

Eco Lifestyle And Home

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

Inside This February 2015 Edition:

Harmony

❖ Our Monthly Newsletter Editorial	2
❖ Events Around New Mexico	3
❖ Take a Hike: Santa Fe Bauldy	4
❖ Feng Shui For Real Life	5
❖ February Numerology	6
❖ Affirmation for February	6
❖ Creating Clarity in Your Life	7
❖ Your Inner Rock Star	8
❖ Pamela Cornish, DOM	9
❖ Attracting Perfect Customers	10
❖ Mortgage News with Francis Phillips	11
❖ Special Offers: Lowe's 10% off	12
❖ Shared Dreams Design	13
❖ Special Offers: Fragrance & Light	14
❖ Real Estate Market Report	15
❖ Albuquerque Real Estate	16
❖ Santa Fe Real Estate	17
❖ Home Selling Tips: Go Mobile	18
❖ Taos Ski Valley Real Estate	19
❖ Aeowyn's Dog Treats	20
❖ Free Reports	21

Real Estate News Pages 11,12, 13,
15,17,18,19, & 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.



"Banana Apple Sauce
Oatmeal Dog Treats"

20



Harmony

Harmony is achieved when the outer relationship between who we are and the world around us is in alignment. We experience harmony when we get in touch with who we are and what matters most, and then make those things a priority in our lives.

Monthly Newsletter Theme For February: Harmony



The word “harmony” comes from the Greek word that means “joint, agreement, concord.”

Another definition of harmony states: “Harmony is the combination of simultaneously sounded musical notes to produce a pleasing effect.” The term harmony is used to refer to notes that, basically, come together to make a whole. Chords are several notes played together to form the basis of many harmonies. A choir is filled with dozens of voices that all blend together to make a sound. If the voices all sound good together, we marvel at their harmony.

Harmony is about unity, consensus & fellowship, all coming together for the greater good.

Living in community requires harmony in the midst of differing viewpoints, ideas, needs & reactions. Just like a talented conductor, it takes a skillful facilitator to bring the variety of viewpoints to a consensus.

When I look around at various planned communities, I sometimes see non-harmonious & contentious issues dividing communities; such as political polarization, debates about solar installations, the “chicken wars” of Eldorado or the anti barn restoration that was so divisive at The Sea Ranch in California. When community health is threatened by such disruptive issues, solutions need to be found that nurture & strengthen a critical mass of common community interests; as needed to maintain the harmonious balance that healthy communities require.

Creating harmony is to be at peace with one’s immediate relations, those with whom one must live with every day. Calm silence, sincerity, & courteous words, whether one is agreeing or disagreeing with others, bridges the gap between differing viewpoints.

Humanity faces many unavoidable challenges that require our best defense without us creating additional unnecessary problems between ourselves. Kindness is the greatest catalyst of harmony.

Tips to create harmony:

- Realize that if you are at peace with yourself, then it is easier for you to be at peace with others & your community.
- Resolve conflicts with patience, tolerance, & communication. Education is the key to understanding & resolving issues.
- Recognize that people have individual lifestyle preferences when it comes to things like food, fragrances, fashion, & entertainment & that sometimes one person’s trash might be another person’s treasure.
- Recognize the abundant potential that exists for us to be adequately sustained through cooperation & an intelligent management of our resources.
- Seek to enjoy life & seek to allow others to do the same.

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

Events Around New Mexico

1. Electricity: Spark Your Curiosity

National Museum of Nuclear Science & History
 601 Eubank Blvd SE, Albuquerque, 87123
 Saturday, February 07, 2015 • 9:00 AM - 5:00 PM

The National Museum of Nuclear Science & History will bring science and the history of electricity to life through an engaging, interactive special exhibition, "Electricity: Spark Your Curiosity."

2. Szymanowski String Quartet

St. Francis Auditorium, New Mexico Museum of Art
 107 W Palace Ave, Santa Fe, 87501
 Sunday, February 08, 2015 • 3:00 PM - 5:00 PM

"Genuine joyfulness" of "roving fiddlers" - Santa Fe Pro Musica presents the Szymanowski String Quartet in concert at the St. Francis Auditorium on Sunday, February 8 at 3pm, performing works of Mozart, Haydn, Dvorák, etc.

3. Valentine's Day, Uptown Style!

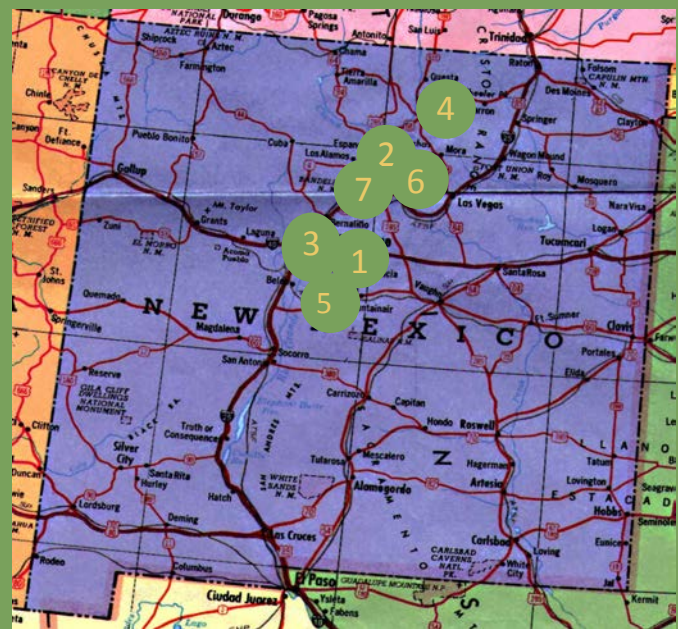
Sheraton Albuquerque Uptown, 2600 Louisiana NE
 Saturday, February 14, 2015
 All day event

Celebrate your romance 3 different ways! 1) Book our romantic overnight package complete with breakfast and late check-out (more snuggle time!) 2) Book our special 5 course Valentine's Day dinner 3) Do BOTH! Details at: sheratonuptown.com/valentines-package/

4. Guided Snowshoe Tour in Taos Ski Valley

Guided Snowshoe Tours - Northside at Taos Ski Valley • 1 Sutton Pl., Taos Ski Valley, 87525
 Sunday, February 15, 2015 • 12:00 PM - 2:00 PM

Join Northside for a beautiful snowshoe tour in Taos Ski Valley, experiencing stunning vistas of the ski resort at Kachina Village nestled below majestic Kachina Peak. Call 575-776-3233 now to reserve your tour!



5. Nation Beat's Carnival Caravan featuring Cha Wa w/Special Guests Racine Kreyol! Avokado Artists
 1701 4th Street SW, Albuquerque, 87102
 Saturday, February 21, 2015 • 7:30 PM - 10:30 PM

Carnival Caravan is a collaborative show featuring Brazilian-American group Nation Beat and New Orleans band Cha Wa.

6. Shakespeare & Love • The Lensic, 211 W. San Francisco Street, Santa Fe, 87501
 Sunday, February 22, 2015 • 4:00 PM - 6:00 PM

Join The Santa Fe Symphony for a Shakespeare-inspired tribute to all things romantic, featuring Guest Conductor Sarah Hicks, whose "versatile and vibrant musicianship," has secured her place in America's "next generation of up-and-coming conductors."

7. Midori • The Lensic Performing Arts Center
 211 W San Francisco St, Santa Fe, 87501
 Saturday, February 28, 2015 * 4:00 PM - 6:00 PM

Superstar Midori The Santa Fe Pro Musica Orchestra (Thomas O'Connor, conductor) presents a must-see concert featuring superstar violinist Midori. The concert opens with Beethoven's Symphony No. 8 in F Major, Op. 93, followed by Musica Celestis by Aaron Kernis.

Take A Hike to Baldy: with Cecilie Bodman

Lets hike to Santa Fe Baldy!

Bring boots and layers.

Santa Fe Baldy, at the southern end of the Sangre de Cristo Range, is the highest point in the cluster of mountains above the city of Santa Fe, New Mexico. It is situated within the Pecos Wilderness section of the Santa Fe National Forest, a vast, rugged wilderness with boundless opportunities for hiking. The Baldy trail is 7 miles but we will only hike about 2 miles in so it will be about a four mile hike unless the group wants to hike further along the trail. The trail is very flat and easy and follows along the side of the mountain. We will see wildlife and hike through snow.



Please RSVP to Cecilie at abqgold@ymail.com or 505-250-1356 if you want to join us. We will meet at the start of the trail at 10am. We can car pool from ABQ (or Santa Fe). We can also meet for breakfast and/or lunch.

The trail head for Baldy is located at the parking lot of the Santa Fe Ski area, about 20 miles or so from the Santa Fe town square.

To get here from Santa Fe, take HWY 285 N/St. Francis Dr. toward the center of town. As you near

downtown, St. Francis intersects Paseo de Peralta. Don't turn here, but continue on a few blocks until St. Francis intersects Paseo de Peralta a second time (P. Peralta makes a loop). Turn right on Paseo de Peralta and follow it for a couple of blocks. Turn left on Bishop Lodge Road, which is immediately after the large, pink, moorish looking church. Turn right on to Artist Road/Hyde Park Road, which winds its way up the mountain and then takes you to the base of Santa Fe Ski Area. As you enter the parking area for the ski area, stay left where the road forks around a grove of trees. The trailhead is on your left about 100 yards past the fork in the road, near a small grey building housing the restrooms.





with Carol Olmstead

Feng Shui Master Practitioner
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Feng Shui For Real Life®

Marsala Wine with Everything

I've put off writing about "Marsala," Pantone's Color of the Year 2015, because I couldn't decide whether to consider it an Earth Element for its harmonious brown tones or a Fire Element for its passionate red hue. Pantone's glowing descriptions of Marsala weren't much help because they ranged from "rich reddish brown" and "nurturing and fulfilling," to "hearty yet stylish" and "stirring and flavorful." Pantone also called Marsala "hinting at the dregs of a bottle of wine." Wait, really? Is 2015 going to be characterized by what's left at the bottom of a wine bottle? I do like this color, but that analogy doesn't work for me from a Feng Shui perspective.



Each year Pantone forecasts the most popular colors that we'll see in décor, fashion, and graphic design. The announcement has a cult-like following among designers and retailers looking to improve sales, and among Feng Shui practitioners like me who want to use the color to enhance clients' homes and offices.

I must admit I'm not usually a fan of orange, but I was smitten with the Fire Element Tangerine Tango in 2012. Maybe it was just that great name. Emerald in 2013 was a terrific choice because it's the Wood Element that represents growth, and we needed more of that while our economy was still recovering. Last year's Radiant Orchid was a miss for me because we were already overwhelmed with too much Fire Element energy.

Other companies choose colors of the year but don't necessarily agree, although earthy colors seem to dominate in 2015 choices. Sherwin-Williams picked **Coral Reef**, and Akzo Nobel chose **Copper Orange**, both colors are Fire/Earth Element blends, while Benjamin Moore selected **Guilford Green**, a Wood Element.

But, let's get back to my dilemma of how to classify Marsala in terms of the [Five Elements](#). "Marsala enriches our mind, body, and soul, exuding confidence and stability," says Leatrice Eiseman, Executive Director, Pantone Color Institute. Now there's a Feng Shui description for a color of the year that I can live with. Sounds a lot like harmony to me, and that's what we need to start off the year.

Marsala is a hybrid because it has Earth Element brown at its root to keep you grounded, combine with a dab of Fire Element red to help you power up. My suggestion is to use Marsala as the Earth Element where you need more stability, but use it as the Fire Element where you want a bit more pizzazz.



Life By The Numbers

- Cecilie Bodman

February Numerology

The month of February is 1. The Universal year 2015 is 8

It is the month for new beginnings. Develop a plan for what you want to accomplish, manifest and experience. Independence, self-promotion and new ventures have a strong influence. This is your month to break new ground, lay the foundation and be a pioneer. Trust that you are safe and secure as you step out into the new day.

Color: Red

Gems: Ruby, garnet, smokey quartz.

Oils: Frankincense and Sandalwood. You can apply diluted oils to adrenal acupuncture points.

Yoga Poses: Janusara: heel to perineum

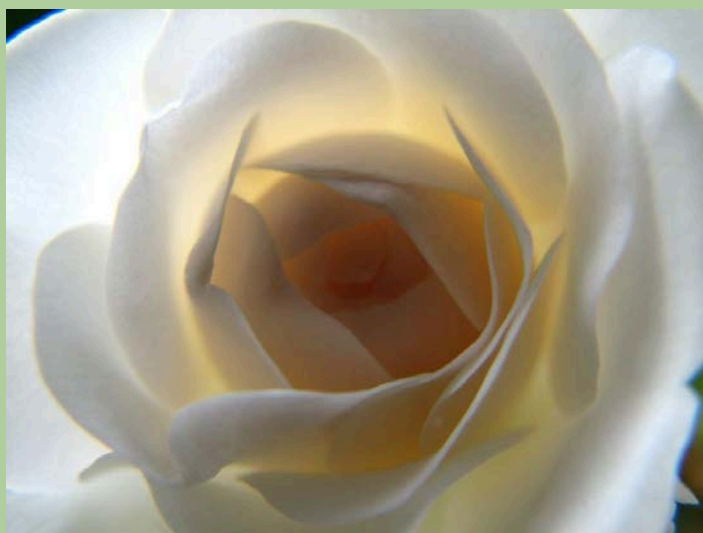
Affirmation For February:

“I embrace the new opportunities in my life with open arms.”

Affirmation for the Month February

“Why do I strive to enrich the lives of all I touch in a positive way?”

“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 Harmony

by Lainie Grimmer

Have you ever had a day when every action went smoothly, every encounter was pleasant? When you felt a flow that produced effortless in all areas of your life? Then you've experienced harmony! And I'll bet you've also experienced harmony's opposite: Dissonance. This is when nothing goes right, other people get on your nerves, when what you want isn't happening. You're grumpy, life isn't fair, and even chocolate doesn't make the world a better place.

Why the dissonance? As a coach, I often explore this topic with clients who want to increase harmony and ease in their lives. Frequently the answer is that a client is not living into her values. Simply put, a harmonious life is one in which your values are honored each and every day.

Values aren't morals, nor are they chosen. They aren't something to be acquired or worked on; they are already inside of you and are as uniquely yours as your thumbprint. Values represent the principles that you hold to be of worth. When you express your values, your life is meaningful and harmonic. When you don't express your values, dissonance shows up.

Creating harmony in your life begins with knowing what is important to you. To tap into and uncover your values, ask yourself this simple question: What must I have?

Reflect on your life and activities: Besides basic needs such as food, clothing and shelter, what fulfills you? What can't you live without? If you can't imagine not keeping your promises, one of your values may be integrity. If you're gloomy when you don't have an opportunity to be outside, nature might be a value. If your day would be incomplete without laughter, you value humor. Start a list of your values and add to it as you move through your day.

Once you've identified some of your values, your next step to increasing harmony in your life is to note your reactions. Does something make you smile? Then one of your values is being honored. Do you feel a knot in your stomach? One of your values is being squelched. As your awareness of your values increases, you can begin to make conscious choices that will enable you to live into your values.

With some introspection, paying attention and taking a stand for yourself, you can shift your life to be more in harmony with who you are and what you value. When you're living in harmony, you won't need chocolate to make you happy – unless chocolate happens to be one of your values!

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Your Inner Rock Star Harmony

by Patty Walters



I love harmony in my life, how about you?

What took me the longest to figure out is that it's not about my circumstances or other people creating the harmony.

It comes from within me. My state of being in harmony with myself....regardless of what is going on around me. The exact opposite of what I believed most of my life. How profound and simple. AND I notice, this simple SHIFT effects everything, or more correctly, IS everything.

When I'm in harmony with me my business, my relationships, my connections with others ALL work better. My ability to sell my coaching programs is no longer a struggle, my relationships with family and friends are light and easy, my interactions with people at the grocery store or at the bank are friendly and fun.

Could it be the one thing to be in tune with that creates our world in a much more powerful way?

I think it is!

Steps which can assist you in having more harmony in life:

1. Choose. Every moment is a choice. We can feel at the effect of circumstances or we can be in control of how I react to the circumstances. 'Act as if' you have chosen the circumstances somehow. No complaining because you chose it. How does that feel? What is different?
2. Create. Now that we have some relief because we have created / attracted the circumstance, what action can be taken to create more of what you want? Call someone you have been wanting to connect with? Join the art class? Go for a walk or a hike? We can take an action in spite of the 'circumstances' and see what happens. You may discover that you notice you feel more harmony in your body and life.
3. Relish and Breathe. Really notice the SHIFT in how you feel. Do you feel more in harmony? Take a deep breathe. Take another one. Calm your system and mind. You did that. You took a few minutes to create something different. Notice the SHIFTS.
4. Rinse and Repeat. If it works for you, you notice the different feelings in your body, your mind is clearer and your body calmer...then by all means....do that more often!
5. Enjoy!

Patty Walters, Team Development & Public Speaking

713.582.9551

<http://rockstarbusiness.weebly.com>

<http://Pattywalters.com>

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



Here's to Living Our Bold*, Rock Star Adventures!

*Bold -- Webster definition: 1. Fearless before danger. 2. Adventurous, free. 3. Standing out prominently.



Pamela Cornish, D.O.M.

Harmony

by Dr. Pamela Cornish, NP, DOM

The rhythm of the body, the melody of the mind, and the harmony of the soul create the symphony of life.
---B. Iyengar

Ariana Huffington ([Huffington Post](#)) begins her book, *Thrive*, with an account of how she awoke on the floor, in front of her desk, in a pool of her own blood. She had been driving herself relentlessly. Exhausted, she fell, injured her face on the corner of her desk, and blacked out. Upon regaining consciousness, she looked up and thought, "If this is success, do I really want it?" I highly recommend her book, which presents research about all the ways she incorporated Harmony (including meditation, play, and stress reduction) into her life after that initial bloody epiphany.

Harmony: You orchestrate your symphony every second. And yet, the Harmony of your personal frequency and vibration results from not only the people and environments surrounding you, but also from the eons and galaxies from which you are descended. Carl Sagan once commented, "We are made of the stuff of stars." So, all life on Earth, and the atoms in our bodies, were created in the furnace of now-long-dead stars. And each of these dances to the same rhythm and music.

Pythagoras was first to formulate the theory of the Harmony of the Spheres. Others in the successive millennia have refined it---but the basic principle recognizes that the galaxies' planets' orbits are based on mathematical ratios, which correspond to musical tones. NASA has even released records of the "music" of our planets. During the Voyager program, Saturn emitted waves, which when transposed into audible sound, created a slow, dreamy melody. Harmony: "It flows through the Universe, and penetrates every cell, atom and nucleus of your body."

Mellifluously blending Order and Chaos produces Harmony. So, reflecting back on your life, how Harmonious is it? What is the ratio between your fixed order, and your shapeless chaos? As Dr. Phil would ask, "How is that working for you?" How does your story compare to that of Ariana Huffington?

As a Natural Physician, I teach patients how to cultivate Harmonious health. Energy, (Ki, Qi, Chi) flows smoothly among the organs and the meridians, until a stagnating blockage creates pain or dysfunction. My natural tools include Acutonics Tuning Forks ([acutonics.com](#)), which are literally calibrated to Pythagoras's Harmony of the Spheres. Using gentle techniques to address both your physical issues, and subtle energies, I teach you to move beyond your symptoms to treat the root causes of your health challenges. Remove the stagnation and blockages, and heal the pain and dysfunctions. Harmony is restored! When you work to perfect the Harmony of your body's music, you are actually improving the entire planet, solar system, Milky Way galaxy and cosmos! All ONE! Together, we can all sing our individual songs in harmony: The Uni-Verse!

Dr. Pamela Cornish, NP, DOM • pacornish@aol.com •
www.pamelacornish.com • 505-266-5277

Attracting Perfect Customers

The #1 Strategy for Creating Lucrative Loyal Raving Fans



Coaching . Training . Speaking

Attracting Harmony in Your Brand by Jan Stringer

ATTRACTING your PERFECT BRAND will bring customers to you that are in harmony with what is important to you and to them. Your perfect brand will: clearly identify you, define you, make you memorable, and give people a reason to be thinking about you.

The American Marketing Association (AMA) defines a brand as a “name, term, sign, symbol, or design, or a combination of them intended to identify the goods or services of one seller or a group of sellers and to differentiate them from those of other sellers.”

I sayyou have attracted harmony in your brand when it feels as good to you on the inside as it looks on the outside!

Five Reasons your brand is boring and not compelling:

1. It's all about you.
2. It's out dated in appearance.
3. It's about your process, not the solution you provide.
4. Uses 'kitschy' words or 'over-used' phrases.
5. It's not clear what you offer and you do too many things.

To Attract a Harmonious Brand, you must:

- Be clear about the ONE problem that you are the solution for... in other words, focus on one area of your expertise and become known for it.
- Express what's unique about you, and your work, services, products.....and that is a fit for your perfect customers' needs.
- Provide several ways that your Perfect Customers can connect with you (verbally, visually, on-line, experientially)
- Show your authentic self, personality, purpose, and character.

You know that you have attracted a harmonious brand when you absolutely fall in love with what you are doing, so much so, that you are willing to offer it day after day AND your perfect customers are irresistibly drawn to want to work with you because you gave them exactly what they were seeking.

Jan H. Stringer, Author/Speaker/Founder,
lives in Santa Fe, NM
PerfectCustomers, Inc.
www.perfectcustomers.com





By Francis Phillips

A Vacation Rental Could Be Your Best 2015 Property Purchase

What if you could buy a property to grow your net worth, generate cash flow, add to your retirement assets and, depending on the property, have a new place of your own to live?

If those ideas are appealing, you may want to consider buying property for a vacation rental.

There's no question that Santa Fe is a popular destination for travelers. Even better, tourism in Santa Fe is a four-season affair. Summer may be prime time, but ski season, spring break, Fall and our magical end-of-year holidays bring vacationers from all over the country – and the world. Our area benefits from strong marketing by the City of Santa Fe and the State of New Mexico, as well as high rankings in influential travel magazines like *Travel + Leisure* and *Condé Nast Traveler*. People want to visit Santa Fe, and they need a place to stay.

That's where vacation rentals come in. There's a growing travel trend toward stays in short-term rentals through services like VRBO.com and airbnb.com. Families want to stay together in one house and have the option of cooking, rather than going out for every meal. Cultural travelers want to experience life "as a local." Budget-conscious visitors are looking for a good deal. Dark-skies enthusiasts want to stay away from city lights. You can see this list could go on and on.

This trend can mean incredible opportunities for vacation rental property buyers. You might achieve cash flow, use rental payments from vacationers as a resource for monthly mortgage payments, and add to your net worth. Depending on your current age, if you choose a 15 year mortgage, you possibly could own the property free and clear before you retire. All this for 20 percent down on a conventional loan!

I asked local expert Lisa M. Bybee to give me her take on the current market. She's well-qualified to do so: Co-Qualifying Broker (with Jeff Snodgrass) at Meridian Property Management Group (www.MeridianPMG.com); Associate Broker with Bell Tower/Keller Williams; and Chair of the Santa Fe Association of Realtors (SFAR) Property Management Council.

Lisa says, "Rental properties offer property owners an opportunity to make their investments work for them; rather than having vacant houses and condos, utilizing real estate as a rental keeps a property occupied, maintained, and earning income for owners."

She continues, "While managing your own real estate may seem more cost effective, property management professionalizes the rental experience and increases overall rental income for owners. For example, because owners have someone to manage the property's condition, property value is retained due to regular occupancy and maintenance. In addition, a competent property manager can assist owners with the laws that govern rental properties in New Mexico."

Continued on next page »

« Continued from previous page

Lisa concludes, "Vacation rentals can be a wonderful opportunity, particularly for owners who like to use their property at specific times of the year and yet be able to generate very good cash flow [depending on a variety of factors]."

If you'd like to learn more about Buying Santa Fe Rental Properties for Long-Term Leases as well as Short-Term/Vacation Rentals, I'll be hosting workshops, sharing actual examples with current financials, at my office on the first Monday of the month. Email me at fphillips@fcbmtg.com if you would like to attend.



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.

First Choice Loan Services Inc. is a wholly owned subsidiary of First Choice Bank (First Choice Bank NMLS #

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!

Shared Dreams Design

with Karen Klavuhn

Creating Harmony

Harmony is a consistent, orderly, or pleasing arrangement or combination of elements in a whole. It is one of the principles of design that when applied can enhance your comfort and enjoyment of a space.

When too many things are mismatched, piled up, or disorganized we feel the discord. Harmony can be helped just by coordinating colors or materials and organizing what we have. Is there harmony in your closet? Is there harmony in your office space? Imagine how it would look and feel with like items together and matching hangers or storage boxes.



ASK:



Peacock

- Do the components or objects look like they belong together? Is there a common trait such as color, texture, shape, functionality, or style? This succulent garden has similar shapes and materials.
- Is the space visually pleasing? Color harmony can be achieved using complementary colors which are opposite on the color wheel or analogous colors which are adjacent on the color wheel (like the blues and greens from the peacock) throughout.
- Are things arranged in such a way as to create flow? Is it easy to get around and not bump into something? Is there space on that bedside table or is it so full it isn't useful?

The principle of harmony can be applied in a single space or room or throughout a whole house. How do the rooms work and flow together? Does it feel awkward or disjointed? Many homes use consistent flooring, countertops, woods, and colors to achieve harmony.

The key is for things to be pleasing to you. Whether you take inspiration from nature or a picture on the internet notice how items flow and work together and compare it with your space. You may find that all you need to do is coordinate some colors in your room.

Have fun HARMONIZING your space!

Karen Klavuhn - Shared Dreams Design "Making your environment work for you"
 Telephone: 505-424-3527 Email: shareddreams@outlook.com



Scentsy Fragrance Wickless Candles

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>Scent for February: Pink Haze February Warmer: Easter Bunny</p>



www.ScentsationalLights.com Call: 505.699.0919 and ask for Pam Scotty

Monthly Market Report Albuquerque

Monthly Market Report

Dec 2014



Green Sheet

Please recycle after using!

<p>Active Listings</p> <p>Detached: 3,850 Attached: 362</p> <p>One year ago Detached: 3,836 Attached: 396</p> <p>% Change (Detached) +0.36%</p>	<p>Pending Sales</p> <p>Detached: 649 Attached: 66</p> <p>One year ago Detached: 632 Attached: 64</p> <p>% Change (Detached) +2.69%</p>	<p>Closed Sales</p> <p>Detached: 656 Attached: 71</p> <p>One year ago Detached: 655 Attached: 58</p> <p>% Change (Detached) +0.15%</p>	<p>Average Sale \$</p> <p>Detached: \$211,523 Attached: \$153,154</p> <p>One year ago Detached: \$219,909 Attached: \$145,313</p> <p>% Change (Detached) -3.81%</p>
<p>New Listings</p> <p>Detached: 789 Attached: 91</p> <p>One year ago Detached: 903 Attached: 104</p> <p>% Change (Detached) -12.62%</p>	<p>Days on Market (average)</p> <p>Detached: 71 Attached: 68</p> <p>One year ago Detached: 70 Attached: 66</p> <p>% Change (Detached) +1.43%</p>	<p>Sales Volume (in millions)</p> <p>Detached: \$138.8 Attached: \$10.9</p> <p>One year ago Detached: \$144.0 Attached: \$8.4</p> <p>% Change (Detached) -3.61%</p>	<p>Median Sale \$</p> <p>Detached: \$177,000 Attached: \$139,000</p> <p>One year ago Detached: \$185,000 Attached: \$136,500</p> <p>% Change (Detached) -4.32%</p>

Closed Sales By Market Area for December only

MLS Area	City/County	2012	2013	2014	% Change (from 2013)
Areas 10-121	Albuquerque	437	421	435	+3.33%
Area 130	Corrales	9	13	10	-23.08%
Areas 140-162	Rio Rancho	101	132	119	-9.85%
Area 170	Bernalillo	7	10	5	-50.00%
Area 180	Placitas	4	11	8	-27.27%
Areas 210-293	East Mtns./Estancia	24	34	34	+0.00%
Areas 690-760	Valencia County	25	34	45	+32.35%

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

1200 SIGMA CHI Road NE

Albuquerque, NM 87106 MLS 826606



Original refinished oak floors, all one story and original. New windows, roof, remodeled kitchen & master coolers. Huge master bedroom with California closets. Located 2 blocks from UNM in Historic Spruce Park.

Frank Lloyd Wright inspired home w/ fir beams & knotty pine wall paneling in the family room. Country kitchen w/granite counter tops, stainless appliances. Custom Chaco stone fireplace, formal dining & living room. Large covered patio draped w/grapevines.

Lush landscaping and Pristine pool. Elegant, graceful living. Close to hospitals and easy access to I25. **Appraised at \$599.**

Featured Listings in Albuquerque



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 then 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!



Find out what your homes is worth! Call me.

2015 Aldea Stats: Sold, Pending & Listed

Sold: 3 Homes, DOM 89, 0 Lots, DOM 242

Pending: 4 Homes, 0 Lots

Listed: 18 Homes, avg \$509,444, 5 Lots

Tessera, Aldea's Neighbor

Phase 2 has just been released. Many wonderful lots are available. Custom home designs from Comet Studios are available with a purchase of a Tessera Lot. Call: 505-603.9300 to inquire. Homesites are selling above anticipated expectations. Only 2 Lots left in this first release!

I SOLD Lot #9, 50 Via Summa in Tessera with a Sumac model Homewise home.



Santa Fe Report - Aldea

Real Estate News from Dianne McKenzie

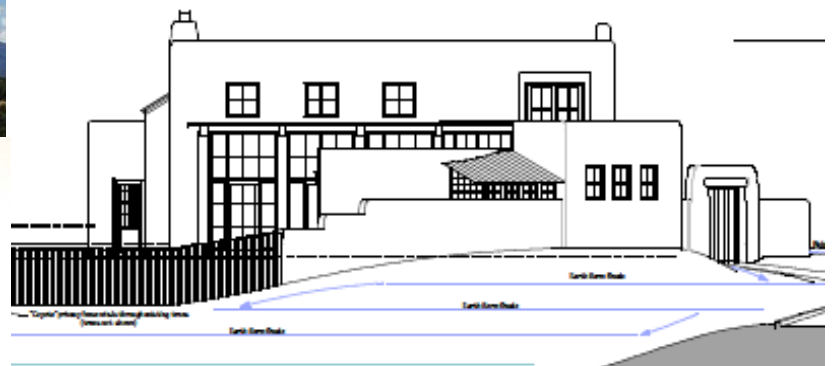
LISTING COUNT: DAYS ON MARKET:

TOTAL	HIGH	LOW	AVG	MED
18	696	11	152	114

Address	Ask	TotSF	\$/TotSF	BD	Total	MLS #	DOM
4 Vista Precioso	\$194,500	0		2	2	201402039	305
4 Calle Amistosa	\$325,000	1,271	\$255.70	3	2	201500215	11
31 Camino de Vecinos	\$392,500	2,025	\$193.83	3	2	201405047	101
32 CALLE LEMITA	\$399,000	1,811	\$220.32	3	3	201403176	221
51 CENTAURUS RANCH	\$431,100	2,596	\$166.06	3	4	201404956	108
11 Calle Festiva	\$477,000	2,200	\$216.82	3	3	201404758	123
23 Vista Precioso	\$495,000	2,368	\$209.04	3	3	201405600	47
7B W Via Plaza Nueva	\$499,000	2,500	\$199.60	3	3	201405182	88
23 Camino Barranca	\$499,000	2,672	\$186.75	3	3	201404497	144
5 Arroyo Privado	\$519,000	2,440	\$212.70	4	4	201404806	122
8 Calle Amistosa	\$545,000	2,223	\$245.16	3	2	201405017	102
85 Avenida Frijoles	\$549,000	2,650	\$207.17	3	4	201405404	68
13 Avenida Aldea	\$550,000	2,350	\$234.04	3	3	201404717	127
17 Plaza Nueva	\$565,000	3,176	\$177.90	2	3	201300933	696
1 Camino Barranca	\$575,000	2,706	\$212.49	3	3	201405314	78
16 Camino Botanica	\$600,000	3,103	\$193.36	3	3	201405411	68
37 Camino Botanica	\$704,900	3,279	\$214.97	3	2	201403302	214
62 E VIA PLAZA NUEVA	\$850,000	4,527	\$187.76	4	5	201403897	121

The inventory of homes on the market in Aldea is very low and as usual, the inventory will most likely increase as we move toward spring. I have an Aldea townhouse that is pending and is scheduled to close at the end of February!!!

Aldea Construction has started on 145 Avenida Frijoles. I sold the Lot and John Halley of Comet Studios designed the house!



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Over 4.1 billion text messages are sent each day in the U.S. alone. Apples App Store surpassed over 40 billion app installs with over 20 billion earlier this year**. Googles Play Store has over 1.5 billion app installs every 30 days*.

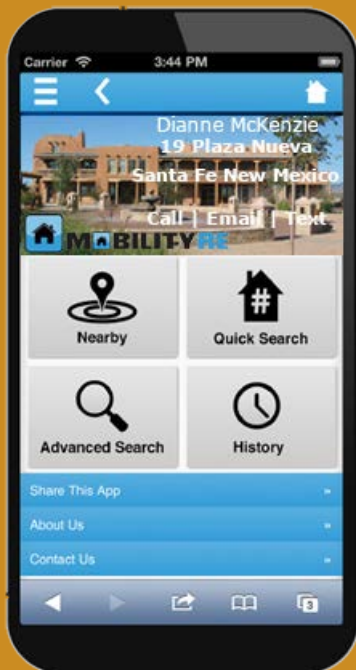
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Taos Ski Valley Report

Real Estate News from Dianne McKenzie

KML

Kachina Mountain Lodge - a Wilderness Eco-Resort Community **Mountain Home Site Investment Opportunity** *Private & Peaceful - Phase One Luxury Wilderness Home Sites are now available in Taos Ski Valley*



Eco-Community Features:

- Kachina Mountain Lodge & GaiaQuest are creating an exciting alpine wilderness eco-community filled with vitality and amenities that include restaurants, commercial conveniences, cultural arts facilities & programs, full-service boutique hotel, affordable euro-style hostel accommodations, private homes, open space parks, trails, year-round recreation opportunities, nature center, camping facilities, community food gardens & greenhouses, permaculture landscaping and GaiaQuest's unique university-style campus.
- Adding year-round vital business and prosperity for Taos Ski Valley, GaiaQuest's main campus center will enhance our community experience with a wide variety of Global Health and Well-Being lifestyle programs, related education programs, products, services and resources that no other alpine resort community has to offer.
- Sustainability features include localized green building solutions, onsite renewable energy farm and tertiary level waste treatment.

Alpine Wilderness Home Features:

- Beautiful Euro-Alpine style eco-home design, custom tailored to accommodate each buyer's unique needs & specifications.
- High Performance Active & Passive Solar Heating and Majestic Mountain Views provided by Expansive South Facing Windows.
- Open Living Area with built-in day bed, efficient Native Rock Fireplace Stove, Gourmet Kitchen with Inglenook, Powder Bath, Custom Built-ins, separate Entry Vestibule and Private Patio Deck.
- Spacious Master Suites with Sitting Area, Luxury Bath with Tub & Shower, Generous Storage and Private View Terrace.
- Rentable Lock-off Suite with Separate Entrance, Fireplace, Luxury Bath & Private Outdoor Patio.
- Direct Ski-In/Ski-out access to Taos Ski Valley's world-class ski runs.

Community Investment Opportunity:

- Purchasing a beautiful custom home site in our unique wilderness eco-resort community at Taos Ski Valley also provides an important investment in the non-profit GaiaQuest Center for Global Health and Well-Being. As soon as investor commitments are in place for all 8 home sites, our Phase One commercial site will be deeded from developer to GaiaQuest for the first Healing Center building.

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

For more information - visit www.KachinaMountainLodge.com and www.GaiaQuest.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.



A E O W Y N's Dog Treats



Banana Apple Sauce Oatmeal Treats

Ingredients:

- 2 mashed bananas
- 1 cup of unsweetened apple sauce
- 2 cups of rolled oats
- 1 cup potato flour (or any flour)
- 1 cup flax seed meal
- 1 cup dried apple slices cut up
- ½ wheat germ
- ½ cup flax seeds
- ½ cup of diced dried apple
- ¼ cup of chicken broth (low sodium) or water as needed
- 1.5 tablespoons apple cider vinegar
- 1 tablespoon coconut oil
- 1 tablespoon cinnamon

*Parchment paper for rolling out the dough, pizza cutter, ruler for cutting straight lines & a dog to snoopervise.

Method:

1. Preheat oven to 350° F.
2. Mix the wet ingredients: mashed bananas, apple sauce, diced dried apples, apple cider vinegar & coconut oil in a bowl. Wait to add the chicken broth or water.
3. Mix dry ingredients in a large bowl: rolled oats, flax seed meal, potato flour, wheat germ, & flax seeds. Stir in the wet ingredient mix & add in small amount of the liquid, as needed. Divide into 4 balls.
4. Roll out dough ball between parchment paper, 1/8" consistent thickness in rectangular shape to fit baking sheet. Discard top parchment paper, use for next baking tray. Transfer rectangular shaped dough with the bottom parchment paper to baking sheet. Use pizza cutter to cut dough in parallel strips to create a checkerboard of 1" squares. Use a ruler to help cut straight lines.
5. Bake 25-30 minutes slightly brown. If you prefer a softer treat, bake for 15-20 minutes. Remove from oven and cool. This recipe uses 4 baking sheet/trays.

These treats are a soft thin treat & are very tasty. Recipe makes enough treats to fill a little more than 3 quart storage container with some to share with dog friends & keep in tins around the house. You can keep the dog treat crisps up to 1 week at room temperature in an airtight container or in an airtight container in the refrigerator up to 4 weeks.





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

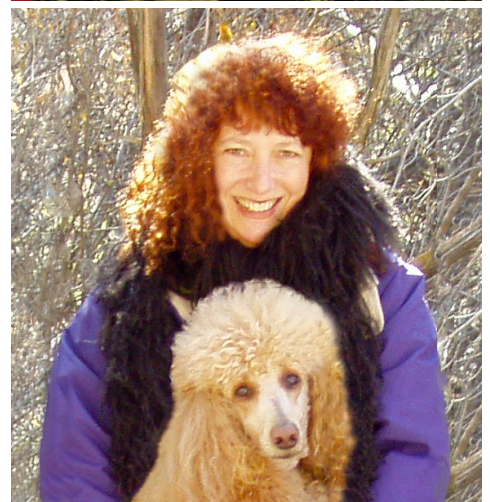
As real estate consultants, we are 100% focused on consulting, marketing properties, negotiating, & overseeing the transactional details for our clients. We are committed to making the home buying / home selling experience the best it can possibly be. Our purpose is making sure our clients are so outrageously 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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