

Neighborhood News



Courtesy of
The Beck and Pitel Team

We've Moved to HomeSmart Real Estate!

May/June 2009



We alluded to more exciting announcements to come, the best of which is that our team has moved to HomeSmart Real Estate. It's a local company with over 3,200 agents and growing.

The company has a reputation for advanced technologies and a strong commitment to its agents and clients. We are excited to be part of one of Arizona's fastest growing brokerages—and it is one of the 75 largest brokerages in the United States!

Our new direct phone numbers are: **Jeanie**—(602) 507-3876, **Stephanie**—(602) 507-3685, **Tim**—(602) 507-3684

If you haven't worked with us in a while, we've implemented, or will be launching, many new exciting services including:

Electronic Newsletter. To supplement our bi-monthly print version, we will be offering additional information about the market and helpful tips via email between printed issues. But, we need your email address to provide this. To complement this issue's Item of Value regarding tech trends, we will be sending information on the latest design trends in July.

Showing Feedback System. We use a feedback request system that syncs with our lockbox system to request feedback from agents soon after they show our listing. The easy to use format helps agents quickly and easily provide helpful feedback and increases the response rate to such requests. Sellers get real time feedback and can review reports for their home's listings online any time.

Electronic Signatures. Signing documents has never been easier. Our clients can easily and securely sign documents online and save time by not having to print, scan and fax. It's especially helpful when the parties are in different locations around the Valley or even out of town.

Listing Gallery. HomeSmart provides professional looking web pages for each listing. Our listings are delivered to over 200 websites!

www.ValleyRealEstatePros.com. If you haven't visited our website yet, you are missing access to a comprehensive search tool for the local MLS, our blog, a Business Referral Directory of professionals we recommend directly or that come highly recommended by our clients and friends, a great mortgage calculator, and our newsletter—both current and past issues. Check back regularly as we are always looking for ways to improve our site. Please let us know what you would find helpful.



Online Transaction Management System. Available 24-hours a day, you can access documents you need or upload documents to deliver to us relating to your sale or listing.

We're on Facebook. Search for The Beck and Pitel Team. You can read our blog postings, look for upcoming events, let us know about topics you would like to see on our site or in our newsletter, and review our newest listings. We hope you'll become a Fan!

Cheers,

Jeanie, Mike, Stephanie and Tim

Oh, By the Way... if you know of someone who would appreciate the level of service we provide, please call us with their name and business number and we will be happy to follow up and take great care of them.

Pool tips

We asked pool care expert Billy Whitmore, owner of **Summer Breeze Pool & Spa Services, LLC**, in Surprise, Arizona, for some tips on getting swimming pools ready for summer. He offered the following F.A.C.T.S.:

Filtration

Clean filters and cartridges. Suntan lotion, baby oils, and dirt clog filters. If the filter is dirty, the water will not circulate enough and algae will form. Summer Breeze recommends annual cleaning of D.E. and card cartridge filters by taking apart and cleaning the internal filter elements. Dirty filter = dirty water!

Adequate Agua (Water)

Check your water level! Dry, hot days and splashing cause water loss. Nothing will ruin equipment faster than lack of water. Without proper water levels, pumps cannot function and water will not circulate. In Arizona, we lose 10 feet of water through evaporation per year!

Circulation

Make sure to run the pump enough. Pools need to filter and circulate water much more often in the summer months. Timers should be set to run as follows:

- Summer: 8-12 hours a day
- Winter: 4-8 hours a day

Algae will grow if the pump isn't run often enough. **RUN THE PUMP IN THE EVENING, DURING "OFF PEAK" HOURS.** (9pm - 9am)

Toys

Take toys out of the pool. Toys will find your skimmer, drains, and pool cleaners, causing blockage and restricting water flow. Kids are attracted to toys! Please protect your family by removing toys for the pool after swimming.

Sanitizer

Chemicals such as Chlorine, Muriatic Acid, and Stabilizer are critical when it comes to healthy pool water. Adequate chlorine levels need to be kept up on a weekly basis. Chlorine kills bacteria and prevents algae growth. Without chlorine, your pool will turn green before you know it. Muriatic acid (also called hydrochloric acid) helps control the pH and Alkalinity in your pool. If these get out of balance, you risk itchy skin, pool staining, and equipment corrosion. Stabilizer (conditioner) is important because it protects the chlorine in your pool from the sun. Chlorine is very unstable when exposed to heat and UV rays. Stabilizer works like sun tan lotion for chlorine. Chemicals should be added and tested weekly.

By following these F.A.C.T.S., you should have a refreshing, sparkling pool to enjoy all summer. Finally, **if you have dogs**, Billy recommends keeping them out of the pool as much as possible. Dogs zap chlorine from your pool and dog hair clogs drains, skimmers, pumps and filters. **One dog swimming in your pool is equal to 10 adults!**

If you have additional questions about pool cleaning or maintenance, contact:

Billy Whitmore
Summer Breeze Pool & Spa Services,
LLC
(623) 866-3128



• Pool & Spa Services LLC •

Contact Information

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Valley Market Statistics

Residential listings in ARMLS as of 06/15/09:

- Total active listings: 33,385
- Total homes sold in last six months: 42,413 (31,993 were priced under \$200,000)
- **Currently a 4.7-month supply of properties on the market!!!***
- At the moment we are seeing multiple offers sometimes within hours of coming on the market and many over asking price. It has gotten very competitive in a very short period of time.

*Anything under six months is considered a seller's market and anything over six months is considered a buyer's market. Supply varies greatly by location.

Congratulations!

Aaron Sees & Glee Cooley

The largest St. Patrick's Day parade per capita in the US is in Syracuse, NY. Aaron and Glee responded with cities with top St. Patrick's Day Parades and will each receive a 1/2 lb. of Leeann's Fine Toffee.

Test your knowledge

What natural painkiller produced by the brain is 3X stronger than morphine?

Call, fax, or email us with the correct answer and your name will be entered into a drawing for a \$25 gift certificate.

