



DENNIS GRIGASSY Realtor®

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THINKING ABOUT BUYING, SELLING, OR BUILDING? Contact me first!

www.DennisMyRealtor.com

When you understand the process of buying or selling a home, you will be able to make the best decisions. My goal is to provide you with that information. Call me today, and I will assist you every step of the way.



Some people don't realize the benefits of a Home Protection Plan. However, as an experienced Real Estate Professional, I would like to explain how a quality Home Protection Plan can benefit you, whether you are selling or buying a home. A good Home Protection Plan ensures the repair or replacement of major covered home systems and appliances that fail due to normal use. For Sellers, this provides added value to your home when it is on the market. For Buyers, this means peace of mind and confidence in the purchase of your home. I advise all my clients to include a Home Protection Plan with their transaction, and the company I trust to provide the best service and coverage is Old Republic Home Protection. Call me today for more information about how this valuable service can be put to work for you.

Accessibility and good follow-through: These qualities are instrumental in providing clients with the best in customer care. If you know someone who is selling or buying a home, please refer him or her to me for the best real estate transaction ever.



If you are working with another Real Estate Professional, please disregard this notice.

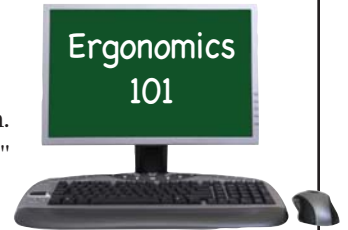
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Health & Safety Office Ergonomics

Ergonomics is the study of how your body interacts with your environment when you perform a task or activity. For the millions who work at computers every day, the following tips on positioning your monitor and keyboard can help create an ergonomically beneficial workstation and prevent injury.

MONITOR

- ✓ Center the monitor in front of you.
- ✓ With your back against the back of your chair, place the monitor at an arm's length away to help prevent eye strain.
- ✓ Position the monitor so that your line of sight falls 2" to 3" below the top of the monitor casing.



KEYBOARD

- ✓ Position the keyboard so that your forearms are parallel to your thighs when your feet are flat on the floor – this decreases muscle strain and tension.
- ✓ Use a keyboard tray that tilts downward to place your wrists in a neutral position.
- ✓ Center the spacebar of the keyboard in front of you.
- ✓ Use the mouse with your elbow as a pivot point. Keep wrist straight to maintain a neutral position of the hand and wrist to help prevent tendon damage.

Household Tips

The cure for the common closet

Are you hiding a dirty little secret – a messy and overflowing closet? Here are some tips to help tame the unruly eyesore:



- If you haven't worn it for a year, it has to go. Sell designer or classic pieces on consignment or eBay, donate usable items in good condition to charity, and toss things that are beyond repair. If you must hold onto something that evokes warm memories, box it up and put it in storage. Remember: It's a closet, not a museum.
- Free up space for everyday clothes by storing formalwear or seasonal clothing in plastic bins or in another appropriate storage area. Note: always wash or dry clean items before storing.
- Every time you buy something new, throw out something old. Not only will it be good for your closet, but possibly your bank account, too.

Here's an easy way to maintain your clean closet: start with all hangers facing the same direction on the rod. When you wear an item, flip its hanger around. At the end of 6 months, sell, donate or toss all of the clothes still facing the original direction!



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Savor the Flavor

Summer Ambrosia with Raspberry Sauce

Ingredients:

- 3/4 cup frozen, slightly sweetened raspberries, thawed
- 1 Tbsp raspberry or other fruit liqueur (optional)
- 4 kiwifruit, peeled, halved, and sliced about 1/4 inch thick
- 12 oz can mandarin oranges
- 1 cup sliced strawberries
- 1/4 cup blueberries
- 1/4 cup toasted, shredded coconut

This fresh fruit salad is full of ripe, zesty flavors, and perfect for a picnic, outdoor barbeque, or dinner on the patio.

Sauce: In a blender, combine raspberries and liqueur; puree until smooth. NOTE: You can substitute 2 Tbsp fruit juice and 1 tsp sugar, or 1 Tbsp condensed juice (such as orange) in place of liqueur.

Evenly spoon the raspberry sauce onto four serving plates. Arrange kiwifruit, oranges, strawberries, and blueberries on plates. Sprinkle each plate with toasted coconut and serve.

Helpful Hints

Simple Laundry Day Solutions

Is laundry day getting the best of you? Streamline your routine with these resourceful tips and get out of the laundry room FAST:

- Give each person in your family their own laundry hamper to reduce sorting time.
- Hang a bag in the laundry room for items that need repairs so you can grab a garment to mend when you have a free moment.
- Clip clothespins to the sides of your hampers and teach family members to pin them on clothing to mark stains or spills.
- Pin dirty socks together at the ankle with a safety pin when you take them off. No more lost socks!
- Give every member of your family a mesh lingerie bag for their undergarments. Then, simply toss the bags in the washer and their small items will stay sorted for you.
- Keep extra hangers in the laundry room to hang wrinkle-prone clothes as soon as they come out of the dryer.



Real Estate Today

What's my house worth?



Fair market value, simply speaking, is what a buyer is willing to pay for a property; in other words, "what the market will bear." This is, in essence, what a property is worth.

There are many factors that go into establishing the fair market value of a home, and two weighty ones are the home's square footage and number of bedrooms/bathrooms. The home's age, condition and location are also important factors, and the school district can greatly affect value for home buyers with children.

Supply and demand is also a consideration. The fewer comparable listings there are on the market in your area, the more valuable your home, especially if it has hard-to-find amenities or is located in a very desirable neighborhood. Conversely, if there are lots of comparable homes on the market, it can lower the value of your home, particularly when there is a scarcity of buyers.

An easy way to determine the value of your home is to request a comparative market analysis (CMA), which tells you how much your house is worth compared to other homes sold in the area in the past year. I will be happy to personally complete this analysis for you upon request.