

# Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

## Capitol Oaks Real Estate

**Rick Johnson**  
and Rick's Team

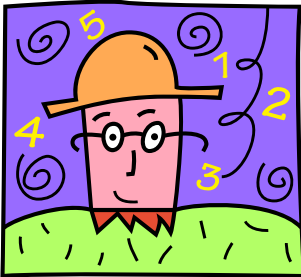


MySunCityRoseville.com  
519 Oak Street  
Roseville, CA, CA 95678  
Phone: (916) 258-7197  
Fax: (916) 760-0841  
Info@CapitolOaks.com

Your Sun City Roseville Specialist!

VOLUME 10 • ISSUE 2

FEBRUARY 2012



## February Home To-Do List: Warm Up, Clean Up

Give your sweetie a Valentine's Day present by catching up on some deferred cleaning and maintenance with these 7 easy tips.

### 1. Dust Off:

Get the dust out from under and behind the refrigerator and the stove.

### 2. Swap Filters:

Change the furnace filter.

### 3. Clean Carpets:

Pretreat stains then shampoo the carpets. Take two passes over high-traffic areas.

### 4. Tune-up Your Vacuum:

Change a bagless vacuum's air filter, clear its air flow channels and wash out its canister.

### 5. Clean Vents:

Clean the range hood vent and filter.

### 6. Peel It Off:

To kill mildew, peel the bath mat from the tub, turn it upside down, pour some bleach into the tub and run some water. If there's mildew on the shower curtain liner, put it in the tub as well.

### 7. Tackle Small Repairs:

Insulate the water heater and the hot-water pipe leaving it. Install door stops to prevent doorknob damage to drywall.

For full article by ROY BERENDSOHN, VISIT: [www.popularmechanics.com/home/improvement/4212383](http://www.popularmechanics.com/home/improvement/4212383)

**FEBRUARY HOME WARRANTY TIP:** The coils on the back of your refrigerator can get very dusty, making your fridge work much harder than is necessary. Use a vacuum hose to clean the coils every three months. If you have pets, you might want to clean the coils every month.



## February 29 is Leap Day ...2012 is a Leap Year!

A Leap Year is when the calendar year is extended to 366 days—adding February 29th to the year. This is done to put the calendar year into line with the length of the Earth's orbit around the sun, so that the seasons always occur during the same months each year.



## What's in a Number?

### What Will You Say This Year with Roses?

As if choosing a specific rose color weren't enough to express your innermost thoughts, you can convey your message through the number of stems or the type of rose you select. Check out the list below and you'll know just how many roses to send to say what you really want to say!

1 = "I love you!"

6 = Infatuation!

9 = "We'll be together forever!"

12 = "Be Mine!"

15 = "I'm Sorry"

21 = "I'm dedicated to you"

24 = "I'm Yours!"

26 = "I'm head-over-heels-in-love!"

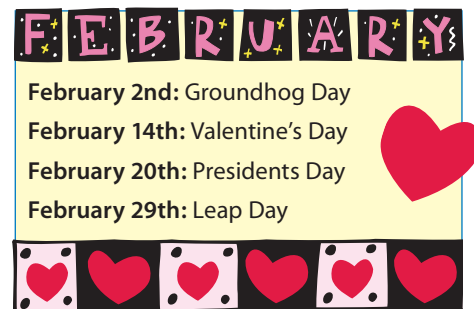
50 = Expresses boundless love

[www.teleflora.com/rose\\_numbers.asp](http://www.teleflora.com/rose_numbers.asp)

## Need Some Help with Your Message This Valentine's Day?

Here are a few quotes that are sure to bring a smile to your Valentine!

- *I like your lips, I like your style, but most of all I like your smile.*—Author Unknown
- *I've fallen in love many times...always with YOU.*—Author Unknown
- *A hundred hearts would be too few to carry all my love for you.*—Author Unknown
- *May every blessing be thy lot, I only ask "Forget Me Not".*—Author Unknown
- *Valentine, O Valentine, I'll be your love and you'll be mine.*—Author Unknown
- *You're nothing short of my everything.*—Ralph Block
- *My love for you is a journey; starting at forever, and ending at never.*—Author Unknown
- *For you see, each day I love you more. Today more than yesterday and less than tomorrow.*—Rosemonde Gerard





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**Repair, Replace, Relax** with Fidelity National Home Warranty (FNHW). A home warranty from FNHW provides both the home buyer and seller with “peace of mind” when it comes to repairs and/or replacement of a home’s major systems and appliances. FNHW prides itself on superior customer service, including quick response time and efficient solutions for homeowners’ problems and needs.



*If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.*



This is not intended as a solicitation if your property is currently listed with another agent. These materials contain information and articles obtained from third parties. FNHW does not endorse the recommendations of any third party nor guarantee the information provided is complete or correct.

## Curb Appeal: First Impressions Count

*According to those in the know, it's the number one factor in beginning the sales process for houses as well as condominiums. It's simple. The appeal of your home from the street is what lures people to the door and inside.*

All the upgrades that people do to the inside of their home won't matter if you can't get buyers inside. A boring facade requires some sales pitch from the agent. Curb appeal makes the agent's job easier.

### Here are Factors Important to Curb Appeal:

- Check the condition of the roof; fix it if necessary.
- Make sure windows are painted and well maintained.
- Repair cracks in the sidewalk and driveway.

- Fix faulty handrails.
- Improve lighting for the address number or highlight your front walkway with lights.
- Ensure the address number is easy to read.
- Get a new doormat.
- Paint or clean the garage doors.
- Paint the front door an attractive color.
- Put urns or planters on either side of the door (in winter, use evergreens).
- Get rid of visible storage, recycling boxes or other junk visible from the road.
- Throw in some attractive landscaping and the house is transformed.

Excerpt from the article found at: <http://curbappeals.com/?cat=3>



## ROSE PETAL POUND CAKE

- 1 cup butter, softened
- 1-2/3 cups white sugar
- 5 eggs
- 2 cups all-purpose flour
- 1/2 teaspoon salt
- 1 teaspoon almond extract
- 1-1/2 ounces finely chopped almonds
- 1 teaspoon rosewater
- 2 drops red food coloring



1. Preheat oven to 350° F (175° C). Grease one 9 inch tube pan.
2. Cream butter well. In a separate bowl beat sugar and eggs together until doubled in volume. Add sifted flour and salt gradually. Fold in creamed butter thoroughly.
3. Divide batter into two equal parts. Into one part add the almond extract and the ground almonds. To the other part add the rosewater and the red food coloring. Spoon batters alternately into the prepared pan.
4. Bake at 350° F (175° C) for 50 to 60 minutes. Let cake cool then remove from pan and dust with confectioner's sugar.

<http://allrecipes.com/recipe/rose-petal-pound-cake/>