



Airdrie Real Estate News

Welcome to the Airdrie Real Estate News Letter, I will be publishing on a monthly basis. My hope is that your will find this eZine informative and that it will keep you up to date on Airdrie Real Estate and Community News.

Bill Jones
Century 21 Castlewood Agencies

(403) 701-1739

Century 21 - Castlewood Agencies
Homes by Jones

Airdrie Youth to Benefit from Police Program

Airdrie, AB - Airdrie Royal Canadian Mounted Police (RCMP) and the City of Airdrie is pleased to announce a new collaborative community policing program, the Airdrie Community Resource Unit. Constables Patti Reid and Robert Frizzell have been assigned to the newly formed Airdrie Community Resource Unit effective September 1, 2009.

"The vision of the Community Resource Unit is to build bridges between youth at risk and police by providing early intervention and positive interaction," says Constable Patti Reid, one of Airdrie's new Community Resource Officers. "The members will work collaboratively with community partners and agencies with a proactive approach in order to address challenges our youth are facing."

Funded by the City of Airdrie, the program aims to enhance the delivery of community policing through an innovative and cooperative effort between public organizations, the City of Airdrie, Airdrie Peace Officers, Airdrie RCMP, Rocky View Schools, Calgary Catholic School District and local businesses.

"Community prevention is vital for a healthy community. We need to be active participants with the trends of our society and respond with an effective approach," says Mayor Linda Bruce. "This program is about interacting with our youth, coaching and giving them life skills, accountability and information they need to make informed choices when in negative peer-pressured environments."

"The benefits of coordinated community policing efforts, addresses youth risks factors resulting in a healthier and safer community. Better relationships between community partners will contribute to safer homes, communities as well as safe and caring schools," says Reid. "While this approach is directed at youth, it will also be broad enough to address the community's issues and concerns which may arise."

Constable Reid will focus on youth in Airdrie middle and high schools and Constable Frizzell will be delivering the Drug Abuse Resistance Education (D.A.R.E) program to elementary students.

For more information, please contact:
Tara Richards,

Communications Coordinator, City of Airdrie

(403) 948-8800 ext 8722

c. (403) 606-8373

tara.richards@airdrie.ca

Cst. P.M. (Patti) REID
Airdrie RCMP Community Resource Officer

(403) 945-7212

c. (403) 399-4350

Patti.M.Reid@rcmp-grc.gc.ca

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REAL ESTATE QUESTION OF THE DAY

I need to buy a house with a good resale value. How do I determine if my house will increase in value within the next five years so that we can upgrade? I can buy a smaller house in a great location or get twice as much house in a good location. Which is a wiser decision?

It's like buying stocks. How do you really know which ones will increase most in value over the next five years? As with any investment, there are risks.

The most often quoted rule is that location is the most important factor. You want to make sure that the house does not back to busy streets and is as close to the interior of the tract as possible. Avoid corners and intersections. Choose the middle of the block or a cul de sac. You'll want to be sure it has at least two bathrooms (if you are buying in an older area).

Sometimes it is just timing that works out best for you. For example, if you buy a home before a major surge in local prices.

How to Not Pay Too Much for Your Home

How to Not Pay Too Much for Your Home

Whether you are buying your first home, or your fifth, the process of buying a home is a detailed, time-consuming venture. At the same time, it's an emotional period laden with difficult choices. You want to ensure that the home you purchase meets your family's needs now, and in the future.

Each of these decisions often involves money. When you consider all that money represents, you'll want to ensure that you don't pay too much. This article helps you become a savvy buyer, by pointing out some of the pitfalls inherent in the home-buying process. These include such things as knowing what you want before you begin shopping, taking your time to shop, choosing the right realtor, and remaining objective while viewing potential homes. With this information, you'll be closer to finding your ideal home.

1. Before you shop, develop a needs vs. wants list

Everyone has a picture of an ideal home. This would include all the features you not only need, but have long desired. However, when it comes time to buying a home, the desires cost more. While it's nice to think about having a beautifully landscaped backyard, or a solarium, perhaps even some built-in appliances, these are usually considered luxury items, which can add considerably to the price of your home.

That's why it's a good idea to develop a needs and wants lists. With this list, begin with items you really need like adequate space, garage and number of bedrooms. For most people, basic needs should be considered first. After that, you could consider additional desires, if you can manage these benefits financially.

With such a list in your hands, you're less likely to be caught up in the excitement of the pursuit. You'll have a good idea of what you want, within you price range, and if you can afford those additional items.

2. Get pre-approved prior to shopping

Visit your financial or lending institution prior to home buying. Quickly, you'll know the amount of mortgage you'll receive. Be sure to get a mortgage commitment in writing. Most importantly, you'll tell sellers that you are a serious prospect. Depending upon market conditions, a seller may lean towards an unconditional offer. You'll have less negotiating power if you have to wait for mortgage approval.

Banks and financial institutions have developed many programs especially for home buyers, be that first-time buyers or those with equity in their homes. When you review your needs and objectives with a lending officer, you'll be one step closer to purchasing your home.

These are just 2 of the things to keep in mind when purchasing a home. Instantly have 20 additional tips to be aware of emailed to you: <http://bit.ly/2WrId5>

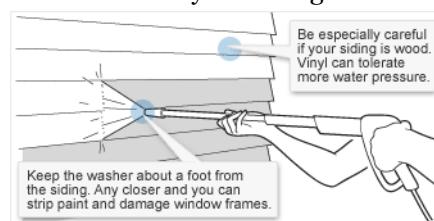
SIDING MAINTENANCE

Is it grimy, moldy, discolored, or flaking? Time to get busy.

Cheap fix: Rent a power washer at your local home center (cost: \$75 to \$100 a day) and blast away. If the siding looks really terrible, though, call a pro. He can deploy a more high-powered machine that uses heat and possibly chemicals, as well as pressure. Cost: \$300 to \$500.

Slightly less cheap fix: If your siding is wood and there's only minimal flaking, you can probably get away with patch painting the trouble spots (cost: about \$1,000 to \$2,000 if you hire a pro). That's far cheaper than repainting the whole house.

Make the fix last longer: Trim back those monster "foundation" plants that were lovingly installed in the Eisenhower administration. No foliage should be closer than three feet from your siding.



WHEN IT'S TIME TO REPLACE

Siding type	Vinyl	Wood clapboard	Cement board	Wood shingles
Expected life span	30 to 40 years	30 to 50 years*	40 to 50 years	40 to 60 years
Cost**	\$10,000 to \$15,000	\$15,000 to \$30,000	\$15,000 to \$30,000	\$25,000 to \$40,000

ILLUSTRATION: ARTHUR MOUNT
**IF PAINTED EVERY THREE TO 10 YEARS
**FOR THE TYPICAL 2,000-SQUARE-FOOT HOUSE, INSTALLED.