



"Guided by principles of trust, respect and integrity, I will help you achieve your real estate dreams"

April, 2010

"Bits from Bonnie"

Real Estate Consultant
*"Your Best Source for Equestrian
Property in Nevada County"*



NATIONAL GARDENING MONTH

April 2nd - Good Friday

April 4th - Easter Sunday

April 22nd - Earth Day



Dreaming of Spring?

Keep Home Improvements on Your Wish List

(ARA) A harsh winter may have many Americans dreaming spring. How will you celebrate a day of warm weather that signifies spring has arrived? Many people will devote the day to spring cleaning.

Spring into action: Not only will spring bring warmer temperatures and cleaning chores, but a likely wave of remodeling projects. According to research from Pella Windows & Doors, more than 61 percent of homeowners plan to make improvements to their current home, while only six percent said they would move into a home that doesn't require upgrades.

Simple solutions: To create a simple, beautiful space in your home, begin by taking a look around at rooms or items that have become dated or non-functional. Consider everything from your front door to your windows and window treatments.

Enlighten your days: Adding windows doesn't mean you'll be adding to your utility bill. With energy-efficient windows like Pella Designer Series

wood windows or doors, which have window treatments (blinds or shades) included between panes of glass and offer superior energy efficient qualities, you'll save on monthly energy costs. For more information on Pella remodeling projects, visit www.pella.com or call (888) 847-3552

Seek Safety when Purchasing Energy-efficient Home Appliances

(ARA) Have government or manufacturer rebate programs enticed you to purchase a new home appliance? Before purchasing, it's important to consider all your options before you make a final decision.

According to an October 2009 survey commissioned by Underwriters Laboratories (UL), a leading independent safety testing organization, one in four homeowners involved in purchasing decisions independently reported they are likely to buy a large household appliance in the new year because of cash back offers for purchasing an energy efficient appliance during 2010.

The following tips can be used to help assess whether your current appliances are safe and assist you to make smart decisions when purchasing new appliances:

- 1. Only use as intended:** Using appliances for activities other than what they are designed for can pose serious risks.
- 2. Trust your instincts:** If an appliance smells, sounds or functions strangely—be suspicious. This is a likely indicator to replace the problem appliance or at least have it inspected by a licensed technician.

3. Look for safety certification: Safety certifications, such as the UL Mark, confirm a product has been tested and certified to meet the highest standard in safety.

For more tips on appliance safety, and 2010 state rebate programs, visit www.UL.com/appliancesafet

When You Garden, You Grow!

Every April communities, organizations, and individuals nationwide celebrate gardening during National Garden Month. Gardeners know and research confirms, that nurturing plants is good for us: Attitudes toward health and nutrition improve, kids perform better at school and community spirit grows.

DON'T MISS THE Spring Home & Garden Show

Apr. 24th & 25th

Nevada County Fairgrounds

www.theunion.com/homeshow

HORSEY CORNER



Apr. 17th & May 8th

Vaccination Clinics @ Penn Valley Rodeo Grounds, 9 to noon
April 15th - June 30th:

Spring Fecal Submissions and Treatment
June 9th, Wed - 7 PM

Best Practice #2 Client Ed. Seminar
"Lower Leg Wound Care & Bandaging"

Western Gateway Park

More Info: www.sierraequine.com



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"I will help you achieve your real estate dreams"



Each office Independently owned & operated

Serving Nevada, Placer, Yuba & Sutter Counties

Happy Easter!



So, let's talk real estate...

Governor Schwarzenegger Signs \$10,000 Homebuyer Tax Credit Legislation

On March 25th, Governor Schwarzenegger signed AB 183 providing \$200 million for home buyer tax credits. The bill allocates \$100 million for qualified first-time home buyers who purchase existing homes and \$100 million for purchasers of new, or previously unoccupied, homes.

Eligible taxpayers who close escrow on qualified principal residences between **May 1, 2010 and December 31, 2010**, or who close escrow on a qualified principal residence on and after **December 31, 2010 and before August 1, 2011**, pursuant to an enforceable contract executed on or before **December 31, 2010**, will be able to take the allowed tax credit.

This credit is equal to the lesser of 5 percent of the purchase price or \$10,000, taken in equal installments over three consecutive years. Under the bill, purchasers will be required to live in the home as their principal residence for at least two years or forfeit the credit (i.e. repay it to the state). Buyers also must be at least 18 years old and be unrelated to the seller. First-time buyers are defined as those who have not owned a home in the past three years.

US Census – Important Information

2010 Census workers will have to show ID's...

While the Census Bureau might ask for basic financial information, such as a salary range, **YOU DON'T HAVE TO ANSWER ANTHING AT ALL ABOUT YOUR FINANCIAL SITUATION.** The Census Bureau will not ask for Social Security, bank account, or credit card numbers, nor will

employees solicit donations. Any one asking for that information is NOT with the Census Bureau.

AND REMEMBER, THE CENSUS BUREAU HAS DECIDED NOT TO WORK WITH ACORN ON GATHERING THIS INFORMATION...NO ACORN worker should approach you saying he/she is with the Census Bureau.

Eventually, Census workers may contact you by telephone, mail or in person at home. However, the Census Bureau will not contact you by email so be on the lookout for email scams impersonating the Census!

Never click on a link or open any attachments in an email that are supposedly from the U.S. Census Bureau.

PLEASE SHARE THIS INFORMATION WITH YOUR FAMILY AND FRIENDS...

News Flash! Coldwell Banker Grass Roots Realty has been voted "Best Real Estate Company" again this year by the Union readers for 2009. Only Coldwell Banker Grass Roots Realty has received the "Best Real Estate Company" award for 2009, 2008, 2007, 2005 & 2004 - 5 out of the last 6 years!



So, don't be fool...this honor is only awarded to one real estate company a year! So, why not work with the Best of the Best times five...

Please contact me if you have questions about Short Sales/ REO's/1st Time Homebuyer's Credit or would like my Nevada/Placer County "Best Buy" List!

If you're thinking of buying or selling your home in the near future, I would love the opportunity to share my services with you or with your referral!

This is not intended as a solicitation if your property is currently listed with another Realtor. The Information in this Newsletter is from varying sources and not guaranteed