

Dear Neighbor,

As your neighborhood specialist, feel free to contact me for a complimentary property evaluation report, and information on my "Seller Benefits" plan.



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THE BARBAGELATA CO.

R E A L T O R S

11/95

HOMEWORDS

An entertaining newsletter from one neighbor to another.



THE BARBAGELATA CO.

R E A L T O R S

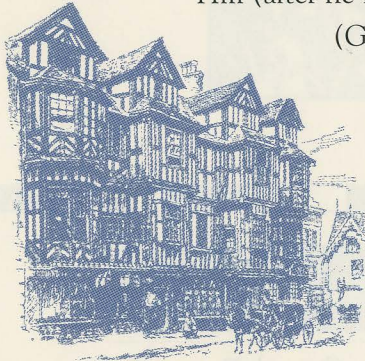
Birth of a Neighborhood

Before the neighborhoods West of Twin Peaks were tamed by municipal improvements, they were sandy spaces occupied by horse racing, farming, dairy ranching, and gunpowder production.

Around 1900, the prospective buyer (with an acquired taste for fog) looked for affordable property near transportation to downtown. Still, the inaccessibility to the new "Parkside" and the up and coming communities of St. Francis Wood and Forest Hill, was a problem. In 1918 the Twin Peaks tunnel literally opened up West of Twin Peaks and made these areas popular for their remoteness from "urban chaos."

As the streets multiplied, the neighborhoods grew. The distinctive builders in these early tracts were Fernando Nelson in West Portal/Merced Manor and Mark Daniels in Forest Hill (after he laid out Sea Cliff). The "Big 5" post-War builders

(Gellert, Stoneson, the Doelgers, Chris McKeon, and Ray Galli) are credited with the majority of homes from Lakeshore to the Sunset. Builders borrowed and stole from one another, keeping a weather eye out for what was selling. In the hilly areas the topography influenced house plans and orientation, but in the flatlands, it is architectural homogeneity that is most impressive.

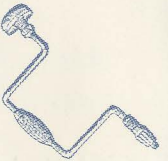


The Red Barn

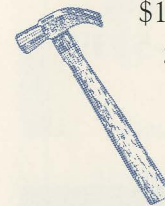
Why are barns painted red? In the early nineteenth century farmers learned that the color red absorbed sunlight extremely well and was useful in keeping barns warm during winter. The farmers made their red paint from skim milk mixed with the rust shavings of metal fences and nails.

Remodel and Return

KITCHEN REMODEL: The kitchen is key to selling the home. Major remodeling runs \$40,000 and up, while face-life renovations often start at \$15,000. A face lift is likely to return all the money put into it. With a major remodel, you can expect to recover about 80 percent if you sell after five years. For less than five years, try to keep the cost of a major remodel to \$25,000 - you may then recover approximately 90 percent.



BATHROOM ADDITION: Adding a second bathroom is one of the most cost-effective improvements you can make. A ground-level basement bathroom is approximately \$12,000 to \$20,000; adding a basic bath on the first or second floor can add \$3,000 to \$7,000 to the cost. This addition can recover approximately 100 percent of the cost and the property is likely to sell more quickly.



"Put not your trust in money, but put your money in trust."

— Oliver Wendell Holmes, 1809-1894

As Poor Richard Says....

"He that lies down with Dogs shall rise up with fleas."

"God works wonders now & then: Behold! A lawyer, an honest Man!"

"Three may keep a secret if two of them are dead."

"Fish and visitors stink in three days."

"Keep your eyes wide open before marriage, half shut afterwards."

Home Sweet Home

Reclining chairs are back in vogue. People are deciding they'd rather have comfort zones than showplaces. It doesn't hurt, either, that the new recliners look better.

The color green is now the most popular car color, and it is quickly gaining favor inside the home, due in part to a new environmental awareness and appreciation of nature.

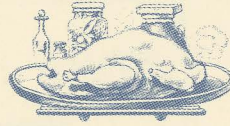
If you ever thought those appliances you bought would last forever, think again. The following numbers indicate how many years your appliance will probably last: Personal Computers – 6; Washing Machines – 13; Refrigerators – 14; Dishwashers – 11; CD Players – 7; and Camcorders – 7.



Mango Chutney Chicken

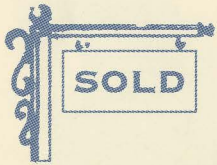
Servings: 6

- | | | | |
|---|----------------------------------|-------|---------------------|
| 2 | 2-lb chickens, cut into quarters | 1/4 | cup dry white wine |
| 6 | tablespoons unsalted butter | 1-1/2 | cups mango chutney, |
| 2 | tablespoons Curry powder | | chopped with syrup |



In a saucepan, melt butter and stir in curry powder and wine until well blended. Place chicken pieces in a single layer in a baking dish and generously baste with the curry butter mixture. Bake the chicken in a preheated 400° oven for 20 minutes. Remove the chicken from the oven and spread the chutney over each piece of chicken. Bake for an additional 20 minutes. Serve with rice, shredded coconut and sliced bananas.

"It is a hard matter, my fellow citizens, to argue with the belly, since it has no ears."
— Cato the Elder, 234-149 BC



Good Advice

If you consider selling your home, take the time to spruce it up—there is a very good chance it will sell quickly at top market value.

First impressions count – Remember the front of the house is the first thing people see. **Neutralize** – This means colors, wallpaper, furniture and fixtures. **Reduce Clutter** – Organize closet space and the basement. **Fix** – Whatever is broken!

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