

Eco Lifestyle And Home

Offering Real Estate & Lifestyle News For Albuquerque, Santa Fe, Taos Ski Valley & Beyond

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Community

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Real Estate News Pages 11,
12,13,14,16,17,18,19 & 21

Read about some of our favorite homes for sale in Albuquerque, Santa Fe & Taos Ski Valley. Each month we will feature real estate properties that we love and other pertinent real estate information.



"Dog Treats – Apple Sauce
Carrot Crisps"

20



Community

Definitions:

A group of people living in the same place or having a particular characteristic in common.

A feeling of fellowship with others, as a result of sharing common attitudes, interests and goals.

A **community** is a social unit of any size which can gather physically or virtually that shares common values.

Our Monthly Newsletter Theme For August – Community



How do you create community where you live & work? What makes for a successful, inclusive community? An **online community** is a virtual community whose members interact with each other via the Internet. Online communities require membership. An online community can act as an information system where members can post, comment on discussions, give advice or collaborate. Online communities have become a way for people to interact, who have either known each other in real life or met online. The most common forms people communicate through are chat rooms, forums, email lists or discussion boards. Most people now rely on social networking sites to communicate with one another. People also join online communities through video games, blogs & virtual worlds.

Community is shifting as we embrace the internet technology, which is changing how we create & participate in communities. Most notably Facebook has the largest appeal to mostly the 30 something & below, but also is now blurring age participation. The smart phone messaging adds to creating community where you can share your whereabouts with friends. Pinterest, which is another online community, made up of mostly women, (but that is shifting), is a pin board of pictures ranging from home décor, technology, fashion, gardening, food travel & much more.

When you want to find information where do you turn to? For me it is the online community. For health issues either with people or pets it's Earthclinic.com, webmd.com & others. For news, it is all online, as I never read print news papers anymore. For weather, I turn to weather.com or weather.gov. When shopping online, I read the online reviews & comments, which help govern my decisions.

It seems that the online community has taken over as we turn to the internet for information. But what about our immediate physical community, how are we connected to our local community? By participating & reaching out, volunteering & getting involved with civic, social & personal actions, we can enhance the community we live in. As our online community grows, we need to remember to interact with our physical community that surrounds us. Think globally & act locally needs to include, "& in person". I know I spend an enormous amount of my daily schedule online, often with very little in person interaction. Emails, texting, researching online, reading online, & working online, are more common than interacting with people in person. I am attempting to spend more time in the flesh with people. Good thing I have a standard poodle & we live in a live/work building with my husband, (even though we text each other throughout our day), otherwise I would live as a hermit!

Thank you for reading our newsletter. – *Dianne McKenzie, Cecile Bodman, Aeowyn and our content contributors.*

Events Around New Mexico

1. First Saturday Tours at the VLA -VERY LARGE ARRAY

SATURDAY, AUGUST 09, 2014 ALL DAY EVENT
1003 LOPEZVILLE ROAD SOCORRO, 87801-0387
Guided Tours on the first Saturday of each month at 11:00a.m., 1:00p.m., and 3:00p.m.

2. Las Ventanitas—El Malpais’ Best Kept Secret
STORY OF NEW MEXICO - SUNDAY, AUGUST 10, 2014 7:00 AM - 5:00 PM
1634 UNIVERSITY BLVD. NE ALBUQUERQUE, 87102

A half-dozen arches are hidden in a large scale sandstone hoodoo maze that could have been designed by Dr. Seuss himself. Brilliant rock colors accented by pastel toned “desert varnish” streamers frame tall, cliff-clinging ponderosa. Prolific Anasazi pottery shards and a petroglyph panel show the area’s long human history.

3. Carmen THE SANTA FE OPERA
SATURDAY, AUGUST 16, 2014 8:00 PM - 10:50 PM
OPERA DRIVE SANTA FE, 87506

4. Valles Caldera Adult Fly Fishing Clinics
FISH THE WATERS OF THE VALLES CALDERA NATIONAL PRESERVE
SUNDAY, AUGUST 17, 2014 8:30 AM - 5:30 PM
NEW MEXICO HIGHWAY 4 JEMEZ SPRINGS, 87025

Volunteers from New Mexico Trout will conduct an adult fly fishing clinic on the Valles Caldera National Preserve.

This event is extremely popular, so sign up early. You can register online at http://www.vallescaldera.gov/comevisit/special/special_viewall.aspx?cat=31. You can also register by calling our toll free number 866-382-5537.

5. Fraser Goff Geology Tour VALLES CALDERA NATIONAL PRESERVE
SATURDAY, AUGUST 30, 2014 9:00 AM - 3:30 PM
39200 NEW MEXICO HIGHWAY 4 JEMEZ SPRINGS, 87025

The Valles Caldera is one of three active calderas in the mainland United States.



6. Santa Fe Indian Market SANTA FE PLAZA
SATURDAY, AUGUST 23, 2014 ALL DAY EVENT
80 EAST SAN FRANCISCO STREET SANTA FE, 87501

SWAIA will celebrate its 93rd annual Santa Fe Indian Market the week of August 18-24, 2014. This spectacular festival brings over 150,000 people to Santa Fe every August with its unique, exciting and inspiring events. From families with young children to avid art collectors, Santa Fe Indian Market attracts international visitors from all walks of life. For many visitors, this is a rare opportunity to meet the artists and learn about contemporary Indian arts and cultures. Most events are free and open to the public. Join us! It will be an experience of a lifetime. For more information about all of the events, visit SWAIA - Santa Fe Indian Market®

7. Labor Day Arts & Crafts Market SANTA FE PLAZA
SUNDAY, AUGUST 31, 2014 ALL DAY EVENT
80 EAST SAN FRANCISCO STREET SANTA FE, 87501

A juried fine arts & crafts market annually on the Santa Fe Plaza. This event includes over 100 artists. COST: Free OTHER EVENTS DATES Sunday, August 31, 2014 Monday, September 01, 2014 Tuesday, September 02, 2014

Take A Birding Hike to Tres Pistolas Trail Head in Tijeras Canyon August 24

with Cecilie Bodman



This is a lower elevation canyon dominated by pinyon-juniper and southern evergreen oaks. There are some Ponderosas and Beautiful views of the South Peak of the Sandias. Hiking is moderate to strenuous. Elevation is about 6,300 ft.

This is a world reknown trail for people who love to watch birds. Birders come from around the world to hike this trail! Click on the link above and rea all about the wonders in your own backyard!

Excellent for resident pinyon-juniper birds such as Juniper Titmouse and Canyon Towhee and on the canyon sides one can find Rufous-crowned Sparrow and Scott's Orioles breed here.



Hiking is moderate to strenuous. Elevation is about 6,300 ft.

<http://www.rosyfinch.com/TresPistolas.html>

Take the Carnuel exit at the eastern edge of Albuquerque on I-40 heading east.

Parking is \$3.

Lets meet at The Range Café on Wyoming at 8am or the trail head at 9:30am on Aug 24th.

PS: There is an amazing investing opportunity right down the street from the Tres Pistoles trail. 48 acres with a home that generates enough income to pay the mortgage on the million dollar loan. The acres can be divided and sold to generate another million dollars or so. Or you could go really big and generate about 4 million. Please let me know if you have any investors who might be interested.

Feng Shui For Real Life with Carol Olmstead



Carol M.
Olmstead,
FSIA



Feng Shui Master
Practitioner

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carol@FengShuiForRealLife.com

*Carol Olmstead, Feng
Shui Master Practitioner
answers your questions.*

Feng Shui Your Car

Q: Between commuting, taking the kids to school, and errands I practically live in my car. Can I apply Feng Shui to my car the same as to my house?

A: Your car connects you to the community around you as you drive around handling the details of your life. However, if your car is out of Feng Shui balance it can make you and your passengers feel out of balance, too. Here are five ways to Feng Shui your car:

1. Clear the Clutter. Remove the clutter and you'll move forward in your life and career. Clear out those Styrofoam cups and plastic bottles that are rolling around on the floor, the stale gummy bears, and the fast food wrappers. Be sure to check the glove box, trunk, and all those drink holders where stuff accumulates. Make it a practice to treat your vehicle like a room, rather than a moving trash can.

2. Wash Your Car. Wash your car regularly, either by hand or at the car wash, and between washes keep the windows clean. Quickly repair problems like a chipped windshield or squeaky wipers. In Feng Shui windows represent eyes, so if you're driving with filmy, cracked, or broken windows your vision toward the future is equally cloudy.

3. Drink Water. The Water Element represents a smooth and flowing experience while you drive, so drinking water may even help you smoothly cope with traffic and avoid road rage. This is especially important if you use a Bluetooth in your car because it creates an electromagnetic field around you.

4. Play Music. Choose the music for your car that fits the mood of your trip: try classical music when you need to relax and upbeat music if you need to stay alert, but skip the news if you've had a hard day at work.

5. Choose the Right Color: In Feng Shui, each color has specific attributes, so when it's time to get a new car, choose the color that matches your personality or fills a need in your life:

- Red or Orange (Fire Element) represents wealth and power.
- Brown, beige, or yellow (Earth Element) represents grounding and balance.
- White or metallic (Metal Element) represents strength and focus.
- Blue or black (Water Element) represents relaxation and comfort.
- Green or teal (Wood Element) represents growth and expansion.



Life By The Numbers

- Cecilie Bodman

August Numerology

The Month of August is a 6

The color is Navy Blue. It is the Throat Chakra. Wear your beautiful Lapis Indian jewelry!

Develop ways to hear, listen and follow your intuition. Make your home and family the center of your life. Take care of your personal belongings and friends. It is the best month to move into a new home or redecorate and paint your existing home. Make your home a peaceful haven. Fill your day with music and harmony and friends.

Gems: Pearl, Sapphire, Lapis, Iolite, Azurite, Sugilite

Oils: Cedar, Bergamot, Basil, Clary Sage

Yoga Poses: Child's pose, rabbit, fish, headstand

Affirmation For August:

"I fill my home with love, friends, music and harmony. I am a good friend and respond appropriately with care and ease. I am open to my intuition and act with grace."

Affirmation for the Month – August

"Why do I enjoy such incredible, rich relationships with wonderful people?"



"Affirmations", ask empowering questions that cause your mind to focus on what you REALLY want and what you HAVE, and stop focusing on what you don't want and don't have.



Creating Clarity

by Lainie Grimmer

Creating Community

As I write this article, my house is a beehive of activity: Two men are installing telephone lines, another is installing window shades, an electrician is rewiring lighting, landscapers are repairing the watering system, and the plumber is on his way. I'm a part of a busy, buzzy community!

While it might seem odd to think of a group of repairmen, and me, as a community, we are. Each is contributing his knowledge and skills to support my vision of turning this house into a comfortable home. That's one definition of community: People coming together to support a vision or goal. Communities are also groups of people who share common characteristics or interests. They can be social, religious and occupational. They are small: a family. And large: the family of mankind. Some communities last for years, while others, like my beehive, will scatter at the end of a day.

True communities both support us and offer us the opportunity to support others. As a life coach I've observed that my clients move toward their goals more quickly if they have a network, large or small, offering encouragement. Change isn't always easy; It's easier if you have support along the way.

If you find you don't have a troupe to cheer you toward a goal, or you're longing to share an interest or hobby, create one! You can create the community you need by following these easy steps:

1. **Identify** Begin by asking: What is it I want and need? What is the focus of my new community? Who will be interested, willing to lend a hand or an ear, lead a discussion, or paint a wall?
2. **Organize** Where will we meet? When? How long will the meeting last? What should the members of the group bring or have available?

Once you know the focus of your soon-to-be community and have an idea of how you'd like to set it up,

3. **Ask** For some asking is easy. For others, it's a challenge. For all, remembering why this new community is important to you will help you invite others to join the adventure.
4. **Come Together** Whether it's a conference call, a group email, or meeting at a local coffee shop, bring your group together. Describe your vision, then open yourself to hearing others' thoughts on how the group can support you, and each other. Community, after all, is about giving and receiving.

The doorbell is ringing, the plumber has arrived. I'm off to welcome the newest member of my community!

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Your Inner Rock Star by Patty Walters



Community is for Thriving

Community exists where groups of people come together – it can be physical location, political beliefs, spiritual beliefs, like-minded people, commonalities of all types. It can be physical gatherings or virtual groups. Community is a natural way of organizing. Community takes intention, focus and continuous clarity to grow and thrive. It is how we as humans were meant to live.

After coming out to New Mexico 4 years ago in October, I did not have any community to speak of. A new feeling for me for sure. Then I got busy networking, saying 'yes' to events that sounded interesting, going to various things I got invited to.

Now, 4 years later, I have several communities I'm involved in ... and it feels really good. From my spiritual community, to several business networking communities, to other communities I am part of for personal and professional reasons. This feels really good!

It feels really great to know that people I am connected to are there when I want to tap in, or someone wants to tap into me...we are there for each other. If I have a problem or a need to know an answer, it's important to have the community/communities/ or tribe, as it is sometimes referred to, to call on.

And your community (and communities) are essential when growing your business. This is a huge source for referrals and support and caring compassion when the going gets tough. Communities are for support in trying family times – with spouses, children, and aging parents. They are worth the effort to volunteer your time in, cultivate relationships, and for developing your authentic voice in. The perfect fit communities support you to be fully yourself.

Ask yourself, what are 5-10 characteristics of your perfect community? How do you know when it's a good fit for you?

It's important to develop your community, the way that's perfect for you. And that we support others in our efforts to find ways to thrive in our life journey on this planet. Community plays a critical role in thriving.

Have fun building community!

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<http://rockstarbusiness.weebly.com>

Facebook: <https://www.facebook.com/ImprovPatty>



Attracting Perfect Customers

The #1 Strategy for Creating Lucrative Loyal Raving Fans



Coaching . Training . Speaking

Building Your Community Through Relationships by Jan Stringer

Does any of this resonate with you?

- I want to have a heart-centered business, and I seem to be unable to get to the next level.
- I have customers who tell me I have a great offering, however, I don't feel comfortable marketing my own work.
- I don't think I'm good at selling – I feel like I'm being pushy and I should be giving it away.
- I get flooded with ideas, and I often don't know what to do next.
- I feel tongue-tied talking about money and asking to be paid what I am worth.

Too many traditional marketing and business advisers say, 'To book clients you have to do it my way – you have to be manipulative and pushy' and then they teach you what they learned from someone else.

Nothing could be further from the truth or more inauthentic!

I'm Jan Stringer, and I believe that successful selling is a natural result of successful marketing, and my definition of marketing is – "Building Relationship"!

The catch is "building relationship" starts with me.

And that's where most people get stuck!

I can't start a "sales" conversation with you, and ask you for money, until I have a marketing conversation and built relationship by talking enough with you to know if I can truly help you.

And, here's the real catch, no matter what, I will not be comfortable or successful in selling my product or service to you if I have not built relationship with myself enough to have beliefs that are in alignment with selling and marketing my business.

Jan H. Stringer, Author/Speaker/Founder, PerfectCustomers, Inc.
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 Email: jan@perfectcustomers.com



Love Your Healthy Lifestyle

with Julie Hansen

Supporting Community



"Our true destiny...is a world built from the bottom up by competent citizens living in solid communities, engaged in and by their places." David W. Orr

Part of the beauty of living in community is shared connection. We form these connections in many ways, volunteering for causes we are passionate about is one. When we find such a cause, we happily make accommodations to support it, including donating time and money.

Participating in cause marketing efforts is a relatively easy way to support a charity, and studies show that 86% of us are willing to switch brands to purchase an item if it benefits something we hold dear. This can be a painless method, since often the products are things we are already purchasing.

Shaklee has an amazing fundraising program for nonprofits that is completely free for any group with 501c3 status to participate in. They get a free website to direct supporters to and purchases made through the site benefit the group.

Shaklee's product catalog includes over 300 effective products that are all natural, non GMO and beyond organic standards in purity. We do not test on animals. Our product lines include supplementation, weight loss, skincare, children's health and fabulous and cost effective green cleaning solutions.

Please consider switching brands to support the groups below, or contact me to discuss the possibilities for your favorite nonprofit. Blessings and thanks!!

Love cats? Shop through the Felines & Friends NM site: www.FandFNM.myshaklee.com

Want to support art programs for children? Visit: www.ARTsmartNM.myshaklee.com

Have a passion for Catholic education? Shop through www.santonino.myshaklee.com

The Friendship Club provides space for 12 step programs: www.FSC.myshaklee.com

The Everyday Center for Spiritual Living espouses Science of the Mind philosophy and empowers people to lead joy filled lives: www.ECSL.myshaklee.com



Julie Hansen has a passion for helping people reach their full potential. Call for a complimentary wellness consultation and start loving your lifestyle more today.

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GaiaQuest Eco-Communities

by John Halley

Our international GaiaQuest Center for Global Health and Well-Being has been thoughtfully master planned to provide Global Health Programs and a wide variety of sustainable Well-Being Lifestyle Programs, Education, Products, Services and Resources primarily hosted at three demonstration GaiaQuest eco-communities.

GaiaQuest will develop two centers in Northern New Mexico as demonstration eco-communities designed to provide GaiaQuest programs and sustainable lifestyle experiences within university style campus facilities.

- GaiaQuest's Main Campus Center will be developed as part of an exciting sustainable alpine eco-resort community at Taos Ski Valley.
- A second campus facility will be developed as the Santa Fe Center located within a new-urbanist eco-community at Aldea de Santa Fe, where GaiaQuest's headquarters are presently located.
- GaiaQuest's third center will be developed as a virtual "online" community soon to be launched and hosted at the Santa Fe Annex, where it can serve the global community anywhere in the world with an internet connection.

GaiaQuest Programs will offer a unique integrative experience and vision of Global Health and Well-Being that is based on localized application of holistic systems thinking supported by global collaboration. All of our Programs will be integrated with one another and created from a very unique comprehensive matrix of disciplines and modalities. Following is a partial introductory list of GaiaQuest's anticipated comprehensive programs and modalities:

- Community Awareness
- Creative Arts, Entertainment and Culture
- Eco-Community Planning and Development
- Education for all ages with a full spectrum of disciplines and modalities
- Environmental Awareness, Sustainability and Stewardship
- Exciting Eco-Lifestyles that promote sustainable Happiness and Well-Being
- Fitness, Recreation and Training
- Food Systems, Nutrition and Culinary Arts – including Sustainable and Regenerative Food Systems, Nutrition, Diet and Holistic Culinary Arts.
- "Green" Economics and Sustainable Business Practices
- Personal Growth and Well-Being – including Massage/Body Work, Holistic & Metaphysical therapies, Spiritual Alchemy, Conventional Medicine & Therapies, Transformative Counseling, Confidence Training, Detox & Substance Abuse



By Francis Phillips

The Biggest Misconception about Mortgages? The Down Payment

I can't tell you how often I hear some version of this statement: I want to buy a home but my (friend/cousin/neighbor) says I have to have 20 percent for a down payment. Hold that thought and let's see how true it is.

First, a quick look at the current market. Last year may have been when home prices hit bottom and interest rates hit their all-time lows, but sellers are still pricing their houses to sell and we are still very close to those historic low rates. But they're not likely to stay low. 4 respected sources agree that by the 4th quarter of 2015 mortgage rates will rise to the high 4's and mid 5's. Their projections? Freddie Mac 5.2 percent.¹ Fannie Mae 4.7 percent.² The Mortgage Bankers Association 5.1 percent.³ The National Association of Realtors 5.4 percent.⁴ If you have been considering a refinance, it may make sense to review your current mortgages with your mortgage banker. You may find a low cost loan and lower your rate one more time, or shorten the maturity to 10, 15, or 20 years with Annual Percentage Rates in the 3's and 4's!

Now, about those down payments. Zelman and Associates did an interesting survey recently.⁵ They asked participants if a minimum 15 percent down payment was required to buy a home. Overall, 39 percent said yes. 38 percent of 25-29 year olds said yes. And 42 percent of 30-34 year olds said yes. Considering that those in their 20's and 30's are prime first time homebuyers, it's important to address this perception.

Can you buy without 20 percent - or even 15 percent - down? Read on.

100 Percent Financing: If you're a Veteran, VA loans are available. If your home is located in a defined rural area, including some parts of Santa Fe County, USDA Rural Home loans are available. To determine if your home qualifies, go to: <http://eligibility.sc.egov.usda.gov/eligibility/welcomeaction.do>.

96.5 Percent Financing: FHA loans are great for low down payment purchases. Family gift money is allowed for the down payment, too.

95 Percent Conventional loans (Under \$417,000): These loans are available for those wishing to avoid the higher FHA mortgage insurance payments. With the current low interest rates, FHA and 5 percent down loans make incredible sense for those with less saved up for their initial down payments.

90 Percent Loans: Available for JUMBO loans (over \$417,000) for Primary residence purchases, and for Second homes under \$417,000.

Continued next page »

« Continued from previous page

80 Percent/10 Percent Primary Home Loans: This option is available for those who wish to avoid private mortgage insurance by financing an 80 percent 1st mortgage combined with a 10 percent 2nd mortgage. Fixed or variable rate HELOCs (Home Equity Lines of Credit) are available for the 10 percent 2nd.

80 Percent Loans: This is the normal starting point for Investment property home loans under \$417,000.

I often help buyers identify sources of down payment money that they may have overlooked. They may be able to borrow from their own 401k or brokerage account, or take equity from other properties they own by using a Line of Credit.

I hope you're convinced: You don't need 20 percent down to buy a home. Banks are lending and this continues to be a great time to buy.



Francis Phillips, NMLS #193642, is a Senior Mortgage Loan Originator with **First Choice Loan Services Inc.** and resides in Santa Fe, NM. He has served as National Director of Business and Branch Development for national mortgage companies. He and his mortgage partners have funded and built three homes for Santa Fe Habitat for Humanity. You can reach him at fphillips@fcbmtg.com or 505.982.3400.

Special Offers & Discounts

A Gift For You From Your REALTORS® - Cecilie & Dianne

Lowe's Home Improvement has offered our real estate clients a special discount for 10% off any purchase up to \$10,000. Limit 1 coupon per transaction.



For Our Buyers

With a few updates your new place can really start to feel like home. By participating in a special program for REALTORS®, we are able to offer you this discount from Lowe's to help you make those small updates. Enjoy your new home! And thanks for trusting us with your real estate needs.

For Our Sellers

A quick refresh can make almost any home more appealing. By participating in a special program for REALTORS®, we are able to offer you this discount from Lowe's to help you make those small updates. Thanks for trusting us to serve your real estate needs.

Lowe's only requirement is that we provide them with your email address & full mail address: email address, street number, street name, city, state & zip so email us with your information and Lowe's will send you our 10% discount card. So please contact us and we will sign you up!

Creating a New Urbanist Community in Aldea



Aldea is a new urbanist village, with a central civic plaza surrounded by traditional neighborhoods of multiple housing types & miles of walking trails. New urbanism provides a unique mix of commercial properties, live/work lofts (apartments over storefronts), townhouses, patio homes, & single family homes with yards. Diverse, walkable neighborhoods surrounding a mixed-use commercial core, are what distinguishes new urbanism from other development styles.

Aldea de Santa Fe consists of 345 acres, with 205 acres of perpetual open space, master plan zoning for 476 dwellings units, 185,000 square feet of retail/commercial, and one institutional site.

New urbanists have been taking part in urban redevelopment and are part of the movement to create communities by designing cities, towns and villages livable. Projects include neighborhood plans, loft redevelopment, transit villages, and a revival of aging main streets. Real estate investors are turning away from developing urban sprawl, as they realize that there is a tremendous market demand for real community neighborhoods, for lively cities, and for regions of protected open space.

Comet Studios has been involved with creating communities since 1980 where we were located in the northern California coastal village, The Sea Ranch. In 2000 Comet Studios became involved with the development of Aldea de Santa Fe, a new urbanist community 10 minutes from downtown Santa Fe. John Halley, catalyst, visionary, dream maker, real estate developer and community planner, designed the live work commercial core prototypes around the Aldea Plaza.

Comet Studios specializes in providing environmentally conscious planning, design & development services for a wide variety of sustainable project types – from small cabins to custom homes, custom estates, mixed-use commercial projects, land development projects, real estate developments and eco-communities.

Contact John Halley for a free consultation:

Web: CometStudios.com Cell: 505.231.1454

Email: comet@CometStudios.com • 19 Plaza Nueva



ENVIRONMENTALLY CONSCIOUS PLANNING, DESIGN & DEVELOPMENT



Scentsy Fragrance Wickless Candles

By Dianne McKenzie

What is Scentsy? Scentsy wickless candles are decorative ceramic warmers that use a light bulb to heat and melt highly-scented wax bars. Scentsy is the authentic, innovative wickless, flameless candle. No wick means no smoke smell, no soot, and no open flame. The light emanating from these warmers transformed my living & workspace. Enjoy your Scentsy products and transform your world and create magic in your home or office environment! I know the magic that Scentsy can bring into a room and once you experience it for yourself, you too will want to share Scentsy with those you care about and create your Scentsy story.



WARMERS

The perfect way to enhance your décor and express yourself.

<p>Lampshade</p>	<p>Shadow</p>	<p>Silhouette</p>	<p>Gallery</p>
<p>Campus Gallery</p>	<p>Patriot Gallery</p>	<p>Premium</p>	<p>Deluxe</p>
<p>Element</p>	<p>Plug-In</p>		<p>Scentsy August</p>

Monthly Market Report Albuquerque

Monthly Market REPORT June 2014



Green Sheet

Please recycle after using!

<p>Active Listings</p> <p>Detached: 4,937 Attached: 465</p> <p>One year ago Detached: 4,388 Attached: 407</p> <p>% Change (Detached) +12.51%</p>	<p>Pending Sales</p> <p>Detached: 939 Attached: 90</p> <p>One year ago Detached: 992* Attached: 95*</p> <p>% Change (Detached) -5.34%*</p>	<p>Closed Sales</p> <p>Detached: 800 Attached: 71</p> <p>One year ago Detached: 859 Attached: 94</p> <p>% Change (Detached) -6.87%</p>	<p>Average Sale \$</p> <p>Detached: \$213,504 Attached: \$142,291</p> <p>One year ago Detached: \$212,456 Attached: \$147,401</p> <p>% Change (Detached) +0.49%</p>
<p>New Listings</p> <p>Detached: 1,727 Attached: 145</p> <p>One year ago Detached: 1,588 Attached: 137</p> <p>% Change (Detached) +8.75%</p>	<p>Days on Market (average)</p> <p>Detached: 60 Attached: 66</p> <p>One year ago Detached: 66 Attached: 69</p> <p>% Change (Detached) -9.09%</p>	<p>Sales Volume (in millions)</p> <p>Detached: \$170.8 Attached: \$10.1</p> <p>One year ago Detached: \$182.5 Attached: \$13.9</p> <p>% Change (Detached) -6.41%</p>	<p>Median Sale \$</p> <p>Detached: \$180,000 Attached: \$130,000</p> <p>One year ago Detached: \$172,000 Attached: \$144,750</p> <p>% Change (Detached) +4.65%</p>

Closed Sales By Market Area for June only

MLS Area	City/County	2012	2013	2014	% Change (from 2014)
Areas 10-121	Albuquerque	471	581	555	-4.48%
Area 130	Corrales	8	7	8	+14.29%
Areas 140-162	Rio Rancho	129	180	146	-18.89%
Area 170	Bernalillo	6	4	4	+0.00%
Area 180	Placitas	4	9	6	-33.33%
Areas 210-293	East Mtns./Estancia	34	34	28	-17.65%
Areas 690-760	Valencia County	33	44	53	+20.45%

*Due to an MLS system change in October 2013 the data collection methods for pending sales changed. Pending sales are now calculated only once for a particular property, whether or not that property goes under contract multiple times during the month. Pending sales from 2013 have been adjusted in this report to adjust for the change.

SOURCE: Greater Albuquerque Association of REALTORS® - based on data from the Southwest Multiple Listing Service. Data is deemed reliable not guaranteed. The SWMLS market areas include: City of Albuquerque, Corrales, Placitas, Rio Rancho, Bernalillo, East Mountains/Estancia Basin and most of Valencia County. The green sheet contains the same information reported on the full monthly report.

Albuquerque Real Estate News

with Cecilie Bodman

8505 SAN DIEGO Court NE, Albuquerque

MLS#: 818903

Price: \$740,000



Amazing all one level custom home on incredible lot. Views and privacy. Large kitchen with granite and stainless. Updated master bath with huge shower, finished with slate. The pool has its own private area surrounded by a rose garden. The covered patio is surrounded by green, lush plants and has views of the mountains and the water lily pond. Large bedrooms with private baths.

Fantastic four car garage. It is a Mini-resort So You Can all Stay Home And Have F-u-n! 4 Big bedrooms-one Is an Office/Inlaw Qtrs! Handicap Accessible-e-z-to-get-around-in-a-chair!! Big Living Areas(Lr+ Fr+dr+kitw/Brkrm)his'n'hers. Garages(2+2)pool-pond-bbq-incredible.

Deals of the Decade:

I specialize in helping clients increase their wealth through Real Estate. I invest in real estate and have rental properties that create cash flow. I always find "deals of the decade" which are three bedroom, two bath, two car garage in great school districts you can rent for more than the mortgage.

All are priced under the market and could be rented for the mortgage payment and more. I may be able to write agreements on many of the homes with the owner paying the down payments and/or most of the closing costs. I would love to empower you to make educated decisions on your investments. Interest rates are still at historic lows!

Featured Listings in Albuquerque



9900 Toltec Rd NE

MLS: #806530

Single-Family

Home|3 bd|2 ba|1,850 sqft

Gleaming solid wood floors. Updates, clean and ready to move in. Beautiful yard with large trees and mature plants, grass and fully fenced in backyard. **Price: \$225,000**



8132 SHANNON Street NE

Albuquerque, NM 87109

MLS # 812626

Price: \$230,000

Cute home in La Cueva School district. Fresh paint, clean and ready to move in. Two living areas with family room and cozy fireplace.



2014 Aldea Stats: Sold, Pending & Listed

Sold: 18 Homes, 6 Lots
Pending: 2 Homes, 2 Lots.
Listed: 23 Homes, 4 Lots

Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie

Aldea News

Ground breaking will begin on 145 Avenida Frijoles this coming month with new construction for a single family home designed by John Halley of Comet Studios. This 3 bedroom, 2 bath home has private arroyo views within a park like setting. Stop by for a tour!



Environmentally Conscious Aldea Home



Come watch the construction process over the next 6 months & get invited to the house warming!

Address	Ask	TotSF	\$/TotSF	BD	Total	MLS #	DOM	Photo
4 Vista Precioso	\$205,000	0		2	2	201402039	123	
24 Vista Precioso	\$210,000	1,140	\$184.21	2	2	201402514	70	
78 Avenida Frijoles	\$290,000	1,324	\$219.03	3	2	201400469	183	
6 Calle Plazuela	\$315,000	1,800	\$175.00	3	3	201401452	121	
36 Vista Precioso	\$340,000	1,800	\$188.89	3	3	201403340	30	
22 Camino de Vecinos	\$350,000	1,912	\$183.05	3	3	201401552	115	
12 Camino Botanica	\$409,000	1,850	\$221.08	2	3	201401767	104	
32 CALLE LEMITA	\$415,000	1,801	\$230.43	3	3	201403176	39	
13 Arroyo Privado Lot 475	\$435,000	2,140	\$203.27	3	3	201300198	561	
21 Arroyo Privado Lot # 471	\$474,900	2,220	\$213.92	3	3	201402989	46	
142 Avenida Frijoles	\$482,000	1,813	\$265.86	3	2	201403505	19	
4 CAMINO DE VECINOS	\$499,500	2,147	\$232.65	3	3	201403722	10	
5 B W Via Plaza Nueva	\$519,000	2,800	\$185.36	3	3	201401342	127	
8 Calle Vecinos	\$530,000	2,175	\$243.68	3	3	201402501	71	
62 Avenida Aldea	\$549,000	2,522	\$217.68	3	3	201302974	416	
5 Arroyo Privado	\$550,000	2,440	\$225.41	4	4	201403115	40	
11 Vista Precioso	\$550,000	2,307	\$238.40	3	3	201305543	270	
17 Plaza Nueva	\$565,000	3,176	\$177.90	2	3	201300933	514	
12 Avenida Aldea	\$597,000	2,274	\$262.53	3	3	201403051	44	
1 Camino Barranca	\$638,000	2,706	\$235.77	3	3	201401027	148	
30 W Camino Esperanza	\$675,000	2,443	\$276.30	4	3	201403125	40	
37 Camino Botanica	\$699,000	3,279	\$213.17	3	2	201403302	32	
62 E VIA PLAZA NUEVA	\$850,000	4,527	\$187.76	4	5	201403897	1	

Wilderness Cabin Sites For Sale

Don't miss this rare chance to own a Luxury Wilderness Cabin your family will treasure for generations!



Cabin Sites Feature:

- Pristine Alpine Wilderness Location at Roads End
- Peaceful Stream Side Ambiance overlooking the Kachina Village Wetland Park
- Direct Trail Access to Wheeler Peak Wilderness
- Easy Ski-in | Ski-out Access to Lift 4
- Unique Euro-Alpine Cabin Design thoughtfully integrated into a Beautifully Master Planned Intimate Community

Wilderness Cabin Features:

- High Performance Active & Passive Solar Design
- Passive Solar Heating and Majestic Mountain Views provided by Expansive South Facing Windows
- Open Living Area with built-in day bed, Entry Vestibule, Gourmet Kitchen with Inglenook, Powder Bath, Private Patio Deck, Custom Built-ins & optional Native Rock Fireplace
- Spacious Master Suite with Sitting Area, Luxury Bath with Tub & Shower, Generous Storage and Private View Terrace
- Rentable Lock-off Suite with Luxury Bath & Private Outdoor Patios

Visit www.KachinaMountainLodge.com or Call 505.231.1454

We invite you to join our alpine eco-resort community, where you and your family can enjoy one of the most coveted lifestyles available in the Rocky Mountains. We are experiencing a growing interest in the phase one properties offered at Kachina Mountain Lodge, GaiaQuest's alpine eco-community located in Taos Ski Valley, New Mexico. Property sales at Taos Ski Valley have multiplied since December, when New York hedge fund founder Louis Bacon said he was buying the ski area from a family that has owned it for decades. 11 homes and eight plots of land have changed hands since Dec. 13, compared with two homes and one piece of land in the same period a year earlier.



A E O W Y N's Dog Treats



Apple Sauce Carrot Treats

Ingredients:

- 1 ½ cups apple sauce
- 4 large grated carrot = 2 cups
- ¼ cup of chicken broth
- 2 cup rolled oats, uncooked
- 2 cups rice flour (or you can use any flour)
- ½ cup wheat germ
- ¼ cup oat bran
- ¼ cup flax seeds
- ¼ cup chopped parsley
- 1 TBLS Cinnamon

*Parchment paper for rolling out the dough

- *Pizza cutter
- Ruler for cutting straight lines

Method:

1. Preheat oven to 350° F.
2. Mix the apple sauce, grated carrots & parsley.
3. Mix dry ingredients in a large bowl. Slowly stir in small amount of the chicken broth, as needed. The apple sauce maybe enough.
4. Mix all ingredients until thoroughly combined, then mix with hands. Add more liquid or flour, if needed. Divide into 4 balls.

Roll out dough ball between parchment paper, 1/8" consistent thickness in rectangular shape to fit baking sheet. Discard top parchment paper & save for next baking tray. Use pizza cutter to cut the dough into 1/2" parallel strips. This technique makes the process super fast. Transfer rectangular shaped dough with the bottom parchment paper to baking sheet. Don't move the strips—leave them in place on the parchment paper and place on baking sheet.

Bake 45-50 minutes, slightly brown, not burnt. Remove from oven, remove parchment paper and cool. This recipe uses 4 baking sheet/trays. These treats are a crunchy, thin treat & are very tasty. Recipe makes enough treats to fill a 3 quart storage container. Keep small amount of treats at room temperature in an airtight container for 2 weeks & the remaining in the refrigerator up to 4 weeks.

Aeowyn snoopervises the whole process of making her dog treats. She sits patiently waiting her turn to taste test the new treat recipe. So far she has never rejected a recipe. Her favorite treat is the one she just ate.



Free Reports

Free Information Request Form

Please complete the box below and place check marks next to the free reports and information you'd like to receive.

Send us your request:

Dianne McKenzie, Call: **505-603-9300**
19 Plaza Nueva – on Aldea Plaza Santa Fe, NM 87507
Email: Dianne@RealEstatePropertiesSantaFe.com

Cecilie Bodman, Call: **505-250-1356**
Email: ABQGold@ymail.com



Free Reports

- Protect Your Home From Burglars
- Five Deadly Mistakes Home Sellers Make
- Making The Move Easy On The Kids
- How Sellers Price Their Homes
- How To Stop Wasting Money On Rent
- How To Sell Your House For The Most Money In The Shortest Possible Time
- The 10 Dumbest Mistakes Smart People Make When Buying Or Selling A Home

Free Information

- Send me information about your free, no-obligation HomeFinder service.
- Send me the special computer report showing the features and sale prices of up to 15 of the most recent home sales near the following address:

_____, City: _____ or in
the _____ area.

- Please let me know the listing price and features of the home at the following address:

_____, City _____.

- Please let me know the selling price of the home at the following address:

_____, City _____.

- Please call me to arrange a free, no-obligation market valuation on my house.

Our Real Estate Team

As real estate consultants, we are 100% focused on consulting, marketing properties, negotiating, & overseeing the transactional details for our clients. We are committed to making the home buying / home selling experience the best it can possibly be. Our purpose is making sure our clients are so outrageously happy with the help we provide that they gladly introduce us to the people they care about, not because they feel obligated but because they truly believe they will benefit.



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Apricot Standard Poodle & Service Dog

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