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Between FRIENDS

"Personal, professional service"
ChristianRealtySanAntonio.com

As summer winds to a close and the kids head back to school, give me a call for a "crash course" on the current local real estate market!



Thinking of selling your home? Adding a Home Warranty Plan to your transaction may result in a faster sale at a more advantageous price. A home warranty provides budget protection from the high cost to repair or replace covered home systems and appliances—helping to reduce your risk of after-sale disputes and offering optimal peace of mind to buyers and sellers alike.

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An experienced real estate professional can ensure a smooth transaction for those near and dear to you. Please refer your friends, family, and colleagues to me.



Health & Safety Backpack Safety for Kids

Are your children's backpacks putting extra strain on their growing backs? According to the National Safety Council (NSC), kids should carry no more than 10% of their body weight on their backs. The NSC also recommends looking for the following features when shopping for an ergonomically designed backpack.

Correct size: Choose backpacks that are not wider or longer than your child's torso and don't drop further than four inches below his or her waist.



Hip and Chest Belts: Secure belts will transfer weight from the back to the torso and hips.

Compartments that Evenly Distribute Weight: Look for multiple compartments so the contents don't clump at the bottom of the backpack.

Lumbar Support Backpacks: You can purchase special backpacks that pad the lower back. Some use soft material, such as memory foam, while others allow you to pump a chamber full of air to give it a little extra cushion.

Reflective Material: Shiny, reflective patches will make your kids more noticeable to drivers when it's dark outside!

Helpful Hints

3 Tips to Work Smarter

In *The 7 Habits of Highly Effective People*, Stephen Covey tells the tale of a woodcutter who is so eager to finish his work that he saws away for hours and hours... with a dull blade! He works longer and harder with fewer results—a problem that many of us understand!



How can you "sharpen your saw" to work smarter instead of harder?

Make a Plan: Take a look at your regular processes from start to finish and plot them out on paper. Question whether each step is truly necessary. Does each step add value for your organization and its customers? If not, it's time to rethink the process.

Collaborate: Talk to your colleagues about how you can help each other reach your productivity goals. We all depend on each other, and we often don't realize how our jobs impact our co-workers. Be kind, respectful, and open-minded in your approach to building a better workflow, and you'll all come out on top.

Stay Organized: Keep detailed notes with your latest updates on every task in progress (e.g., "left message for Amy on 9/19—will follow up Monday"). That way, you can seamlessly juggle multiple projects at the same time. *Asana.com* and *Toodledo.com* are great web-based task management tools.

**1 pork tenderloin
(about 1 lb.)**

**3/4 cup sesame ginger
marinade**

**1 can (20 oz.) pineapple chunks
in juice, drained**

**1 medium red bell pepper,
cut into strips**

**1 medium red onion,
sliced**

Place pork in a large bowl. Add 1/2 cup of the marinade; turn to coat well. Refrigerate 30 minutes or longer for extra flavor.

Place pineapple, bell pepper, and onion in a second large bowl. Add remaining 1/4 cup marinade; toss to coat. Set aside.

Preheat oven to 400°F.

Remove pork and pineapple mixture from marinade. Discard any remaining marinade.

Arrange pork and pineapple mixture in foil-lined baking pan.

Bake 30 minutes or until pork reaches 160°F on a meat thermometer.

Remove from oven and let pork rest 10 minutes; slice and serve topped with pineapple mixture.



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Household Tips Renovations that Could Make Your Home Harder to Sell

Renovating your home can produce a great return on investment, assuming they're good ones! Here are a few renovations to avoid...

Bold Exterior Paint: Bright, bold colors on the outside of a home could turn off prospective buyers. Florescent pink may be your thing, but if you plan to sell anytime soon, Bob Vila says you're better off with earth tones.

Excessive Wallpaper: Wallpaper can be difficult to remove, and too much of it might work against you if prospective buyers are planning a remodel.

Converting the Garage to Living Space: While attic and basement conversions can produce a healthy return on investment, most buyers want to park their car in the garage—not their teenage son!

Carpeting over Hardwood: You may be tempted to cover your hardwood floor, but *USA Today* reported that 54 percent of home buyers are "willing to pay more for a home with hardwood flooring." Rather than covering it with carpet, consider refinishing that old, hardwood floor.

