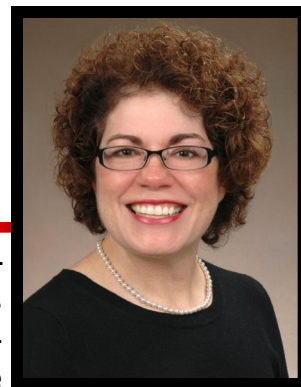


In Step with Alice Steppe

Vol. 3 Issue 3



Talking about the weather is so boring! But the weather is so oppressively, record-setting HOT that I cannot ignore it! After that is said, we all need to go on with our lives and follow the safety precautions of plenty of fluids, not doing outdoor strenuous activities during the heat of the day, saving water for the firefighters, and relieving pressure on our antiquated water mains, etc. Heed the Heat!

It has been a very busy few months with houses selling well and a brisk pace of listings moving to closing. I am happy for my buyers and sellers alike. It isn't always a fast process, but being both steadfast and attentive to listings really helps the process. What do I say when someone calls me to ask for advice? Just a few observations from reviewing listings: Photos are critical; number, quality, focus on features, updating photos on listing. Details on the property are paramount for relaying the uniqueness of the property. Our MIBOR (Metropolitan Indianapolis Board of Realtors) allows 24 photos per listing and numerous detail options for each home, as well as written directions, property description, and agent to agent remarks. These are a Realtor's opportunity to make your home stand out from all the others.

So if you know someone who is not happy with their Realtor, you might share this newsletter to arm them with questions and talking points for their agent. Being a Realtor is hard work, but doing a good job for our clients is what good Realtors do! I want to earn your business and that of your friends and family.

I saw the movie "Midnight in Paris" by Woody Allen last week. The main character "Gil" played by Owen Wilson, is writing a novel where the main character of the books owns a vintage shop. I had read about such a shop in the Indianapolis Star Fountain Square. Recently, in the Star of vintage and store, 'Harloh's' was mentioned again. I decided to make a trip to Fountain Square and check it out. It is a very fun, curious, and delightful place of business. Owner, Tammy Dyson, has a great eye for unique merchandise and I loved some of her inventory. I have visited the store twice since and have admired treasures of past years. My daughter Catherine, bought a fabulous wrap which she is wearing to a wedding in the fall. The combination of nostalgia, shopping fun, and a trip down memory lane. I encourage you to take such an outing and visit 'Harloh's'. There are also unique and delicious restaurants nearby. Fountain Square restaurants offer everyday 'Hoosier' fare to more exotic cuisine. We enjoyed the Middle Eastern buffet at lunchtime at Luxor. **Explore Indianapolis!**



In This Issue:

Explore Indianapolis

I've Been Busy

Title Insurance Benefits
Our Nation

Refreshing Recipe

Prioritizing Home
Maintenance and
Repairs

In Step with Alice Steppe

My Current Listings



7847 N. Chester Avenue
\$149,900



6555 Glacier Drive
\$179,900



6921 Thousand Oaks Lane
\$124,900

My Listing—Just Closed



7357 Glenview Drive E.
\$269,900

I'VE BEEN BUSY!

Sold So Far This Year



316 E. Beechwood Ln
My Listing, My Sale



112 Berkley Road
My Sale



4020 W. Evelyn St.
My Listing



7417 Glenview Dr. E
My Listing



4825 Guilford Avenue
My Listing



5038 Haynes Avenue
My Sale



7307 Shadow Wood Drive
My Sale



4172 Waterthrush Dr
My Listing



7264 N. Wynter Way
My Listing



4032 Winding Way
My Listing

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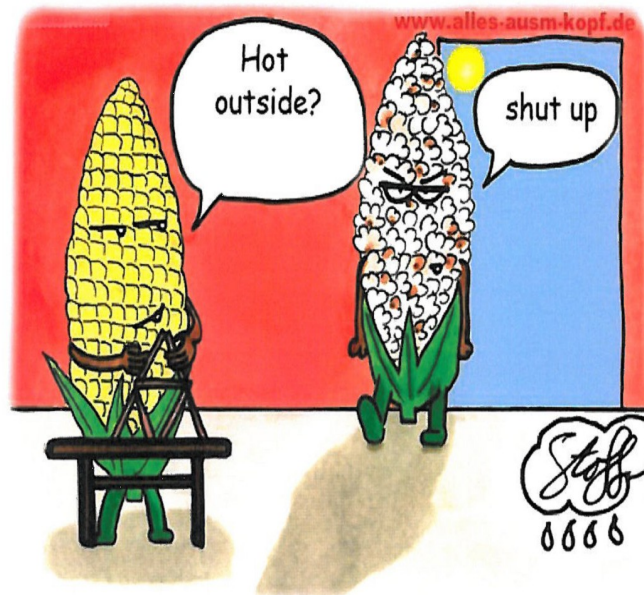
Did You Know that Title Insurance Benefits Our Nation?

Every day in this country, the title insurance industry works behind the scenes to efficiently transfer real estate ownership. But the people buying and selling homes or other real estate don't always see the work they do. In addition, they may not know that the processes help our country in general. Here are a few examples:

- Because of the title insurance industry, Americans close their loans faster than any other country—30 days on average—and the speed of the transaction saves consumers tens of billions of dollars annually in additional interest costs.
- At no cost to taxpayers, the title industry collects \$1.75 billion per year in back income taxes.
- At no cost to taxpayers, the title industry collects \$3 billion per year in delinquent real estate taxes.
- At no cost to taxpayers, the title industry collects \$325 million per year in delinquent child support payments.
- The title industry spends \$225 million per year to correct errors in the public property records that otherwise would lead to serious impairment to the property rights of millions of Americans.
- The title industry is an important source of revenue for local governments, paying \$170 million per year to purchase copies of recorded documents.
- Because of the title insurance industry, people can be confident about purchasing property anywhere in the country because they are insured against fraud and defects in the public record.
- Because of the title insurance industry, mortgage lenders are more willing to lend because ownership by the borrower of the real estate is guaranteed.



The above information was provided by
First American Title Insurance Company



Lemon Ice Box Pie

Crust: Crushed Vanilla Wafers; mix with melted butter.
Form crust in pie pan.

Filling:

- 1 can Sweetened Condensed Milk
- 3 egg yolks (save whites for meringue)
- 1/2 cup Lemon Juice
- 2 drops Yellow Food Coloring

Beat egg yolks well, fold in milk, add lemon juice and food coloring, blend well.. Pour into crust.

Meringue:

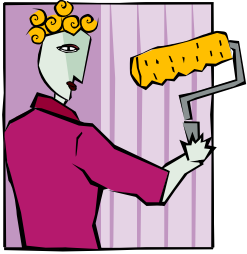
- 3 egg whites
- 1/3 cup Sugar
- 1/4 teaspoon Cream of Tartar

Beat egg whites with cream of tartar. Once whites peak, slowly add sugar. Periodically feel meringue for graininess. Continue beating until the graininess disappears. Top pie with meringue—filling edges first. Bake at 350 degrees until browned. Cool then refrigerate.

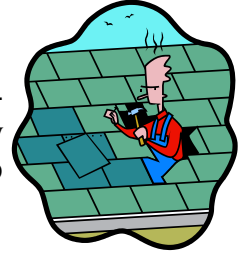
OR forget the meringue—tent with aluminum foil, bake 10 min, cool, place in freezer.

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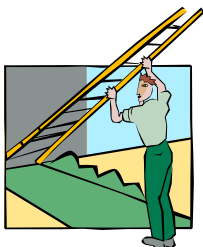
Prioritizing Home Maintenance & Repairs



When making your “to do” list for necessary repairs and regular maintenance, you should start your list with the items that will protect your family from harm. Below is a list of potentially hazardous areas that should be top priority on your list:



- **Railings & Banisters:** Make sure that all of the hardware is securely fastened to the wall support structures to prevent serious falls. Replace split or worn railings.
- **Walkway Cracks & Uneven Walkways:** The outdoor walkways tend to be overlooked, but cracked and uneven areas could easily cause a trip and fall which could potentially cause severe injury.
- **Smoke Detectors:** If you don't have them; get them. If you do have them; check the batteries regularly. A good rule of thumb is that when you change your calendar to the next month; check the batteries.
- **Lighting:** Make sure to replace burned out bulbs in walkways and hallways right away. You don't want anyone to trip and fall because they cannot see where they are going. Also make sure that your front and back entry lights and any security lights are working properly and do not have burned out bulbs.
- **Steps:** Check porch steps regularly to make sure that they are not rotting or loose. A broken or unstable step can be very hazardous.
- **Electrical Outlets:** Test all indoor and outdoor outlets to make sure that the ground-fault circuits are working properly. A damaged outlet can short out and cause an electrical fire.
- **Windows:** Repair loose or broken latches, replace cracked or broken panes especially on lower level where unwanted entry is more likely.
- **Garage Doors:** Garage doors that do not close properly or have an unreliable electric opener are the perfect point of entry for burglars.
- **Security Systems:** Even the most basic electronic security system can provide a more protected and secure feeling. It is a deterrent to potential invaders plus most insurance companies provide discounts on your homeowner insurance when you have an alarm system in place.
- **Gutters and Downspouts:** It's a dirty job, but an absolute must, even if you have gutter guards. Birds seem to find ways to build nests and tree seeds can start growing in the gutters. Add gutter hoses to your downspouts to direct rainwater away from your home. This will prevent water from seeping into crawl spaces and basements.
- **Roof:** Even the newest roof can have damage from severe storms. Check your roof regularly; a leak can cause expensive damage and untreated leaks can develop mold which is hazardous to your health.
- **Paint:** The wood on your house needs protection; check the paint regularly to see if you need to add another coat, repair rotted or damaged areas, or simply add a touch up. New interior paint gives an added freshness to the home and you can change the look of a room simply by changing the paint color.
- **Caulk:** Check the caulking around sinks, tubs, showers, and toilets. An inexpensive tube of caulk goes a long way in preventing water damage around these fixtures.
- **Plumbing:** Open the cabinet doors and look for water. Leaking pipes can rot your cabinetry and develop mold. Find a leak; fix it immediately and prevent the damage before it's too late.



I hope that these tips are a help to you in maintaining your home and keeping your family safe. If you have other tips not mentioned here, I'd love to hear from you so that I may add them to my list. Call, text, or email me any time.

