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DEADLINE FOR ORDERING THE JUNE ISSUE

**Orders MUST be received by:
5:00 p.m. Thursday / May 15th**

[We can no longer accept orders after the 15th.](#)

Dear Friends:

In one June of his long years, Benjamin Franklin (1706-1790) asked, "Dost thou love life? Then do not squander time, for that's the stuff life is made of." This time of year it seems most people take heed of Franklin's advice, as neighborhoods are abuzz with activity. Just take a walk around your own neighborhood and listen for the sounds and sights of summer . . . from hammers and mowers to barbeques and biking. It's simply a wonderful time to get outside and enjoy life, especially here in Colorful Colorado.

With the increased time we spend outside and away from our homes during the summer months comes a danger. It's the subject of one of my articles inside this month's newsletter: home burglaries. I hope you'll take time to discover some of the simple steps you can take to increase the security of your own home.

Best wishes to everyone--and for all the fathers out there:

HAPPY FATHER'S DAY!

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**COLORADO REAL ESTATE
News & Views**

News and articles of interest to the Colorado homeowner

If your home is currently listed for sale, this is not intended as a solicitation.

JUNE 2008

Unusual housing choices are abundant throughout Colorado

Not many years ago our housing choices were pretty much limited to single family homes. Over the years, new forms of housing evolved, bringing us choices such as patio homes, lofts, row houses, condominiums and townhomes. However, the past ten years have seen a surge in trends with a greater focus on "lifestyle" than bricks and mortar. For example, Lifestyle Centers (like BelMar in Lakewood, or the Stapleton Airport redevelopment) incorporate residential, commercial and retail into pedestrian friendly, compact communities.



contact and individual space. Private homes contain all the features of conventional homes, but residents also have access to extensive common facilities such as open space, courtyards, a playground and a common house. The common house is the social center of a community, with a large dining room and kitchen, lounge, recreational facilities, childrens' spaces, and frequently a guest room, workshop and laundry room. Optional group meals are served in the common house at least two or three times a week.

Recently, a new cohousing twist has emerged known as "elder cohousing," offering pro-active adults, 55 and above, the

One of the quieter housing revolutions to occur has been the cohousing movement. Colorado has seen a number of cohousing communities statewide. The concept is to create an old-fashioned neighborhood, where people know their neighbors, function as a community, yet have the individual independence of their own home. Originally a Danish idea, the concept was introduced to the U.S. in 1988.

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and "age friendly" unit group of cohousing in Colorado.

According to the Cohousing Association of the United States, the physical design of a cohousing community encourages both social

Today's homeowner has a greater selection of housing options than ever before. As a Colorado real estate specialist, my resources and in-depth knowledge of those choices are extremely beneficial in meeting the needs of my clients. Here's a great resource for more information on this subject, but don't hesitate to call me with *any* of your real estate needs.
<http://www.cohousing.org/>

NewsBriefs

▼ Colorado's Foreclosure Hotline has met with great success since launching in October 2006. Records show that borrowers who meet with the hotline's counselors have an 80 percent chance of avoiding foreclosure. The program is being studied and copied in other states where foreclosure problems are high. The hotline number is: 1-877-601-HOPE.

▼ The Spring 2008 U.S. Market Risk Index released by the PMI Mortgage Insurance Co. reported that home values in the Denver metropolitan areas should fare better than on average, nationwide. The Index ranks the nation's 50 largest metropolitan statistical areas (MSAs) according to the likelihood that home prices will be lower in two years.

▼ Retirees are big business, and with the leading edge of baby boomers in their early

60s, some states are taking measures to draw retirees to their state by cutting taxes for people in their 60s and beyond. Florida, Kansas and Missouri are three states that have recently enacted legislation to cut taxes for retirees.

▼ Interested in knowing what a neighborhood looks like without ever leaving home? Check out Google Maps new "street view" feature. It's a virtual car ride down most any street in the metro Denver

area. National "street view" http://maps

▼ Nationwide, apartment rents continue to climb. According to a recently released study, apartment rent has not fallen since the first quarter of 2002. Rents are expected to continue their upward trend for some time to come, making homeownership an even smarter move for the first-time buyer.

Simple steps can increase home security and burglar-proof your home this summer

Home should be a sanctuary where we feel safe and secure. Yet every day thousands of people come home to face the fact that they've been burglarized. With summer around the corner, it should be noted that home burglaries spike in July and August-- exactly when many homeowners are off on their summer vacations. In fact, accord-

can offer cover for burglars, so keep them trimmed. • Burglars hate light because it makes them feel more exposed, so consider lights that automatically turn on at dusk and off at dawn, and lights with motion detectors. • Pay special attention to your first floor windows. More than 60% of burglars come through a window that should have been locked, according to the National Crime Prevention Council.



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home burglaries during the summer.

As a homeowner, your immediate goal is to make your house less burglar-friendly both inside and out. Burglars like to work quickly because the more time they spend at a home, the greater their chance of being caught. So the first objective is to slow down a burglar's attempt to break into your home. Consider these ideas:

- The rule of thumb is to have two locking devices per door.
- Garages are favorite targets for burglars, so the door should be locked at all times. • Don't forget to lock any yard gates, side doors to a garage, or the access door that leads from the garage to the house. • Even a dowel rod placed in the track of a sliding window will make it more difficult for a thief to enter.
- Overgrown bushes and trees

Security alarms, alarm signs, and a barking dog may cause a would-be burglar to pass on your home.

Assuming the worst, at least make your valuables difficult to find, as most burglars will spend less than 20 minutes inside a home. With computers and valuable electronics, keep a record of the model and serial numbers. The police will want this information and it could help you recover lost goods. Keep in mind that the master bedroom and closet are the first places burglars look. Consider hiding small valuables in plain sight using decoy canisters and containers. Here's a really good resource for finding unusual security devices: <http://nservices.com/diversion.htm>

For more detailed information on securing your property, go to: <http://www.crimedocter.com/home.htm>

COLORADO CORNER

A LOOK AT THE UNITED STATES AIR FORCE ACADEMY

After September 11, 2001, the Air Force Academy closed to the public for some time. But today, portions of the USAFA are now open to the public and it's one of those places you really should visit.

Here are a few notable facts about this beautiful Colorado landmark:

- Although the idea of an air academy was discussed as early as 1918, the National Security Act of 1947 provided for the establishment of a separate Air Force.
- The first class of cadets arrived in 1955 but were housed in barracks at Lowry Air Force Base in Denver because the AFA buildings were not finished. This first class

of 306 graduated in 1959.

- More than 950 cadets will graduate in 2008.

- The Chapel contains an upper level for 1,300 Protestant worshippers, a lower level with a 500 seat Catholic chapel, as well as a 100 seat Jewish Temple.

- Legendary Hollywood director, Cecil B. DeMille, designed the cadet parade uniform which is still worn by cadets today.



Chapel photo courtesy of Colorado Springs Convention and Visitors Bureau

The Academy is open to the public daily from 5:30 AM to 6:00 PM. Enter through the North Gate which can be accessed from Exit 156B on I-25, 14 miles north of downtown Colorado Springs.

Happy Father's Day!



GREEN IDEAS FOR THE COLORADO HOMEOWNER

Take A Water-Wise Approach at Home

Water is a precious commodity, especially here in Colorado. Fortunately, there are many ways in which we can easily conserve on a daily basis, allowing us to make a positive planetary impact with a small amount of effort. As we approach summer, here are a few quick and easy water-saving suggestions.

In the Bathroom:

- Cutting two minutes off a shower saves about 10 gallons of water.
- Try to flush just one less time each day, and you'll save about 4.5 gallons: as much as the average person in Africa uses for a whole day of drinking, cleaning, cooking, and bathing.

70% of the water you'd typically use because evaporation will be minimal and you're watering only the base of the plant

• Turn off the tap when you're brushing your teeth and you'll save an average of 5 gallons a day.



• Use an automatic shut-off nozzle on your hose to prevent waste when the water is turned on and the hose is not being used.

In the Kitchen:

- Run the dishwasher for full loads only, and skip the pre-rinse cycle. If you must pre-wash, turn off the tap while you scrub. You'll save up to 20 gallons of water per dish load.

In the Yard:

- Use drip irrigation or soaker hoses in flower beds and gardens instead of regular sprinklers and you can save up to

70% of the water you'd typically use because evaporation will be minimal and you're watering only the base of the plant

• Water early in the morning or evening when evaporation rates will be lowest.

• Use an automatic shut-off nozzle on your hose to prevent waste when the water is turned on and the hose is not being used.

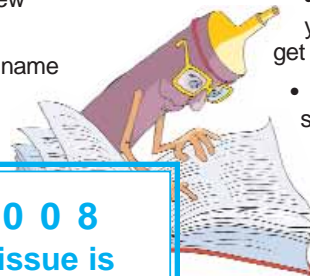
In the Garage

- A commercial car wash will use significantly less water than washing a car at home--up to 100 gallons less. Also, most car wash companies recycle and reuse rinse water.

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- Dijon vu: the same mustard as before.
- A hangover is the wrath of grapes.
- Sea captains don't like crew cuts.
- Does the name Pavlov ring a bell?
- When

A good pun is its own reword.



- She had a boyfriend with a wooden leg, but broke it off.
- A chicken crossing the road is poultry in motion.
- If you don't pay your exorcist, you get repossessed.
- With her marriage, she got a new name and a dress.
- You feel stuck with your debt if you can't budge it.

- What's the definition of a will? (It's a dead giveaway.)
- A backward poet writes inverse.
- In democracy your vote counts. In feudalism your count votes.
- He often broke into song because he couldn't find the key.

- A lot of money is tainted. It taint yours and it taint mine.
- A boiled egg in the morning is hard to beat.
- The short fortuneteller who escaped from prison was a small medium at large.
- Bakers trade bread recipes on a knead-to-know basis.
- Marathon runners with bad footwear suffer the agony of defeat.

Q Q: What land did the U.S. Government buy for \$7.2 million?

Real Estate Trivia

The U.S. bought all of Russian America (Alaska) from the Russian Czar in March 1867.

A

Garage Condos: The Newest Real Estate Trend

It started with one. Then two were standard, and it didn't take long for three to become the norm in new homes. We're talking garage space, and today, four car garages are gaining popularity as American homeowners expand their inventory of cars, big-boy toys and just plain stuff. Now the garage has been elevated to a new status in the form of "condo garages" with enough amenities to practically consider them second homes.

These condo garages are a real estate purchase that can build equity. Just like a home, garage condo owners can customize their space to suit their specific needs. And customize they do.

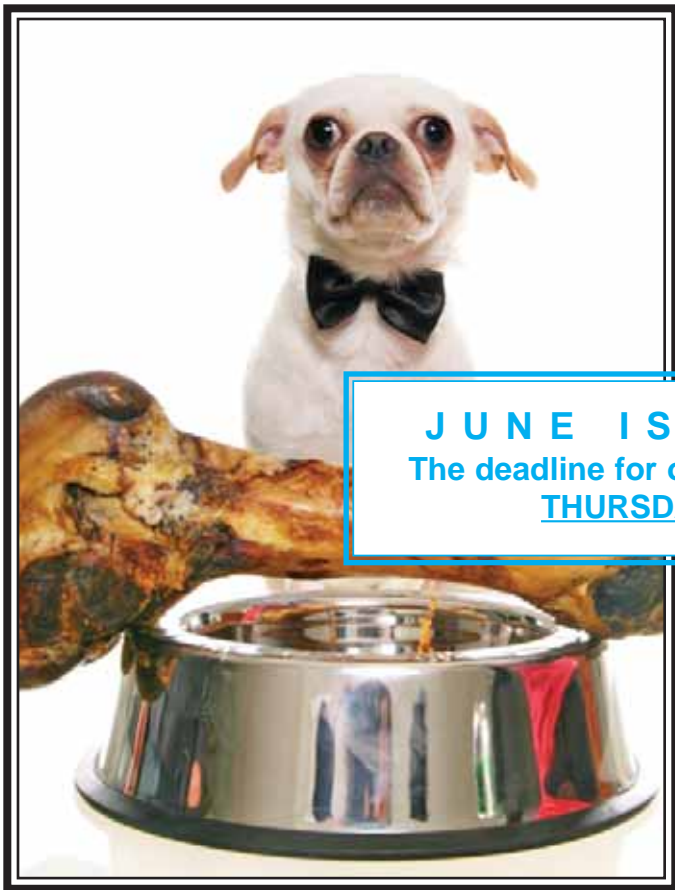
Take a peek inside and you'll find jet skis, Harleys, boats, trucks, bikes and full workshops. But you'll also find units equipped with cable television, high-speed Internet, individual thermostats, and clubhouses where the owners can hang out together. These units may be drab on the outside, but many of the well-heeled owners are finishing their space to not only house their sports cars and skiing equipment, but also as a place to workout, watch televised football games, and play pool or poker. Owners have even been known to install batting cages and putting greens. To some, their garages are becoming a second home where owners can pursue a hobby or just carve out a private little place of their own.

Many of the new higher end storage companies cater to specific tastes. For example, "My

Extra Garage" is an upscale haven for high net-worth car aficionados. Colorado-based "Airport Garages" specializes in units at small airports where one can store a plane, car, RV and winter gear. "GarageTown USA" equips their units with television and Internet access.

Resort areas are becoming popular targets for condo garages because many out-of-town owners like to keep their boats, RVs and cars nearby for access at a moment's notice.

Depending on the size and location of the unit, owners can expect to pay a base price of about \$40,000. Deluxe units can run more than \$100,000, plus the cost of renovating. But for the man or woman with everything, now they can have a place to put it all . . . and have a growing investment at the same time.



When it comes to buying or selling a home today, don't bite off more than you can chew!

There's a lot more than meets the eye when it comes to handling today's Front Range real estate transactions. And considering that for most people, their home is their most valuable financial asset, it can be extremely costly. The market is pretty full, and you're thinking about selling. I'll give you plenty of local real estate facts and figures to chew on, but better still . . . I'll handle the details from start to finish to keep you from getting overwhelmed.

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Looking for a smooth road to your real estate goals? Call me.

Don't forget . . .
You have three choices for this panel: our **standard panel** (shown here), a **Market Analysis** request, or a **Thought for the Month**. Monthly panel choices are always sent via a pdf--or you can always find them on our web site: www.RealtyResourcecd.com / click "Newsletter"

Your business and referrals are appreciated.



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