

NEIGHBORHOOD

NEWS

REALTY HEADQUARTERS

"Professional Help in Real Estate"

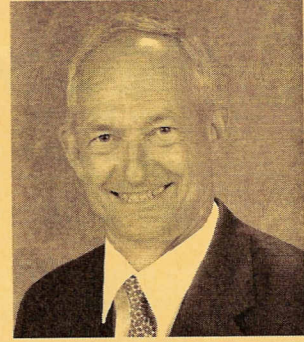
6563 Riverdale at Zion

Chuck Oursler

Owner / Broker

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31 Years of Dedicated Experience



HELLO EVERYONE - WELCOME TO THE NEW YEAR '2009" - LET'S STAY HEALTHY and OPTIMISTIC DESPITE THE FACTS! IT WILL BE INTERESTING TIMES.

NEW LOAN LIMITS - EFFECTIVE 1/1/09 FHA & CONVENTIONAL "CONFORMING" LOAN LIMITS ARE \$462,500. IN REALITY (YOU WILL NEVER SEE THIS STATED IN THE NEWSPAPERS) ANY LOAN AMOUNT OVER \$417,000 IS SUBJECT TO HIGHER SCRUTINY, AND LIKELY HIGHER LOAN COSTS AND RATES. MAXIMUM VA LOAN REMAINS AT \$417,000 AND HAS A 2.25% FUNDING FEE REQUIREMENT ••THIS FEE CAN BE REDUCED OR ELIMINATED ONLY IF YOU ARE DISABLED. OTHERWISE IT IS A PREPAID EXPENSE OR CAN BE ADDED TO THE MAXIMUM LOAN AMOUNT.

SHORT SALES & BARGAINS - NUMEROUS PROPERTIES THROUGHOUT THE MARKET ARE AVAILABLE •••BUT REQUIRE MUCH PATIENCE AND YOU CAN EXPECT EXTREMELY SLOW ESCROW PERIODS OF TIME. I AM INVOLVED WITH ONE NOW ••REPRESENTING THE SELLER. SELLER'S 1ST TRUST DEED LENDER IS TAKING "3 MONTHS TO GIVE US A RESPONSE"!! LENDERS DO NOT CARE THAT THEY ARE HURTING THEMSELVES WITH THEIR TYPICAL SUPER-SLOW RESPONSE TIMES! NOT ALL, BUT MOST BUYERS WALK AWAY FROM THEIR 'SHORT-SALE' CONTRACTS BEFORE THEY GET A RESPONSE FROM THE SEL~ERS' LENDER AND BUY SOMETHING ELSE.

GOOD NEWS - IF YOU WANT TO BUY A BIGGER AND BETTER HOME THIS MAYBE A TERRIFIC TIME TO DO SO •••TYPICALLY, WHILE YOUR CURRENT HOME MAY BE WORTH LESS THAN IT WAS SO IS BY A GREATER NUMBER OF DOLLARS THE BIGGER & BETTER HOUSE! IF YOU WANT TO BUY RENTAL PROPERTY •••WHAT A TERRIFIC TIME TO DO SO •••BASIC INTEREST RATES ARE AROUND 5% •••BUT LENDERS ARE MAKING INVESTORS PUT DOWN NOT ONLY AT LEAST 20% BUT CHARGING OVER 1.75 POINTS. IF YOU NEED A GOOD LENDER TO WORK WITH ••TO REFINANCE OR PURCHASE, CALL ME, I HAVE 3 GOOD ONES •••WHO ARE DEDICATED. THE LENDERS I WORK WITH ARE MORTGAGE BROKERS WHO IN TURN MAKE LOANS FOR OTHER LENDERS. MORTGAGE BROKERS TEND TO BE MORE DEDICATED AND LOYAL TO THE CONSUMER THAN IF THE CONSUMER WENT DIRECTLY TO THE LENDER.

HELPFUL INFORMATION TO OUR SENIOR CITIZEN FRIENDS -

TRANSPORTATION: WITHIN ALLIED GARDENS ESPECIALLY AND 92120 IN GENERAL IS CHERYL G. 251-5502 PROVIDES TRANSPORTATION; ABOUT \$10./HOUR AND FRAGMENTED LESSER IF LESS THAN AN HOUR. SHE IS BONDED AND WORKED MANY YEARS AT FOSTER ELEMENTARY. PLEASE CALL HER FOR EXACT PRICING, DETAILS AND DISTANCE SHE WILL DRIVE FOR YOU. A VERY NICE LADY.

TRANSPORTATION: OUR BUS SYSTEM IS 'MTS' WHICH PROVIDES ACCESS & ADA PARATRANSIT SMALL BUSES. THEY WILL COME TO YOUR DOOR STEP. CONTACT THEM @ www.SDMTS.COM OR 235-2647. THEIR RATES ARE REASONABLE. I BELIEVE THIS GEOGRAPHIC AREA IS IN THEIR "ZONE 1"



SOLD

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HELPFUL INFORMATION TO OUR SENIOR CITIZEN FRIENDS Cont.

"PROPERTY TAX POSTPONEMENT". IF YOU WANT TO 'POSTPONE' PAYING YOUR PROPERTY TAXES OR A PORTION THERE OF AND QUALIFY BY BEING AT LEAST 62 YEARS OLD, INCOME PER YEAR OF AROUND \$45,000 OR LESS YOU CAN APPLY FOR THIS BENEFIT BY CONTACTING THE STATE AT (800) 868-4171. IF YOU ARE BLIND OR DISABLED YOU MIGHT NOT NEED TO BE 62+ YEARS OLD.

HELPFUL HINT - DISHWASHER

"DISHWASHER MAGIC" IS A CITRUS PRODUCT THAT REMOVES LIME SCALE, RUST AND SOAP BUILD-UP. IT IS ALSO A DISINFECTANT. ABOUT \$9. AT APPLIANCE PARTS STORES AND POSSIBLY AVAILABLE IN GROCERY STORES. USE AT LEAST ONCE PER YEAR...AND MINE MUST HAVE BEEN REALLY DIRTY...I USED 2 BOTTLES!

ACADEMY OF LEARNING

I LIKE EDUCATION SO THIS SCHOOL FOR YOUNG CHILDREN MAY BE WORTH A CALL. LOCATED NEAR KAISER AT 6690 MISSION GORGE RD. 280-7678

TROY'S RESTAURANT - in COCO'S SHOPPING CENTER

UNDER NEW OWNERSHIP. VICTOR HAS MADE THIS A VERY ATTRACTIVE DINING FACILITY WITH GOOD SERVICE & REASONABLE PRICES AND AN EXCELLENT SUNDAY BRUNCH.

TERRIFIC RESTAURANT AT NORDSTROM'S FASHION VALLEY

VERY RELAXING WITH GOOD FOOD AND SURPRISINGLY REASONABLE PRICES. 3RD FLOOR.

DODGER FAN

I WAS TALKING WITH A VERY OLD-TIME LOS ANGELES DODGER BASEBALL FAN... SO OLD HE USED TO ATTEND THE BROOKLYN DODGER GAMES...WITH 25¢! 5¢ EACH WAY FOR THE SUBWAY, 5¢ ADMISSION (OR FREE AFTER THE 3RD INNING AND 5¢ EACH FOR A HOT DOG AND COKE!

HOME MAINTENANCE

CHECK YOUR 'PRESSURE REGULATOR' AT LEAST ONCE A YEAR. EXCESSIVE WATER PRESSURE CAN PUT EXCESSIVE STRAIN ON YOUR HOT WATER HEATER & TOILETS. THE PRESSURE FROM THE CITY WATER SYSTEM CAN VARY SIGNIFICANTLY ACROSS THE CITY. IT IS WELL OVER 100 IN CARMEL VALLEY & SORRENTO VALLEY FOR EXAMPLE.

LOVE ROCK & ROLL? ESPECIALLY OLDIES ...

TURN UP YOUR EARS TO FM 105.7 'THE WALRUS' ...MANY GOOD TUNES WITHOUT EXCESSIVE COMMERCIALS

\$220.60 - The cost in San Diego for a basket of goods in 2007, that would have cost \$100 in 1984.
\$195.30 - What that same basket of goods would have cost elsewhere (national average).

Next Edition - Persian recipe from my wife GITTY

STEAMED COCKLES

Serves 2

14 white onion, minced
1tbsp. minced garlic
Olive oil
1 ~ lb. cockles, pre-rinsed (may substitute manila clams or mussels)
~ cup white wine such as Chardonnay
2 cups chicken stock or clam broth
1 bunch Daylight Farms arugula
2 tbsp. butter
Salt and cracked black pepper, to taste

Saute onion and garlic in olive oil until lightly browned. Add cockles, wine and stock. Cover and cook over medium heat until shells open, about 3 to 5 minutes. When shells are open, add arugula and butter. Season to taste with salt and pepper. Serve with toasted bread of your choice.