

BERKSHIRE HATHAWAY | KoenigRubloff
HomeServices Realty Group

30 W Buffalo St., New Buffalo, MI 49117

aglossinger@koenigrubloff.com, 219-644-5067 **VOLUME 1**

www.aliciaglossinger.koenigrubloff.com

School's Out For Summer

By: Alicia Glossinger

The end of the school year is here!! Oh what an exciting time of year! In our household we just had our last preschool graduation. that means next year all four in school...wow! For now, FOUR kids at home..all day..the whole summer. This lays a pretty ripe foundation for a lot of paper creations, dirt drug in the house, saved rocks and so on. Right now it seems this house is always a mess. For me, being a Type A— I like structure— I don't like mess.

I have to remind myself that “babies don’t keep” Morgan will never be 10 again, Amon will never be 9 again, Addison will never again be 7 and this is the last summer Emerson will ever be 5.

My point in sharing with you my personal struggles with allowing a little chaos is to express a simple but greatly impactful strategy that I want you to carefully consider applying immediately to your own life. The strategy is...SLOW DOWN!

In a world where hurry has become the master, most people now thunder through life unaware of their surroundings, their gifts, their blessings – and blind to the amazing qualities of – this – very – moment. We are not supposed to miss it all, we are designed to soak it all in. The cost in missing is enormous, all those moments not fully enjoyed, blurred by stress, distracted by past regrets, held hostage by future worries.

We must make a pact to enjoy NOW, to savor THIS. We must laugh until it hurts, love like you mean it (because you do!), dance when the music plays and slow it all down. Not just to become more present in this moment – but also to elongate this moment so that we can burn it into our hearts and minds.

P.S. I always add lots of pictures you can see them on my personal Facebook page <https://www.facebook.com/aliciaaglossinger>

INSIDE THIS ISSUE

- 1 School's Out For Summer
- 2 The True Benefits of Replacement Windows
- 3 Market Statistics / Trivia Question
- 4 Recipe
- 5 Home Staging
- 6 Attitude of Gratitude
- 8 New Listing

Current 30 Year
Conventional Rate
as of 6/16/2015
4.25%

The True Benefits of Replacement Windows

8/21/2012 1:42 PM by root (article provided by: The Home Improvement Group)

Many homeowners wait to research replacement windows until there are obvious indications of window failure. There are telltale signs – condensation and fogging glass, or rotted sills and frames. For some, the maintenance for older wood windows can become too much of a hassle. Many windows are stuck shut, whether from age or multiple coats of paint.

But there are other reasons to consider replacement windows in addition to problems that are visibly apparent. Homeowners need to research window options to ensure that your new replacement window purchase will add more comfort and enjoyment to your home. Benefits of new windows include:

Lower Energy Costs: Well-insulated windows separate your home from extreme exterior temperatures, reducing adjustments required by your heating and cooling system. This can often translate into lower energy costs.

Light: Natural light makes any task more pleasant. Today's replacement windows have smaller frames and larger glass surface that allow more light into your home.

Aesthetics: Windows are the cornerstone of your home's visual interest, both inside and from the curb. Windows can add a striking feature and focal point to your home.

UV Protection: Windows with UV protection guard against damage that can occur to inside walls, floors and furnishings from solar heat and harmful rays.

Air Flow: Windows can increase airflow and ventilation, improving the comfort and health of your home.

Noise Reduction: High quality, properly fitting windows reduce outside noise and increase privacy.

Easy Maintenance: Homeowners benefit from advancements made in window design, technology and manufacturing. Today's windows are well-constructed, easy to clean and durable.

Your windows may be showing telltale signs of failure like fogging or wood rot, but there are additional benefits of replacing your windows including noise reduction and UV protection. A well-researched window purchase can pay you back in more ways than imagined.



The Home Improvement Group provides complete home remodeling and renovation services. Whether you have windows in need of repair, or a complete kitchen or bath renovation. You can trust The Home Improvement Group to provide the best quality craftsmanship along with the most professional service.

Call today for an estimate: 219-363-6534

Market Statistics

Here's a quick overview of what has transpired in Northwest Indiana over the past 10 years.

The statistics are based on single family homes sold between January 1st and November 15th of each year.
Gary has been excluded from the analysis.

These are for LaPorte, Porter, and Lake counties combined:

<u>Year</u>	<u>Homes Sold</u>	<u>Average \$</u>	<u>Days on Market</u>
2014	6679	\$162,962	123
2013	6739	\$157,705	121
2012	5580	\$151,958	136
2011	4942	\$146,440	154
2010	4994	\$148,540	137
2009	4926	\$143,949	145
2008	5495	\$163,258	132
2007	7057	\$167,604	121
2006	7875	\$160,989	105
2005	7773	\$159,322	105

Feel free to contact me at any time with your questions! 219-644-5067

TRIVIA QUESTION

Who is the only pitcher to lead both the NL and AL in shutouts - in the same season?

Good luck!

Email your answers to:

aglossinger@koenigrubloff.com



Strawberry Amaretto Pastries

Dainty and delectable, these petite pastries are embellished with sliced strawberries and orange zest.



- ½ package (17.3 ounces) frozen puff pastry sheets (1 sheet), thawed
- ½ cup sliced almonds, divided
- 1 tablespoon granulated sugar
- 1 container (8 ounces) sour cream
- ½ cup powdered sugar
- ¼ teaspoon almond extract
- 1½ cups thawed, frozen whipped topping
- 12 large strawberries, sliced
- 1 orange

1. Preheat oven to 400°F. Unfold pastry dough onto **Large Bar Pan**. Finely chop half of the almonds using **Food Chopper**. Combine chopped almonds and granulated sugar in **Prep Bowl**; sprinkle evenly over surface of dough. Lightly press almond mixture into dough using **Small Mix 'N Scraper**®.
2. Using **Pizza Cutter**, cut dough lengthwise into three strips; cut strips crosswise into four squares for a total of 12 squares. Using **Mini-Serving Spatula**, separate squares evenly over surface of bar pan. Bake 16-18 minutes or until puffed and golden brown. Remove from bar pan to **Stackable Cooling Rack**; cool completely.
3. Meanwhile, place remaining almonds in **(8-in.) Sauté Pan**. Cook over medium-high heat 2-3 minutes or until lightly toasted, stirring occasionally; remove from heat and cool completely. Coarsely chop using **Food Chopper** and set aside.
4. Whisk sour cream, powdered sugar and almond extract in **Classic Batter Bowl** using **Stainless Whisk**. Fold in whipped topping using **Small Mix 'N Scraper**®. Slice strawberries using **Utility Knife**. Split open each pastry square; arrange half of the strawberries into bottom of each shell. Top each with about 2 heaping tablespoons of the filling and sprinkle with chopped almonds. Top with remaining sliced strawberries. Zest orange over strawberries using **Microplane® Adjustable Grater**. Place tops of pastry shells over filling. Serve immediately.

Yield: 12 pastries

Nutrients per serving (1 pastry): Calories 230, Total Fat 13 g, Saturated Fat 5 g, Cholesterol 15 mg, Carbohydrate 23 g, Protein 4 g, Sodium 75 mg, Fiber 3 g

Cook's Tip: Sliced peaches or nectarines can be substituted for the strawberries, if desired.

Home Staging

No matter what is happening to the real estate market, when you want to sell your home there are two simple rules to follow to assure a quick sale: Price it well and make it look amazing. Whatever the asking price, its appearance needs to be flawless.

One of the costliest mistakes made by home sellers and even inexperienced real estate agents is to ignore the visual psychology involved in gaining a buyer's immediate attention. Potential buyers become interested in a property when they walk in and feel, "I could live here." They imagine it as their home. In order to gain an edge in today's real estate market when buyers/investors have so many options, a property must be priced right and look better than the competition. One of the best methods to expedite sales is a process known as "staging." This process of prepping a home for sale helps it sell faster and frequently for more than the asking price.

Staging uses design and conceptualization techniques. The objective is to have potential buyers walk in and envision the property as their home. They can see themselves living and entertaining there. It's all about creating a space that makes buyers connect emotionally to it. They should feel as if they were the owner and not a guest. As a seller, in order to do this effectively, you need to make your house as impersonal and attractive as possible to stimulate the buyer's visual acuity.

An initial discussion of the seller and the stager is important in order to review the property's weak and strong points, what changes need to be made, how much time it will take, and what else is needed to stage it. Besides the basic cleaning and repairing, staging has five basic elements: De-clutter, Pare down, Position furniture, Color, Lighting.

Home staging is effective because it emphasizes a property's strengths and minimizes its weak points. It allows your home to be shown at its maximum potential. Presenting a well-cared for home and creating a property that gives a positive first impression. It attracts the attention and admiration of prospective buyers, and encourages them to consider how your property fits their requirements.

Kim Yettaw is very talented home stager! She spends countless hours researching and creating all things decorating, crafting and gardening. She has been married to her wonderful husband for sixteen years. Together they have four beautiful children. Kim has a keen eye for design. She has the talent and imagination to make any space really come to life. You can follow her blog at: www.nestnumber4.com She is available for hire for all of your decorating needs. Her services are covered by me for any of my clients! Here are some amazing before and after photos of her work!



LOOK WHAT'S GOING ON IN LOCAL FASHION!



The Fourth Annual Fashion Show and Block Party will take place on June 26 at 6pm in the Darling parking lot at 418 Franklin. We welcome Ryan's Irish Pub, The Green Machine and Uptown Cakery... all will be serving libations and treats to suit the whole family. Participating this year in the Fashion Show will be Luxe Boutique, Urban Soles, At the Beach and Darling. After the show stop in at our new neighbors, Fiddlehead, for the after party. Hope to see you there!

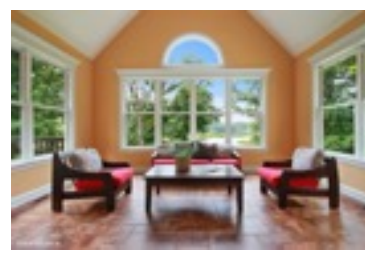
10 Ways to Say “Thank You” to Those You Are Grateful For

1. **Write a note**, be it mailed or a sticky note.
2. **Tell them**. So simple, just say it.
3. **Surprise them** with their favorite snack or flowers.
4. **Take them for a meal**, or cook for them.
5. **Buy them a book** that pertains to their interests.
6. **Reciprocate**. Help them, volunteer, etc.
7. **Give a gift certificate** to a favorite store or restaurant.
8. **Make it public**. Write a good review online & praise them whenever you can.
9. **Make time**. “Unplug” and be present when with those who are most important to you.
10. **Pay it forward**. Do something thoughtful for someone else.



Details

Price: \$429,900
 Beds: 4
 Baths: 4
 Sq. Ft.: 4432
 Year Built: 2008
 Address:
 1964 Whisper Crossing
 La Porte, IN 46350



Executive custom built home by builder Bruce Young, This elegant home is truly a unique opportunity! The home features Brazilian cherry hardwood floors, vaulted great room, exquisitely tiled sunroom, gorgeous kitchen with granite and stainless appliances. The master suite boasts lake views, tray ceiling and hardwood floors. This home is easily one of the finest in the area. The great room has Brazilian cherry hardwood flooring, gas fireplace and dramatic vaulted ceilings. The living room opens to the sunroom overlooking the lake. Three bedrooms and full bath complete the upstairs. New couture carpet showcases the lower level. Media room is wired for surround, a full bath possible fifth bedroom, recreation room and a perfect room for a bar. Large patio overlooking your own private beach creates the perfect setting to entertain and relax with friends and family.