot Weather

- Setting your air conditioner 5° higher will save up to 20% on cooling costs.
- Use fans to make indoor temperatures feel cooler, most ceiling fans use less energy than a light bulb.
- Have your air conditioning unit serviced to cut 15% of cooling costs.
- Don't try to cool the great outdoors—Seal cracks, gaps, leaks and add insulation to save up to 20% on home cooling costs.

### Investments for Summer Energy Savings

- Have your heating and cooling ducts professionally sealed to save up to \$190 per year.
- Install a programmable thermostat and only cool the house when you're home—it can save up to \$180 per year and pays for itself in 6-9 months.
- Replace incandescent light bulbs with CFLs to save on lighting AND cooling bills. 90% of the energy used by old incandescent bulbs produces heat, not light.

## Air Conditioner Filters—The Most Important Maintenance Task

The most important maintenance task that will ensure the efficiency of your air conditioner is to routinely replace or clean its filters. Clogged, dirty filters block normal air flow and reduce a system's efficiency significantly.

Some types of filters are reusable; others must be replaced. They are available in a variety of types and efficiencies. Clean or replace your air conditioning system's filter or filters every month or two during the cooling season.

## July is National Ice Cream Month



In 1984, President Ronald Reagan designated July as National Ice Cream Month and the third Sunday of the month as National Ice Cream Day. He recognized ice cream as a fun and nutritious food that is enjoyed by a full 90% of the nation's population.

The top five individual flavors in terms of share of segment in the U.S. are: vanilla (30%), chocolate (10%), butter pecan (4%), strawberry (3.7%) and chocolate chip mint (3.2%).

Ice cream and related frozen desserts are consumed by more than 90% of households in the U.S.

*International Dairy Foods Association (IDFA)*  
[www.idfa.org/facts/icmonth/page1.cfm](http://www.idfa.org/facts/icmonth/page1.cfm)

**Air Conditioning Appreciation Days**  
July 3rd to August 15th

**July 4th Holiday**

**National Ice Cream Month**

**National Grilling Month**



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 Union City, CA 94587

**Stand beside her, and guide her**  
**Thru the night with a light from above.**  
**From the mountains, to the prairies,**  
**To the oceans, white with foam**  
**God bless America, My home**  
**sweet home.**



**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.

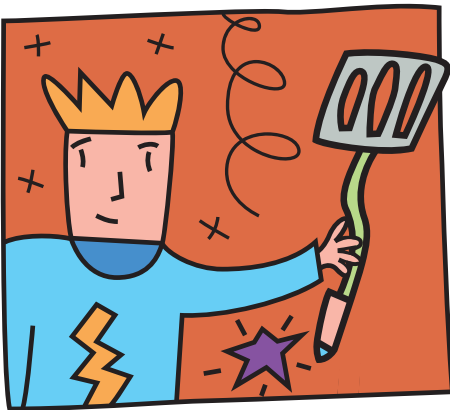


*If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.*



This is not intended as a solicitation if your property is currently listed with another agent. These materials contain information and articles obtained from third parties. FNHW does not endorse the recommendations of any third party nor guarantee the information provided is complete or correct.

## July is Also National Grilling Month



### Grill Safety Tips

- Designate the grilling area a “No Play Zone” keeping kids and pets well away until grill equipment is completely cool.
- Before using, position your grill at least 10 feet away from other objects, including the house and any shrubs or bushes.
- Only use starter fluid made for barbecue grills when starting a fire in a charcoal grill.
- Before using a gas grill, check the connection between the propane tank and the fuel line to be sure it is working properly and not leaking.

- Never use a match to check for leaks. If you detect a leak, immediately turn off the gas and don't attempt to light the grill again until the leak is fixed.
- Never bring a barbecue grill indoors, or into any unventilated space. This is both a fire and carbon monoxide poisoning hazard.



### Fun Facts About Fourth of July

- Fourth of July was first celebrated on July 8, 1776 after the signing of the Declaration of Independence on July 4, 1776.
- The estimated number of people living in the newly independent nation in 1776 was 2.5 million vs. 307 million in 2009.
- Fourth of July was declared a legal holiday in 1941
- Fourth of July is always celebrated on that day, regardless of the day of the week it falls on.



[www.census.gov/main/www/popclock.html](http://www.census.gov/main/www/popclock.html)

### GRILLED VEGGIE SALAD

- 1 tsp. fresh rosemary, chopped
- 1/8 tsp. freshly ground pepper
- 2-1/2 tsp. olive oil
- 1 tbsp. raspberry-flavored vinegar
- 1 clove garlic, minced
- 2 ears fresh corn, husked
- 1 small zucchini, cut in half lengthwise
- 1 small yellow squash, cut in half lengthwise
- 1 large red bell pepper, cut into quarters
- 1 med. eggplant, cut in half lengthwise
- 2 (1/2-inch) slices red onion
- 1 large, unpeeled tomato, cored and cut in half crosswise

Combine rosemary and next 4 ingredients in a bowl; stir with a whisk until blended. Brush ears of corn and the cut surfaces of the remaining vegetables with half of olive oil mixture, and set aside. Place vegetables, cut sides down, on grill. Cook 5 minutes; brush with remaining olive oil mixture. Turn vegetables over, and cook an additional 5 minutes or until tender. Remove from grill; cut each ear of corn into 6 pieces. Cut each onion slice into quarters. Cut remaining vegetable pieces in half.