

# Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

## Long Dragon Realty

**Annie Reed**  
REALTOR®  
01894384



2633 S Baldwin Ave  
Arcadia CA 91007  
Phone: (626) 226 7862  
Fax: (626) 309 7977  
anniebei@yahoo.com  
www.SGVRE.net

*From East to West Reeds Are The Best!*

VOLUME 14 • ISSUE 4

APRIL 2016



## Spring Home Maintenance Guide

Preventive maintenance is crucial to the value of your home. Keep your place in tiptop shape with these tips and regular check-ups to save you the headache and cost of emergency repairs

### Check Your Paint

Look for chipped, cracked paint along the exterior of your home. Scrape off any failing paint. Sand it down so there are no rough edges, prime the bare wood surface and paint it with a high quality paint product. Don't wait until siding accumulates too much dirt.

### Cut Overgrowth

Trim overgrown trees and hedges away from your home to discourage the growth of mildew and moisture. Branches should be at least 7 feet away from the exterior of your house to prolong the life of your siding and roof. Get rid of out-of-control vines, as they can help crack siding and allow moisture and pests entry into your home.

### Keep Your Air Fresh

With warm, sticky days ahead, give your air conditioning unit a little TLC. Not only

**APRIL HOME WARRANTY TIP:** *Inspect driveways, walkways, decks, porches and landscape components for evidence of deterioration, movement or safety hazards.*

does it cool you down, but an efficient air conditioner removes moisture and humidity from your home, which in excess, can damage its foundation. So if you aren't changing air filters monthly, start now. Check the hose connections for leaks. Make sure the drain pans are draining freely. If you suspect a problem, contact a certified technician.

### Watch for Leaks

Investigate all doors and windows for leaks and drafts, particularly near the corners. Look for peeling and chipping paint, which can signal water intrusion. Seal any open areas between the frame and the wall to keep out water, which can deteriorate building materials.

### Peek at the Plumbing

Except for a coffee maker, anything dripping in your house is a bad sign. Check for leaking faucets or sweating pipes, clogged drains and faulty water drainage systems. On laundry day, look at the washing machine hoses for bulges, cracks or dampness. Check under the kitchen sink for leaks, and make note of wetness around the dishwasher. Inspect your water heater for leaks and corrosion.

<http://www.diynetwork.com/how-to/packages/spring-spruce-up>



## April Calendar

- April 1st:** April Fools' Day
- April 18th:** Tax Day
- April 22nd:** Earth Day
- April 29th:** Arbor Day



## Celebrate Arbor Day!

It has been over 135 years since J. Sterling Morton founded Arbor Day, and his simple idea of setting aside a special day for tree planting is now more important than ever. If you're looking for inspiration for your own celebration—whether for a classroom or an entire community—here are a few suggestions.

- Hold an Arbor Day ceremony and honor the good stewards in your community.
- Organize a Biggest Tree or Oldest Tree search within your community.
- Plant a tree.
- Choose a public park or downtown area to clean up.
- Sponsor a craft show featuring exhibitors who engage in crafts with natural materials.
- Schedule classes on tree pruning, tree selection, tree identification and tree planting.
- Host a concert.
- Organize a tree identification hike.
- Volunteer with a local tree-planting organization.
- Encourage neighborhood organizations to hold Arbor Day block parties.

For more tips visit [www.arborday.org](http://www.arborday.org)!

## Tax Time is Just Around the Corner

*This year, the Filing Deadline for your IRS Federal Tax Return is Monday, April 18.*

### Will you be ready?

- Can you deduct your mortgage related expenses?
- Can you take the home office deduction?
- Are you eligible for a Child and Dependent Care Expense Tax Credit?



*The answers to these and more of your tax questions can be found online at [www.irs.gov](http://www.irs.gov).*

**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.



**Long Dragon Realty**  
**Annie Reed - REALTOR®**

2633 S Baldwin Ave  
Arcadia, CA 91007

**Long DRAGON**  
R • E • A • L • T • O • R  
長龍地產



### SPRING STRAWBERRY SALAD WITH CHICKEN (Prep Time: 25 Minutes Cook Time: 10 Minutes)

#### Ingredients

- 2 large boneless, skinless chicken breasts, cubed
- 2 tablespoons olive oil
- 2 tablespoons balsamic vinaigrette salad dressing
- 1 bunch fresh spinach, rinsed and dried
- 1 pint strawberries, sliced
- 4 ounces crumbled goat cheese

1 (5 ounce) package candied pecans

2 tablespoons balsamic vinaigrette salad dressing

#### Directions

Place the chicken breast meat into a skillet with 2 tablespoons of olive oil and 2 tablespoons of balsamic vinaigrette over medium heat; cook and stir until the chicken is browned, no longer pink in the center, and the juice has nearly

evaporated, about 10 minutes. Remove the chicken to a bowl and let cool.

Place the spinach into a salad bowl; scatter the strawberries, goat cheese, and candied pecans over the spinach. Drizzle 2 tablespoons of olive oil and 2 tablespoons of balsamic vinaigrette over the salad and top with the chicken. Serve slightly warm or chilled.

<http://allrecipes.com/recipe/214229/spring-strawberry-salad-with-chicken/print/?recipeType=Recipe&servings=8>