

8 STEPS TO DE-CLUTTERING YOUR GARAGE

I'm facing the huge job of cleaning out my garage for the move, so here are some tips worth sharing for others who let their garages become catch alls for stuff that's in transition.

1. **Store bicycles** up and out of traffic zones. They can be suspended from walls with simple clips, available in hardware stores, or on sturdy racks sold in bicycle shops and closet accessory stores. Some designs include shelves, or baskets for biking gear such as helmets, gloves, and water bottles. Fasten the racks into wall studs with screws.
2. **Keep athletic gear in order.** Visit a home centre or closet accessories shop and you'll find racks and shelves designed for all kinds of sports equipment, including in-line skates, skis, soccer balls, basketballs, baseball bats, golf clubs, and tennis rackets. Or as an alternative, use scrap lumber to create an inexpensive storage device for your family's sports equipment.
3. **Store protective gear** close to bikes, skateboards, and rollerblades—on hooks and shelves near the garage door, for convenience.
4. **Assign camping and sports gear a place close to your car.** Or, use a wheeled storage chest to keep this equipment, so that loading and unloading will be quick and convenient.
5. **Install a fold-down table,** if space in your garage or basement is tight. It lays flush with the wall when not in use to keep traffic zones clear. When you need a surface for potting plants or making home repairs, simply fold it out into a locked horizontal position.
6. **Stackable storage drawers** can be arranged to fit almost any space. These can hold anything from workshop tools and garden supplies to toys. Get the clear plastic ones so you can see inside while keeping the contents dust free.
7. **Use inexpensive rain gutters** to create convenient storage for molding, lightweight lumber, pipes, and other long, thin items. To install the vinyl or aluminum gutters, cut the lengths you want and use screws to fasten the mounting brackets to studs. Then snap the gutters into place. Or, use the brackets alone as hooks for garden hoses, extension cords, and wire coils.
8. **Put a bench in the garage** to provide a handy spot for your family to put on and remove sports gear. If you're buying a bench, check out home stores for a model designed with a storage shelf underneath to let wet boots and shoes drain dry. Or for the same effect, place a ridged plastic tray underneath the bench.

If I can assist you, your friends or relatives with their real estate needs in Kelowna or at Big White, please let me know.

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THE REDMAN RAG

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Dear Clients,

I apologize that you haven't heard from me for awhile. Life has been VERY hectic. I've gained a new appreciation for what you all go through when moving, having sold our house in July. We've lived in our house for a long time (which means there was a lot of junk) so we had a lot of work to do before listing it. In addition to attending to all the half finished projects, I took my own advice and we 'staged' the house to maximize viewings. It worked! Thankfully we only had to keep it 'staged' for 9 days before it sold because with 2 dogs and a cat that shed, it was a nightmare. I know my wife was close to moving into the RV to keep from having to clean that place again. It became a full time job for both of us!! Now the packing—we're scheduled to move on September 24th so I'd better start packing now or I'll never make that date. My wife is away for 3 weeks from the 23rd of September. How about that for coincidence?!?!?

It was a good refresher for me nonetheless to experience all the work and anxiety that goes with listing and selling your house and then physically moving.

I'm really happy to announce that I've got a new assistant. Her name is Jeanette and she's been helping me for just under a week and has already saved me a ton of time. I'm thrilled to welcome her on the team. I'm sure you'll get the opportunity to talk to her soon.

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www.jerryredman.com

MARKET WATCH



This table shows real estate sales for year to date (YTD) ended August 2007. Because the print is so small, here are the highlights:

Central Okanagan Statistics -- August 2007

Comparative Activity -- Sales Information (YTD)

Description	UNIT SALES YTD	Last YTD	Incr/Decr%	SALES VOL YTD	Last YTD	Incr/Decr%	L/S RATIO YTD	Last YTD
Area = CO								
1 Acreage/House	81	77	5.19%	\$70,980,200.	\$52,002,420.	36.49%	94.50%	93.29%
2 Duplex	153	127	20.47%	\$53,665,036.	\$39,856,784.	34.64%	96.77%	96.69%
3 Mobile Home	209	260	-19.62%	\$22,406,248.	\$20,167,954.	11.10%	92.83%	90.43%
4 Recreational	46	18	155.56%	\$16,206,050.	\$5,563,200.	191.31%	95.41%	95.34%
5 Residential	2137	1861	14.83%	\$1,004,749,824.	\$737,456,896.	36.25%	97.24%	97.02%
6 Residential WF	43	41	4.88%	\$82,104,000.	\$73,234,600.	12.11%	92.41%	93.45%
7 3/4-Plex	13	5	160.00%	\$6,215,500.	\$2,089,900.	197.41%	94.83%	96.56%
8 Timeshare	5	0	0.00%	\$33,200.	\$0.	0.00%	87.47%	0.00%
9 Apartment	940	723	30.01%	\$280,498,512.	\$169,433,632.	47.84%	97.16%	97.43%
10 Townhouse	550	421	30.64%	\$190,588,736.	\$125,442,648.	51.93%	97.14%	97.46%
11 RES. TOTAL	4177	3533	18.23%	\$1,697,447,296.	\$1,225,248,000.	38.54%	96.83%	96.53%
12 FARMS	12	12	0.00%	\$12,659,000.	\$11,057,400.	14.48%	94.05%	96.41%
13 MULTIFAMILY	6	7	-14.29%	\$10,562,000.	\$8,523,100.	23.92%	93.28%	92.64%
14 Acreage	32	44	-27.27%	\$21,149,800.	\$28,605,428.	-26.06%	94.46%	94.15%
15 Acreage WF	1	1	0.00%	\$1,400,000.	\$2,450,000.	-42.86%	100.00%	98.03%
16 Lots	220	302	-27.15%	\$47,442,148.	\$48,990,084.	-3.16%	96.68%	98.13%
17 Lots WF	6	9	-33.33%	\$7,240,000.	\$10,764,500.	-32.74%	93.86%	94.25%
18 LOTS TOTAL	259	356	-27.25%	\$77,231,944.	\$90,810,016.	-14.95%	96.35%	97.54%
19 Business	19	23	-17.39%	\$10,585,100.	\$2,785,200.	280.05%	72.24%	79.48%
20 Commercial	39	36	8.33%	\$26,325,684.	\$16,485,125.	59.69%	94.55%	92.16%
21 Land	18	14	28.57%	\$19,228,000.	\$15,834,500.	21.43%	95.94%	95.79%
22 Leases	68	57	19.30%	\$8,415,836.	\$6,629,105.	26.95%	100.00%	0.00%
23 IC&I TOTAL	144	130	10.77%	\$64,554,620.	\$41,733,932.	54.68%	89.44%	88.86%
24 GRAND TOTAL	4598	4038	13.87%	\$1,862,454,912.	\$1,377,372,416.	35.22%	96.66%	96.47%

- ◆ The number of residential unit sales (YTD) ended August were 2137 compared to 1861 the previous year, an increase of 14%.
- ◆ The value of those sales was \$1,004,749 compared to \$737,456 the previous year, a whopping increase of 36%.
- ◆ The average house price of a residential home year to date ending in August was \$470,168 compared to \$396,269 for the same period the previous year which was an increase of almost 17%.
- ◆ The average number of days on the market was 56 days compared to 55 days in the previous year.
- ◆ The number of new residential listings in August was 440 bringing the total residential homes on the market to 1015. This was an increase of 15% over the previous year.

FAVOURITE FAMILY RECIPES

I hope summer's not gone yet but even if it is, this recipe can help extend the summer. It's great served as an appy for company or as a light summer meal for the family.

Herb Salad Spring Rolls with Spicy Peanut Sauce

- 1.8 or 2 ounce package of cellophane noodles
 - 1½ Tb rice vinegar
 - 2 large Boston lettuce leaves, washed & spun dry
 - Eight 8 inch round rice paper (get extras because it takes a while to get the hang of rolling them)
 - 2 Tb roasted peanuts, crushed
 - 1 scallion, cut into 2 inch strips
 - ¼ cup finely shredded carrot
 - 1/3 cup thinly sliced cabbage (not necessary)
 - ¼ cup fresh basil leaves, washed & spun dry
 - ¼ cup fresh mint leaves, washed & spun dry
 - ¼ cup fresh coriander leaves (don't be tricked, this is cilantro and we definitely skip this part)
- We also add precooked shrimp to ours

In bowl, soak noodles in very hot water to cover 15 minutes and drain well. Toss with vinegar and salt to taste. Discard ribs from lettuce leaves. In a pan, soak rice paper rounds to hot water to cover until very pliable, 1 minute. Carefully spread round on paper towel (we use cutting board), add a bit of all the ingredients and roll up filling tightly folding insides after first roll to completely enclose filling and continue rolling. These can be made 1 day ahead and wrapped in wet paper towels in sealed plastic bags.

Spicy Peanut Sauce

- 3 garlic cloves, minced
- ¼ tsp dried hot pepper flakes
- 1 Tb vegetable oil
- 1 Tb tomato paste
- 3 TB creamy peanut butter
- 3 TB hoisin sauce
- ½ tsp sugar
- ¾ cup water



In small saucepan cook garlic and red pepper flakes in oil over moderate heat, stirring until golden. Whisk in remaining ingredients and bring to boil, whisking. Simmer until thickened (while stirring) for about 1 minute. Sauce can be made 3 days ahead and chilled, covered.