

Over the Fence

D P R Realty

Ray Brigandi
Realtor®

7121 W Bell RD
Suite 100
Glendale, AZ 85308
Phone: 602 430 7121
Fax: 623 776 3482
rayb72@hotmail.com

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

Ray is the way Real Estate gets done

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Have a COOL Summer!

Keeping cool indoors as temperatures rise outdoors can be a challenge. The sun beating down on our homes can cause indoor temperatures to climb to uncomfortable levels. Air conditioning provides some relief—but the initial costs of installing an air conditioner and the electricity costs to run it can be high. But, there are ways to keep your home cooler in the summer without installing an air conditioner.

Use Natural Ventilation

Natural ventilation relies on the wind and the “chimney effect” to keep a building cool. Natural ventilation works best in climates with cool summers or cool nights and regular breezes. When wind blows against your home, air is forced into your windows. Heat accumulates during the day, and the cool night air can flush it out.

In addition, a windbreak such as a fence, hedge, or row of trees that blocks the wind, can force air either into or away from nearby windows. Wind moving along a wall creates a low-pressure zone that pulls air out of the windows.

The chimney effect occurs when cool air enters a building on the first floor or basement, absorbs heat in the room, rises, and exits through upstairs windows. This

creates lower air pressure, which pulls more air in through lower-level windows.

Create natural cross-ventilation by opening your windows and doors, and adjusting the size and location of the openings to ventilate different parts of the building. You’ll cool more of your home if you force the air to take a longer path between the inlet and outlet.

Block the Heat

Solar heat travels in through the roof and radiates into the attic. Attic ventilation can slow the transfer of heat into your home, but the most effective way is to block the heat from entering in the first place. Insulation helps keep your home comfortable and saves money on mechanical cooling systems. Trees, shrubs, awnings and indoor or outdoor shading devices can block the sun’s rays and absorb/reflect the solar heat.

Check for unintentional openings around your doors, windows, electrical outlets, and in foundations and exterior walls, which may leak air into your home. Thorough caulking and weather stripping will control most of these air leaks.

Reduce Heat-generating Sources

Often overlooked sources of interior heat gain are lights and appliances, such as ovens, dishwashers, and dryers. Take advantage of daylight to illuminate your house, and consider switching to compact fluorescent lights.

When possible, use household appliances in the morning or late evening when you can better tolerate the extra heat. Consider cooking on an outside barbecue grill or use a microwave oven. Remember too, that energy-efficient appliances generate less heat and use less energy.

Adapted from U.S. Dept. of Energy website

Get Those Mosquitoes to Buzz Off!

Summer is a time to enjoy the long days and warm evenings—and often with unwelcome visitors! Some tips to keep mosquitoes from spoiling your fun:

- Inspect and repair window and door screens.
- Eliminate standing water around your home.
- Keep gutters clear of debris that can hold water.
- Keep grass cut short and shrubbery well trimmed.
- Check into mosquito traps and electronic zappers.
- Stay inside between dusk and dawn, which is peak mosquito biting time.
- Avoid areas where mosquitoes are plentiful.
- Wear light colored clothing. It attracts fewer mosquitoes than darker clothing.
- Wear long sleeves, long pants and socks while outdoors, especially when walking in wooded areas.
- Apply insect repellent sparingly to exposed skin.



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Repair, Replace, Relax with Fidelity National Home Warranty (FNHW). A home warranty from FNHW provides both the home buyer and seller with “peace of mind” when it comes to repairs and/or replacement of a home’s major systems and appliances. FNHW prides themselves on superior customer service, including quick response time and efficient solutions for homeowners’ problems and needs. The homeowner only needs to make one call and pay one small service fee when a problem or a repair need arises.



If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.



This is not intended as a solicitation if your property is currently listed with another agent. Fidelity National Home Warranty believes all information to be reliable, but assumes no legal responsibility for its accuracy.

Do-it-Yourself Screen Repair

Replacing or repairing your torn window screens is a simple process. With a few inexpensive tools and a little patience, you can save hundreds of dollars.

- Tools needed: roll of replacement screening, screen rolling tool, and new rubber edging.
- First, remove the screen from the window frame or door. Lay it on a flat surface at least as large as the screen to be repaired.
- Pull the round rubber edging out from the old screen to separate it from the frame.
- Discard the old screening.
- Measure the new screening from the roll of replacement material leaving approximately 1” extra on all sides.
- Lay the new screening down on the frame.



- Cut a length of new rubber edging that will reach all the way around the perimeter of the screen.
- Using the rolling tool—start in one corner, pressing the rubber edging slowly but firmly back into the groove, sandwiching the screening into the frame. zIt is helpful to have a friend helping to hold the screen taut.
- Work all the way around the screen.
- Trim excess screen material with an exacto or razor knife.

Congratulations! You are now ready to put the screen back into the window or door frame.



June 19th is Father's Day

“It doesn't matter who my father was; it matters who I remember he was.” Anne Sexton

BARBECUED BEEF SHORT RIBS

- 1 T. butter or margarine
- 1/3 cup chopped onion
- 1 T. plus 1 tsp. all purpose flour
- 1 cup apple cider or apple juice
- 3 T. sweet pickle relish
- 1 T. catsup
- 1/4 tsp. salt
- 1/4 tsp. dried basil
- 1/8 tsp. ground cloves
- 4 pounds beef short ribs

Melt butter in a medium saucepan over low heat; add chopped onion, and saute until onion is done. Add flour, stirring well. Cook 1 minute, stirring constantly. Gradually add apple cider or apple juice. Cook over medium heat, stir constantly, until mixture thickens. Stir in remaining ingredients except ribs. Remove sauce from heat, and set aside. Cut ribs into serving size portions, and grill over low coals 1 hour and 15 minutes. Baste ribs with sauce, and grill 20 more minutes or until desired degree of doneness. Turn and baste frequently with sauce. Serve the remaining sauce on the side. Serves 4-6