



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

May, 2010

## "Bits from Bonnie"

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



### Mother's Day is Sunday May 9th.

Honor your mom with breakfast in bed or a special day planned just for her! Did you know that Mother's Day is considered the busiest restaurant day of the year? Make your reservations early.

### May 15th is National Chocolate Chip Day

Why not celebrate by baking a cake? Take a look at the recipe to the right. It will make a perfect surprise for your mom or even a great dessert for your Memorial Day picnic.

### Memorial Day is May 31st

A day to fly the American



Flag to remember and honor those who have died serving our country. It is a day of family gatherings—and also marks the beginning of summer, picnic and grilling season. Celebrate

*The weather is warmer, the days are longer and Memorial Day Weekend is just around the corner. Celebrate Mother's Day & May with a bit of spring cleaning and baking. Read on for a few tips*

### Top 10 Out door Spring Cleaning Tips

#### 10. Clean Windows:



**9. Get Your Mind (and those leaves) Out of the Gutter:** Take some time to clean out the gutters making them free of leaves & other winter debris.

**8. Sort It Out:** Take time to sort through your garage, closets, and any other places where you've stored stuff. Now's the time to sort, organize and toss!

**7. Identify Your Weak Spots:** Check outside the home for rotten or weak spots in fences, decks, railings, etc.

**6. De-leaf and De-clutter:** Rake the dead leaves and cut away the dead foliage. Make space for spring to bloom.



**5. Roll It On:** Consider sprucing up the insides and outside with paint.

**4. Wash Those Winter Blues Away:** Pressure washers are a good way to clean patios, driveways and even siding. Borrow or rent one if you don't have one already. Certain types of siding or paint can't handle the hard pressure, so be sure to test a small area first!



**3. Separate the Weeds from the Blooms:** It's time to pull weeds and maybe add new top soil and mulch to your flower beds and pots. Get a fresh start in your garden.

**2. Get Down to the Nitty-Gritty:** Don't forget to clear away the cobwebs, wipe down the front door & maybe even clean outdoor lights.

**1. Rinse and Re-stain:** Rinse off the patio furniture, wipe down the outdoor tables, wash the cushions and consider re-staining your deck after you've cleaned it. Consider re-staining your outdoor wooden furniture as well.



### Chocolate Chip Chocolate Cake

#### Ingredients:

- 1 pack. Chocolate cake mix
- 3 ¾ oz. pack. of chocolate pudding mix
- 4 eggs
- ½ cup cooking oil
- 1 cup dairy sour cream
- ½ cup warm water
- 6-oz. pack chocolate chips

#### Sour Cream Chocolate Icing

- 2 cups semi-sweet chocolate pieces or milk chocolate pieces (for sweeter icing)
- 1 cup sour cream
- 1/8 tsp salt
- 2 TBS confectioner's sugar
- 1 tsp vanilla extract

#### Directions:

Combine all ingredients except chocolate chips. Mix for 3 mins. Add chips and mix for 1 more min.

Pour batter into greased and lightly floured bundt pan or a 9x13 in. pan. Bake in a 350 degree oven for 55-60 mins., or until tester comes out clean. Melt chocolate chips in top of double broiler over very hot water. Don't allow to boil. Blend in sour cream, salt, & sugar with wooden spoon. Stir until smooth. Remove from heat. Add vanilla & spread icing on cake. Yummy!

### HORSEY CORNER



May 8th

Vaccination Clinic @ Penn Valley Rodeo Grounds, 9 to noon

April 15th - June 30th:  
 Spring Fecal Submissions and Treatment

More info: [www.sierraequine.com](http://www.sierraequine.com)



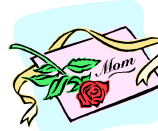
**Bonnie Brabbs, REALTOR®**  
 DRE.# 00871732  
**Coldwell Banker Grass Roots Realty**  
 855 Sutton Way  
 Grass Valley, CA 95945

*"I will help you achieve your real estate dreams"*



Each office Independently owned & operated

Serving Nevada, Placer, Yuba & Sutter Counties



**Happy Mothers Day on May 9th**

**News Flash! Home sales rose more than expected in March due to Government Incentives ...**

**Fannie Mae Extends Incentive to Buy Their Distressed Home Inventory**  
 April 27, 2010 (Mortgagenewsdaily.com)

Fannie Mae announced on Tuesday it is extending its buyer incentive program beyond the original expiration date at the end of this month. The program is available to borrowers who purchase a Fannie Mae owned HomePath property and intend to owner-occupy. Homes for sale include single-family houses, condominiums and town houses that have been taken over by Fannie Mae as delinquencies and foreclosures rose.

The program, which will now expire on June 30, 2010, offers buyers of Fannie Mae owned properties listed on the HomePath.com website who close by that date a rebate of 3.5 percent of the purchase price of the house. The rebate can be used toward closing costs, a choice of selected Whirlpool appliances, or a combination of the two at the discretion of the buyer. The incentives were initiated in January and were advertised as a complement to the federal homebuyer tax credits available to both first-time and move-up homebuyers. Those programs expire at the end of April although buyers have until June 30 to complete their purchases.

"We are happy with the results of the program, which has helped us to sell properties quickly, thereby stabilizing neighborhoods and property values," said Terry Edwards, Executive Vice President of Credit Portfolio Management.

The HomePath website lists Fannie Mae-owned homes for sale nationwide, and a quick visit to the site demonstrates why the corporation is offering incentives; it has a huge backlog of properties. Some 62,000 properties are listed on

the site including single-family residences, condominiums, and town-homes. There are, for example, 466 homes listed for sale in Iowa, 305 in Connecticut, 3,840 in Georgia and 8,595 in California. Reuters reported that Fannie Mae recently stated that it had over 86,000 homes in its portfolio.

Many of the HomePath properties are also eligible for HomePath mortgage financing or renovation financing. The mortgage financing allows down payments as low as 3 percent without mortgage insurance and those funds can come from gifts, grants, or a loan from a non-profit or government organization or an employer. **For more information about the HomePath Incentive Program, please contact me...**



**Coldwell Banker Buyer Bonus Event!**

With the expiration of the Federal First Time Home Buyer Credit, Coldwell Banker decided to step up and offer some support to keep the momentum of home sales moving forward! From **May 1<sup>st</sup> through July 31<sup>st</sup>**, 2010 Coldwell Banker will be investing in a nationwide support campaign. For more information please visit: [www.nevadacounty4sale.com](http://www.nevadacounty4sale.com)



**COMING MAY 15TH & 16TH**  
**Spring Open House Weekend!**  
 70+ homes in Nevada County on tour!

Please contact me for a list of homes on tour or visit [www.nevadacounty4sale.com](http://www.nevadacounty4sale.com) more info.

***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