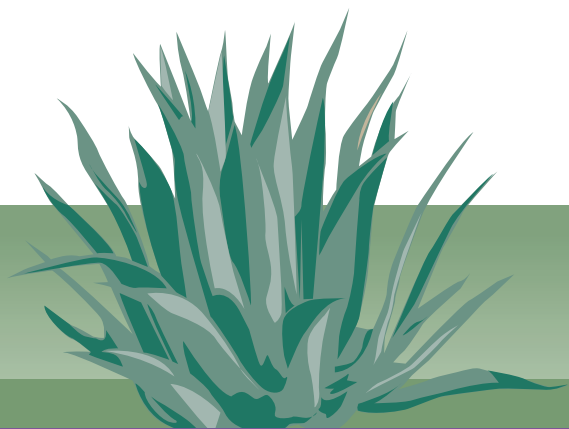


Mesa Uplands Up Close



Bringing neighbors closer to their community

March 2014

DECA HELPS BUILD ENTREPRENEURS AT SKYLINE HIGH SCHOOL

By Sharon Wozny

Vicki Tolman, a whirlwind of energy, passion and commitment to her students at Skyline High School, started Distributive Education Clubs of America (DECA) eight years ago.

Business-minded students interested in being entrepreneurs should definitely become members of DECA. "DECA is the bridge to the other side," stated Ms. Tolman. "It is real life, real world. It takes what we do in the classroom, and brings it to the real world. That's why I do this," she continued. "It helps to make dreams come true, and lets the students live outside the box."

Ms. Tolman's vast experience includes a degree in business administration, a master's degree in economics and entrepreneurs for education. She also has earned countless accolades associated with her involvement in Mary Kay and Princess House. In addition to being a contributor to the book entitled *Some Leaders are Born Women*, Ms. Tolman teaches marketing classes for Mesa Community College, and has spent eight years as a marketing teacher at Skyline High School. All of this combines to make her incredible at what she does.

Recently, Ms. Tolman's DECA students attended the Desert District competition at Arizona State University Polytechnic. The participants test ahead on a multiple-choice exam, which involves 100 items associated with marketing. Highlighting the other section is the business



role-play, with a one-on-one setting before a judge.

The students choose their individual areas of expertise, such as apparel and accessories, hotel lodging management, sports entertainment and marketing or retail merchandising. They submerge themselves into learning the area of interest, and prepare for the role-play. Ms. Tolman likes to have each student visualize being a leader and a winner.

For the role-play, the students are handed the business situation, and given 10 minutes to read and prepare. They enter the room and begin the role-play, which is judged on certain performance indicators. The future business leaders are learning how to be successful in the business world, which includes learning to think on their feet.

Ms. Tolman's DECA students came away with 21 total medals, including five first-place overall winners in apparel and accessories, hotel lodging, sports and entertainment, retail merchandising and food marketing. The judges agreed the students were knowledgeable about their industry of interest.

Preparation for an event of this nature takes time and

dedication. Ms. Tolman has alumni come to her class to help prepare current students. These former students build their own leadership skills and self-esteem by giving back to the current students. In addition, Ms. Tolman schedules two dress rehearsal boot camp sessions after school, for two hours, as a means of helping the students prepare. They practice business role-plays, while also learning about professional dress and impromptu speaking.

There were many East Valley schools at the competition. The students enjoyed meeting others from various schools. Future business networking was beginning. It is a starting point, a jumpstart to a future placing these students a step ahead of the competition.

For more information about Distributive Education Clubs of America, contact Vicki Tolman at vctolman@mpsaz.org, or go to www.mpsaz.org.

Children's Cancer Network FASHION SHOW OFFERS ATMOSPHERE OF HOPE

By Sharon Wozny

The Arizona Biltmore's Frank Lloyd Wright's Ballroom will transform into an Enchanted Garden on March 15, from 10:30 a.m. to 2 p.m.

The fashion show began 11 years ago when then Jenny Luttrell, only 17 years old, wanted to make a difference for families. She knows firsthand the cancer journey, as her brother, Jeff, at age 5, was diagnosed with leukemia, and is a 20-year survivor.

Captivating everyone, from little girls out for a day with mom and grandma, to every age in between, it is a day filled with hope and gratitude. The event also celebrates the brave battle these children have fought.

The ballroom will twinkle, and music will entertain, while the guests gather at the 85 tables to enjoy a luncheon only the Biltmore can provide. Silent auction items, totaling 200, are there for the bidding, as well as a variety of raffles sure to delight and entertain all ages. KPNX Channel 12 News Anchor Lin Sue Cooney is the host. Auctioneer Leticia Frye will keep you in awe when she begins her live auction.



Every moment of the day is special, but the moment of entrancement is when the models, styling in outfits from Dillard's, take the runway. These models are unlike any models you have seen. They are individuals, ages 2 to 33, who have battled cancer. They come from all walks of life, from all over the state, as Children's Cancer Network provides hope and support to Arizona families who are on this cancer journey. Each has a story to tell about how the disease was fought. Some are still in treatment, and some are off treatment. Others are newly diagnosed, and several are cancer free.

Children's Cancer Network presents a fashion show designed to knock your socks off, and leave you with the desire to make a difference. Tickets are only \$70. Mark your calendar for March 15. Gather your friends, and spend a lovely day at this event.

More information about the fashion show can be found at www.childrenscancernetwork.org. You also can call Patti Luttrell at (602) 717-9139, or send her an e-mail at luttrell.stephen@gmail.com.

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In This Issue

Mesa Public Schools.....	3	Handyman Service.....	10
Real Estate.....	4	Pie Recipe.....	14
Las Sendas Golf Club.....	5	Home Security.....	16
Terra Travel Academy.....	9	Carnation Home Cleaning.....	18
AAA Gold Party.....	10	Service Directory.....	19

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EDUCATION

Go behind the scenes AT MESA PUBLIC SCHOOLS

Story by Laurie Struna
Photo by Tim Hacker

Mesa Public Schools is nationally recognized for excellence in teaching, and for student achievement in academics, sports, creative and performing arts, as well as career and technical programs.

Did you know, however, a variety of support services contribute to ensuring a safe and healthy learning environment for all students? Have you ever wondered who keeps the buses running on schedule, the carpets clean and the technology operating? Here is a behind-the-scenes look at a few departments adding to the success of Mesa Public Schools.



THE FUTURE IS GREEN

Mesa Public Schools bus drivers safely transport 18,161 students to and from school. They serve as the first and last point of contact with students and parents each day. Transportation maintenance technicians keep 544 buses up and running for the 34,689 daily miles they log. The district operates the largest bus fleet in Arizona, and currently is converting the bus fleet to propane. Last year, Mesa Public Schools reduced greenhouse gases by 2,789 tons, becoming the first school district to win the Propane Autogas Fleet award.

USING TECHNOLOGY TO PROVIDE SERVICE TO PARENTS

Imagine supporting one of the largest Web sites, and most active online presence of any kindergarten through grade 12 school system in the world. That is all in a day's work for Web Services, the team responsible for supporting student and staff use of Web-based technology.

In addition to traditional research and learning tools, today's students use online resources, video conferencing and cloud computing. As the call for technology increases, so do the demands for maintaining the district Web site, and servicing employee and student e-mail.

Mesa Public Schools Web users have created more than 675,000 unique pages of content, have uploaded more than 40,000 minutes or 29 days of video footage, and have helped build a site, which attracts more than 100,000 daily page hits. In addition to Web site news and information, the district Facebook presence allows the community to keep up to date on accomplishments and events. ■

For more information, please visit www.mpsaz.org, or go to www.facebook.com/mpsaz.

MAKE MEALS COUNT

Well-nourished children have improved concentration, elevated test scores, better school attendance and fewer behavioral issues. The central warehouse for food and nutrition drives 820 miles per day to provide students, at 76 campuses, with a wide assortment of appealing and nutritious foods. Each day, students consume 15,500 breakfast quesadillas, as well as 956 gallons of milk, 2,250 pounds of apple slices and a whopping 33,300 slices of whole-wheat pizzeria-style pizza.

A WELCOMING ENVIRONMENT

When students and teachers are healthy and comfortable, the class can maintain focus on teaching and learning. The 389-member custodial department works tirelessly to ensure schools are sparkling every day. These individuals provide important services, from cleaning carpets and disposing properly of waste from the health office, to scrubbing and recoating gymnasium floors. In addition, crews spend three to five days per week dislodging gum from concrete, using high-pressure machines to blast focused streams of heated water to remove the residue.



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PUBLIC SCHOOLS

To learn more about enrollment, visit www.mpsaz.org.

REAL ESTATE

NOW IS A GOOD TIME FOR INVESTORS TO SELL AND BUY

By Lorraine Ryall, Realtor
CDPE, CSSN, MSSC
Coldwell Banker Trails and Paths
Premier Properties



With the increase in home prices, it's a great time for investors to take advantage of that profit and reinvest by trading up into more expensive homes, or selling one home and buying two.

With the 1031 Exchange, you can sell investment property (or personal property) and defer the property gains tax by reinvesting into other real estate. So, if you sell at a \$100,000 profit, instead of having to pay about one-third of that to Uncle Sam, you get to keep it all, and have it continue working for you. It's a great way to grow your investment assets by reinvesting in more or better properties with higher returns.

1031 Exchange Requirements Like-Kind

To qualify for the 1031 Exchange, the property being purchased must be of like-kind to the property sold. There is a lot of misconception as to what like-kind means. If you sell a condo, you don't have to purchase another condo. If you sell a single family home, you don't have to purchase a single family home. Like-kind refers to the section of the Internal Revenue Service Code governing it. For tax purposes, like-kind simply means investment property. You can exchange a rental house for a farm, a commercial building, shopping center or vacant land. You can even invest in oil wells or a coal mine if you like, just as long as it is an investment property.

Reinvesting Values

The net purchase price of the property or properties to be acquired or exchanged must be of equal or greater value than the net sales value of the property being relinquished. You must reinvest all your net cash proceeds from the sale to avoid any capital gains tax.

Time Lines

The Identification Period: This is a crucial period whereby you have 45 days from the close of escrow of the relinquished property to identify potential replacement properties. The 45 days is based on calendar days, and it doesn't matter if the 45th day falls on a Saturday or Sunday, or on a national holiday. This deadline cannot be extended.

The Three Property Identification Rule: There are several different rules associated with identifying replacement properties, but the Three Property Identification Rule is the most commonly used in a 1031 Exchange. This allows you to identify up to three potential like-kind replacement properties. Even if you only plan on purchasing one property, it is still a good idea to identify three, so you have backups in case anything happens to the one you plan on purchasing.

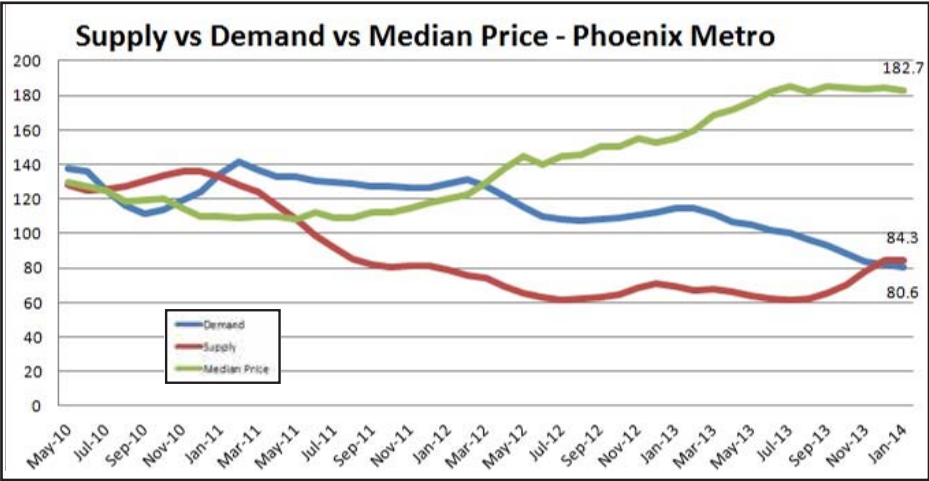
The Exchange Period: This is the period you have to complete the exchange. You have 180 calendar days from the close of your relinquished property to acquire the new property and close the transaction. The 45 days identification period is included in the 180 days.

What Is a Qualified Intermediary?

The sale and purchase transactions must be structured properly in order to qualify for the tax deferred treatment under a 1031 Exchange, and you or your associates cannot ever have access to the proceeds of the sale. Everything has to pass through a qualified intermediary. While title companies, law offices, accountants and others may perform this function, it's probably best to use a firm that only takes on this kind of business.

If you are thinking of doing a 1031 Exchange, or you want to start investing in real estate, call me today for more information, and to assist you in selling and purchasing your properties. ■

Lorraine Ryall is a multi-million dollar producer, and recipient of the Coldwell Banker International President's Circle Award. For more information, call (602) 571-6799, or visit her Web site at www.Homes2SellAZ.com.



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A Closer Look at

LAS SENDAS GOLF CLUB

Features Entertainment, Dining & Golf

A Closer Look, Las Sendas Golf Club...is a monthly column written for the Up Close Publication by Las Sendas Golf Club. In this column, you will get an in-depth look at upcoming entertainment, dining and golf events. Our brand is our mission—to reach out to the community with entertainment, dining and golf events as your pathway to fun, recreation and a pleasurable lifestyle.

ENTERTAINMENT

THE VISTAS PAVILION

Live Dinner Theater

Thursday, March 20, at 6 p.m.

The Vistas Pavilion, in partnership with Murder Ink Productions, is pleased to present an evening of mystery and murder. There are 14 amazing actors, and the entire room is the stage. Your mystery experience starts as you walk up the steps and enter the scene.



As the play unfolds, Marco Vincente, the big cheese, from Las Sendas Movies Inc., opens the doors to his swanky speakeasy *Las Sendas Nightclub*. Everyone who is anyone will be putting on the Ritz at this 1920's-themed murder mystery, including the up and coming starlet, Babette Delight; the playboy director, Richard Famous; and the gossip queen of Hollywood, Paige Turner. The word on the street is Felicity Fox is looking to break her contract with Las Sendas Movies Inc., and will do anything to get away from her ex-husband, Marco, and his gold digger wife. Hmmm, what does she mean by anything?

The price is \$90 per person, and includes a four-course dinner. For tickets, send an e-mail to egomez@lassendas.com, or call Erica at (480) 396-4000.



Live...at Las Sendas

Dueling Pianos

Thursday, April 17, at 6 p.m.

The Vistas Pavilion is once again hosting an evening of Dueling Pianos, with two dueling pianos and two pianists who sing and entertain with humor.

They are accompanied by complex sound systems, and will perform rock 'n' roll, classic rock, Top 40, R&B, country and songs played by request.

The Chef's Grand Buffet is from 6 to 8 p.m., and the show begins at 8 p.m. Tickets are \$60 per person, or a table of eight for \$400. Only 200 tickets will be sold. To purchase tickets or a table, please call Erica at (480) 396-4000, or send an e-mail to egomez@lassendas.com.

Hold the Date**

Please hold the following dates in your calendar for our 2014 **LIVE... AT LAS SENDAS** calendar of events:

- May 29
- July 17

**Dates are firm, entertainment subject to change.

Rock the Runway Fashion and Trunk Show

Hosted by Sheryl Cooper

11 a.m.—Monday, April 28

Come to The Vistas Pavilion and join Sheryl Cooper, wife of Alice Cooper, for a special day of rock, fashion and fun just for the ladies. Enjoy wine and cheese, music, the hottest rock 'n' roll fashion trends, modeled by your favorite local celebrities, and a trunk show, featuring clothes, accessories, makeup, jewelry and more.

11 a.m.—Rock the Runway Fashion Show

1:30 p.m.—Shopping and Trunk Show

VIP Photos

\$25 per person—A portion of the proceeds directly benefits Alice Cooper's Solid Rock organization, as well as the music, dance and vocational programs offered at The Rock Teen Center.

To secure your reservation, please RSVP by Monday, April 21, to joy@alicecoopersolidrock.com, with your credit card payment. Seating is limited, and on a first come, first serve basis.

DINING

Easter Brunch

The Vistas Pavilion is once again hosting our famous Easter Brunch, on Sunday, April 20, from 10 a.m. to 3 p.m. Our buffet includes a seafood display with crab and shrimp, chef-carved beef tenderloin, pineapple spiral ham,

an omelet station, a broad selection of pastries and desserts and much more. The price is \$40 per person, or \$15 for children ages 6 through 12.

For reservations, please call Erica at (480) 396-4000, or e-mail her at egomez@lassendas.com.

Bogey's Private Dining

Bogey's Restaurant has changed from a restaurant to a private dining room, and is available to everyone for parties and events of up to 40 people. Bogey's is a great room to host your rehearsal dinner, birthday dinners, ladies luncheons or a special anniversary. We have a broad selection of menu items from which to choose. To reserve, please call (480) 396-4000, or send an e-mail to info@lassendas.com.

St Patrick's Day Special

Come by The Patio and The Grille restaurants at Las Sendas, and enjoy our St. Patrick's Day Special—Corn Beef and Cabbage for only \$11.95.



Weekly Specials at The Patio and The Grille

Sunday	Chef Attended Pasta Bar—\$13.95
Monday	House Fried Chicken—\$14.95
Tuesday	Cioppino (Seafood Stew)—\$15.95
Wednesday	Gold Canyon Angus Beef Meatloaf—\$14.95
Thursday	Garlic Rosemary Prime Rib—\$19.95
Friday	Blue Moon Battered Rockfish and Fries—\$13.95
Saturday	Root Beer Braised Short Rib—\$15.95

Tuesday to Saturday Live Music on the Patio

PROUD HOST OF SOLID ROCK FOUNDATION TOURNAMENT

Las Sendas Golf Club is proud to announce we are once again the host of the Alice Cooper Solid Rock Celebrity Golf Tournament, on April 28. This tournament is sold out. However, if you are interested in being on the waiting list, in case of cancellations, please e-mail Joy Covell at joy@alicecoopersolidrock.com.

A LEGENDARY EVENING with Alice Cooper, Tommy Thayer, Tom Arnold and Don Felder (formally with the Eagles)

Alice and Sheryl Cooper are hosting a legendary evening of great food, fun and entertainment at Las Sendas Golf Club to benefit the teens at Alice Cooper's Rock Teen Center.

Sunday, April 27, 4:30 p.m. to 9:30 p.m.
Las Sendas Golf Club
7555 E. Eagle Crest Drive

This exclusive evening's festivities include a cocktail reception, silent auction, photo opportunities, dinner and live entertainment by Tom Arnold, Don Felder (formally



A CLOSER LOOK AT LAS SENDAS GOLF CLUB (CONTINUED)

with the Eagles), Tommy Thayer and Alice!
Tickets are \$250 per person.
Your donation helps fund the free music, dance and occupational training programs offered at The Rock Teen Center, which is changing the lives of teens on a daily basis.
Please RSVP to joy@alicecoopersolidrock.com with your contact information and number of guests. Seating is limited and available on a first come, first serve basis.



GOLF ACADEMY

Golf Tips from Mike Malaska

This month, I want to talk about the dreaded shot out of the sand. Bunker shots are the hardest shots for amateurs to hit, and the easiest shots for the pros to hit. Why should it be the easiest? Because you actually are trying to miss the ball, giving yourself more room for error. You don't have to pick the club up, and hit dramatically down into the sand. You only have to hit and throw sand out from under the ball. Think about hitting the bunker shot so the sand carries the ball with it. If you set up with your shoulders level (parallel to the ground), hit just an inch or two behind the ball, and feel like you *throw the sand* at the target. You'll soon be agreeing with the pros. ■

RECIPE OF THE MONTH

Short Rib Pappardelle with a Sherry Mushroom Cream Sauce from Chef Matthew

SHORT RIBS

Ingredients

- 2 pounds Short Ribs (or boneless chuck flap)
- 1 cup Red wine (port recommended)
- 2 Carrots, stew cut
- 3 ribs Celery, stew cut
- 2 Yellow onions, stew cut
- 3 Garlic cloves, whole
- 1 Bay leaf, dried
- 3 sprigs Thyme, fresh
- 1/2 tablespoon Whole black peppercorns
- 2 tablespoons Kosher salt
- Water to cover by 70%

Procedure

Sear the short ribs in a very hot large pot to obtain a good sear. Make sure to season all sides of your short rib as you sear. Remove seared short ribs. Add in vegetables, and sauté for a few minutes until onions are translucent. Replace short ribs. Deglaze with wine. Add remaining seasonings and water. Cover tightly with lid or foil. Cook for 4 hours at 350 degrees, or until very tender.



SHERRY MUSHROOM CREAM SAUCE

Ingredients

- 1.5 pounds Button Mushrooms, quartered
- 1.5 tablespoons Garlic cloves, finely chopped
- 1 Bay leaf
- 1 tablespoon Thyme, fresh-chopped
- 1/2 gallon Heavy whipping cream
- 1/2 cup Sherry wine
- 1 tablespoon Canola oil
- 1/2 teaspoon Red chili fake
- 1/2 teaspoon Nutmeg, ground
- 2 teaspoons (or more to liking) Kosher salt
- 1 teaspoon Black pepper

Procedure

Sauté the garlic with the thyme on a medium heat (avoid color on garlic). Add mushrooms. Deglaze pan with wine, add bay leaf. Then reduce wine by 75%. Add heavy cream, chili flake and nutmeg. Reduce until sauce can coat a spoon. Then gradually add salt and pepper.

Serve this delicious short rib dish with sautéed cherry tomatoes, shaved parmesan and pearl onions. Add the Creamy Sherry sauce to any style of pasta one desires.

The Vistas Pavilion at Las Sendas

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info@lassendas.com
480-396-4000

Live Dinner Theater

The Vistas Pavilion

March 20th, 2014 at 6pm

Live Dinner Theater Production

14 Amazing Actors - the entire room is the stage

Your mystery experience starts as you walk up the steps and enter the scene
Gangsters will greet you and secretly offer clues
An engaging and lively dinner date with a murderer!

The stage is set for an original interactive mystery written for Las Sendas Golf Club on March 20, 2014. Join us for this fun filled evening and listen to 1920's music, watch our dancers perform the Charleston and sit back, relax and enjoy dinner while watching some of your fellow members take part in a mystery. Just remember to fasten your zoot suits or hang on to your boots because the person sitting next to you could be a... murderer!

Four Course Dinner • \$90 per person

(plus tax and gratuity)

For tickets contact Erica Gomez at
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LAS SENDAS

\$180,000
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RED MOUNTAIN RANCH

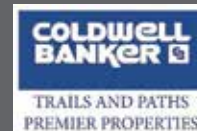
\$250,000
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 2,114 square feet



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EDUCATION

Self Development Partners with Local High Schools

By Jen Salvatori, Self Development Charter School

On Feb. 11, Self Development Charter School (SDCS) hosted its Middle School and High School Information Night for parents and students.

Among the presenters were the school leaders from four of Mesa's high schools, i9 Sports' representatives, as well as SDCS administration and faculty members. With a wonderful turnout, the event was a huge success.

Several local high school administrators attended the event. Among the school leaders present were Brian Snoddy, Arizona Agribusiness and Equine Center; Greg Milbrandt, Mountain View High School (*School of the Champs*); Dr. Catherine McDaniel, Red Mountain High School (Cambridge International Examination School); and Nina Johnston of Westwood High School (International Bachelorette Program).

These administrators presented valuable insight into choosing an appropriate school to meet students' specific needs, and discussed the programs offered at their schools. Presenters included Mr. Snoddy, Mr. Milbrandt, Dr. McDaniel and Ms. Johnston. Parents and students were given the opportunity to meet individual high school

leaders to discuss their programs.

During the information session, SDCS faculty provided an overview of the academic program, which includes Language Arts (grammar and writing) and Literature (high school level), Social Studies, Science (i.e., Life, Physical, Biology, AP Biology), Math (i.e. Algebra I, Geometry, Algebra II) and Foreign Language (Latin and Spanish). The Foreign Language courses are hybrid classes, offered through Middlebury College. Students have the opportunity to enroll in various electives as well, including computers, journalism, art, SAT prep, Math Counts and Science Bowl.

A student's SDCS middle school years begin with grade six. Many students transition from SDCS's elementary program (kindergarten through grade five) directly into the middle school. However, students are welcome at any grade level. SDCS's middle school program continues the tradition of an accelerated curriculum, which begins during the elementary school years.

The SDCS curriculum is designed to instill study skills and academic knowledge for success in high school. Students who complete the kindergarten through grade-eight program at SDCS have the reputation for being self-disciplined, motivated learners who tend to be highly successful in high school. SDCS coordinates with local high schools to facilitate a smooth transition to high school and ensure student success.

"The commitment to academic excellence Self Development Charter School provides to my son is preparing him for a seamless transition from junior high to high school," shared Dr. Alysha Bundy, a parent of a middle school child at Self Development Charter School. "The integral role of the teachers and staff in my son's development is far and beyond what I expect of a school," Dr. Bundy added. "Thank you for your perseverance and dedication not only to students, but also to the future of our youth."

Another parent of a student at SDCS also expressed her appreciation for the quality education her child is receiving. "It was fascinating to hear how far an

individual, motivated student may progress through a custom-tailored curriculum at SDCS," said AnnElise Makin. "It is amazing to think students could achieve such high school levels in math. It is never too soon to think about that next step," AnnElise continued. "The presentations by AAEC, Mountain View, Red Mountain, and Westwood—all excellent schools—were so varied and interesting."

In its commitment to develop well-rounded students, SDCS offers various extracurricular activities, including violin and percussion classes. The school also offers clubs, such as dance, foreign language and sports.

Next year, SDCS will partner with i9 Sports to provide students with athletic skills instruction and competitive opportunities. Sports may include soccer, basketball, volleyball and flag football. Also, the school is preparing to start a robotics program for the 2014-2015 school year. Again, given the academic and extracurricular opportunities, students are well prepared to transfer to high school. ■

For more information regarding Self Development Charter School, please contact the front office at (480) 641-2640.



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LOCAL BUSINESS

Terra Travel seeks people PASSIONATE ABOUT TRAVEL

Submitted by Terra Travel

For the travel and tourism industry, the post-Sept. 11 world was a difficult one.

The aftermath of this tragic event led people to believe the travel and hospitality industries had permanently collapsed. However, while travel slowed considerably, the public's desire to travel did not.

Today, that love affair lives on. Not only do people desire to travel more, they feel it is their right to do so. And they are—in droves.

This increase, coupled with a demand for more personalized, advocacy-style service, as well as the retirement of thousands of baby boomers, dictates a pressing need to develop the next generation of travel consultants.

The problem? After Sept. 11, many long-established travel programs were forced to close, while community colleges found their offerings whittled down to nearly nothing. Today, even the best host agencies find it difficult to provide consultants with the necessary training.

The solution? A select few industry agencies are picking up the slack, including Terra Travel. Terra Travel President and Owner Paul Seiferth recognized this need, and he is meeting it head-on. He and Academy Director Beth Johnson are providing comprehensive and industry-specific training for new and seasoned travel consultants through Terra Travel Academy.

Open to a limited, select group of students, Terra Travel Academy will start

its next eight-week course (two nights per week), in Mesa, on March 17, and, in Phoenix, on May 7. Participants will study everything from tours, cruises and luxury travel, to international geography and self-promotion.

Are you retired, a high school graduate, or are you seeking a more rewarding (and fun) career? Whether you are new to the industry, or would like a refresher course, which includes the needs of today's traveler, you don't want to miss out.

It is an exciting time to be part of the travel industry. Won't you join us? ■

For more information, contact Beth at (480) 544-5414, or Paul at (480) 820-0701.



LOCAL BUSINESS

There Is a Simplified Option to the Home Office Deduction

By B. David Fuller, CPA

In a nutshell, home office expenses may be deductible if part of the home is used regularly and exclusively in the normal course of business of the taxpayer.



Exclusive use means just that. A taxpayer does not meet the requirements of the exclusive use test if the office is used both for business and for personal purposes. Of course, there are exceptions. One exception is for taxpayers who use part of their homes as day care facilities.

Generally, deductions for a home office are based on the percentage of the taxpayer's home devoted to business use. The taxpayer must calculate the percentage of the home devoted to the business, then allocate the expenses of operating their home between personal and business use. Among the type of expenses which may be taken into account are the costs of insurance, utilities, repairs and depreciation.

NEW SIMPLIFIED OPTION

The new simplified option is intended to remove some of the complexity from calculating the home office deduction. It is an alternative to the calculation and allocation of actual expenses otherwise required for the home office deduction. Taxpayers using the simplified option must continue to satisfy all of the requirements for the home office deduction (such as exclusive use and the other criteria discussed above).

Beginning with 2013 tax filings, a taxpayer using the simplified option will calculate the amount of allowable deductible expenses for business use of a home for the tax year. This is

accomplished by multiplying the square footage used for the home office (not to exceed 300 feet) by the prescribed rate (currently \$5) for a maximum deduction of \$1,500. In addition, a taxpayer using the simplified option generally may take full itemized deductions for mortgage interest and property taxes, without any proration to account for a home office. Taxpayers may elect to use the simplified option in one year, and actual expenses in a subsequent year.

The new simplified option is optional. Some taxpayers may find it valuable because of its intended ease of use, but it is not a *one-size-fits-all* substitute to the regular rules. The simplified option will be available with 2013 tax-year returns. Our office can assist you in evaluating the new simplified option. Please contact our office for more information about the home office deduction. ■

Pearce, Gray and Co., PLC, is located at 3514 N. Power Road, Suite 135. Call (480) 835-1124. B. David Fuller, CPA, is a partner at Pearce, Gray and Co., PLC, and has been with the firm more than 15 years. He focuses on small businesses and real estate ventures.

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LOCAL BUSINESS

Handyman Service CAN DO THE JOB

Submitted by 480 Handyman Services

As owner of 480 Handyman Services, Mike Leonard is a one-man show, looking to do those smaller jobs you have been pushing to the back burner or have forgotten about completely.

A Red Mountain Ranch resident, Mike can be at your home quickly for any repair or project in need of attention. "I look forward to working with my neighbors, and creating a trust for not only the year round residents," Mike said, "but also those part-time residents who will have the added security of knowing and trusting someone to care for their homes while they are away for the season."

Do you need a new toilet, shut off or faucet replaced? How about new lighting installed, or switches and outlets replaced?

Are doors and windows out of adjustment, or in need of replacing? Is there sheetrock damaged? Is your drip system leaking? How about painting or trim work needing to be done? "I can do it for you," Mike stated confidently.

Mike recently moved back to Arizona with his wife when she was transferred due to her employment. He started 480 Handyman Services LLC



after 10 years of remodeling kitchens, basements and decks in New York. ■

Mike offers free estimates, and is happy to answer any questions you may have. Call him at (480) 226-3986. You also can send Mike an e-mail at 480Handyman@gmail.com. Check out the 480 Handyman Services at 480Handyman.com. Insured and registered with the State of Arizona.

LOCAL BUSINESS

MAKE MONEY AND HAVE FUN WITH your own AAA Gold Party

By Kimberly Searles

What if you could get paid for simply having a party in your home? You can... with an AAA Gold party.

AAA Gold and Bullion's marketing manager, David Perlaza, likens a gold party to a Tupperware party with a twist. Instead of showcasing products, and asking your friends to purchase them, everyone brings their unwanted gold and jewelry, and AAA Gold will buy it on the spot.

"We'll come to your home, and provide instant evaluations of your guests' items," said David. "We even provide the refreshments. All you do is enjoy the company of good friends."

The host doesn't even have to sell her own items to make money. AAA Gold automatically gives the host 10 percent of the total purchases from the evening, making it an easy way to get that extra cash infusion so many of us need these days.

"Recently, we held a party in which the host invited a group of friends and family," David stated. "With the 10 percent, she ended up with an extra \$360 in her pocket that night."

Just as if you walked into the storefront location, the AAA Gold and Bullion team members are going to take their time to talk with each

guest, making sure everyone understands the process of cash for gold, as well as the formula applied. Of course, they are not going to pressure guests into making an instant decision. It's not their style.

"With the gold parties, we simply want to provide our customers with another avenue that makes it easy and fun to turn their cash into gold," David said.

Are you interested in having a gold party of your own, and making extra money without lifting a finger? Talk to AAA Gold and Bullion about scheduling one today, and find out how to get started. ■

AAA Gold and Bullion buys gold, silver and loose diamonds. They also buy platinum. With three Valley-wide locations, you can visit them in Northeast Mesa, at 1152 N. Power Road, Suite 102. Their hours of operation are Monday through Saturday, from 10 a.m. to 7 p.m., and Sunday by appointment only. You also can find them online at aaagoldandbullion.com and on facebook.com/AAAGoldandBullion.



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EVENT

Mahnah Club plans FUND-RAISING EVENT

Submitted by Mahnah Club
Mahnah Club of the East Valley will host a luncheon and fashion

show on March 22, at 11 a.m., at The Vistas Pavilion at Las Sendas, 7555 E. Eagle Crest Drive. The luncheon will include *The Heart of Fashion*, a fashion show and silent auction, with proceeds benefitting the Child Crisis Center, Save the Family Foundation, high school scholarships and many other charities.

The public is welcome to join the fun, and be a part of the fantastic community event. Tickets are \$50 per person, and can be obtained on the Web site at www.MahnahClub.org. The following are questions and answers about Mahnah Club:

Q: What can I expect of the event?

A: The fashion show will feature fashions by Chico's and Banana Republic. There will be a fantastic silent auction, as well as the opportunity to purchase raffle tickets to win a beautiful 1966 Mustang. All proceeds will be allocated to our charities.

Q: Why is community support so important for this event?

A: Child Crisis Center provides a safe environment for children in need and support services to build strong family units. Save the Family provides transitional housing and many support services in order to assist families and break the cycle of homelessness. High school scholarships are awarded to service-minded high school seniors who might not otherwise have the opportunity to further their education.

Q: What is Mahnah Club?

A: Mahnah Club is a non-profit 501(C3) organization of women who support charitable causes relating to improving the lives of children and providing supportive family units. Together for 60 years, Mahnah Club founded the Child Crisis Center more than 30 years ago. Over the years, the organization has worked tirelessly to support, both financially and personally, the needs of the Child Crisis Center and Save the Family Foundation, as well as many other local charities. ■

For more information about Mahnah Club, visit the Web site at www.MahnahClub.org.



COMMUNITY

THE NEXT CHAPTER FOR SKYLINE CHEER IS BEING WRITTEN

By Sharon Wozny
Without a doubt, Skyline Cheer is on a path to success, and, in the next few years, will be a force to be reckoned with in the cheer-leading world of Arizona. Since taking over as coach, Cathy Underwood started a pom line in August 2013, required tumbling skills, and has taken her three teams of Cheer, Stunt and Pom to competitions where they have performed well, and have demonstrated they are ready to compete.

Competitions started this past November, with Arizona Interscholastic

Association Competition as the qualifier for state championships in Prescott. In fact, the newly formed pom line, which boasts many girls from the Skyline Dance Team, is the qualifying group. In January, they competed in Prescott, where they took 10th place. "They performed their routine the best they had ever done," said Cathy. The girls were proud of their accomplishment. Other competitions included the United Spirit Association, where the stunt team qualified for Nationals, and the Arizona All-Stars, where Cheer had a first-place trophy, and Pom scored a second-place finish.

In the future, the teams will work on building upon their strong foundation of tumbling and dance. Look for the Skyline Coyotes Cheer, Pom and Stunt teams to be bringing home more trophies for their school. Cathy's enthusiasm, passion and energy are contagious, and make striving for excellence easy to accomplish. Her leadership will bring them there. ■

For more information on Skyline Cheer, contact Cathy Underwood at clunderwood@mpsaz.org.



Real Estate In Mesa Uplands

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Sales over \$250,000 for the Month of January 2014



Address	Square Feet	Community	Sold Price
1707 North Acacia	2,135	Hy-Den Place	\$250,000
927 North Somerset Circle	2,179	Alta Mesa	\$256,500
3038 East Lockwood Street	2,578	Vista Mesa	\$265,000
6860 East Minton Street	2,813	Sonora	\$270,375
6202 East McKellips Road #10	1,638	Tuscany Villas	\$273,000
6539 East Bambi Drive	1,950	Skyway Village	\$275,000
2139 East Jensen Street	2,612	Hy-Den Place	\$283,500
2366 North Azurite Circle	2,172	Boulder Mountain	\$284,000
2865 East Hermosa Vista Drive	2,205	Vista Mesa	\$285,000
2313 North Malachite Circle	1,732	Boulder Mountain	\$291,000
9332 East Grandview Street	2,202	Sierra Estates	\$294,000
6502 East Mills Street	2,744	Villa Royale	\$305,000
2917 East Northridge Street	2,352	Vista Mesa	\$307,000
8713 East Indigo Street	1,513	Mountain Bridge	\$311,000
8724 East Inca Street	2,357	Mountain Bridge	\$324,000
1452 North Gaylord Circle	3,649	Chateau D'Arnett	\$325,000
9462 East Glencove Street	1,865	Saguaro Shadows	\$333,000
2919 East Fox Street	2,915	Mountain View Highlands	\$345,000
1013 North Alba	2,618	Mountain View Highlands	\$363,500
1640 North Lynch	2,798	Mountain Bridge	\$379,500
9753 East Inglewood Circle	2,323	Whisper Mountain	\$385,000
2140 East Calle Maderas	3,752	Las Maderas	\$429,000
2264 North Avoca	3,342	Saguaro Vista Estates	\$443,000
3942 East Fox Circle	3,850	Triana	\$450,000
2139 North Hillridge Circle	4,090	Estates at Desert Shadows	\$470,000
6838 East Ingram Circle	3,460	Annecy	\$475,000
4163 East Fox Street	4,444	Mahogany	\$480,000
8118 East Kael Street	4,057	Estates at Desert Shadows	\$499,000
3337 East June Circle	4,286	Arboleda	\$435,000
3848 East Omega Circle	4,080	Somerset Estates	\$580,000
3834 East Laurel Street	4,167	Spyglass Estates	\$590,000
3429 East Jasmine Circle	6,491	Arboleda	\$855,000

Information gathered from the Arizona Regional Multiple Listing Service is deemed reliable, but not guaranteed. Sales Information Provided By John Karadsheh, ABR, CRS, ASSOCIATE BROKER, Coldwell Banker Trails & Paths Premier Properties. www.BuyAndSellIAZ.com



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REAL ESTATE

DO NOT GO NEW HOME SHOPPING Without a REALTOR®

By John Karadsheh

After a long break, new home sales finally are on the rise.

This is great news for Arizona, as the construction industry helps fuel growth in our local economy. With renewed confidence in the real estate market, and limited resale inventory, many buyers are, once again, shopping for new homes.

Thinking of buying new? Wait!

Did you know there is no additional fee to the buyer to use a Realtor when buying a new home? Further, there is no discount to the buyer if purchasing a new home without Realtor representation. None. Through a separate marketing budget, the builder typically pays the Realtor's fees. In other words, the builder is giving you representation for free—if you choose.

Of course, there is a catch. Your Realtor must accompany you on your first visit to the models. It is clearly stated on the model showroom door, so you won't forget. If you walk through that door alone, and start touring the models, you are on your own.

Here are a few very important reasons why you should use a Realtor when buying new (other than the obvious reason—it's free).

Your Realtor will be your representative and advocate. A Realtor is trained to help you through the entire new home building process, from negotiating the contract (yes, it can be negotiated), to monitoring the transaction right through closing. Your Realtor will help watch out for your financial interest.

It is the builder's motivation to sell each lot in



John Karadsheh

the subdivision, even the least desirable lots. It is the Realtor's objective to help the buyer choose a lot with minimal drawbacks and best for future resale. During our recent recession, homes on non-desirable lots had a much, much harder time selling. Allow your Realtor to help you weigh the pros and cons of the lots available, and make a sound investment.

A Realtor can help you walk through the model, and recommend ideas and options to help you design a home best suited to your needs and good for resale. When getting ready to resell their homes, many of my clients have regretted the design choices they made when they chose their options.

A Realtor can help you enhance your new home investment. How should you best spend builder incentives to create the greatest value for your home? What is more important to upgrade—cabinets or countertops? Tile or appliances?

Your Realtor also will be there to represent you during your building inspections. Experienced Realtors have been on many building sites, and may help you see issues you might otherwise miss.

Your Realtor is working for you. The salesperson at the new model office is working for the builder. Who do you think has your best interest at heart?

My wife and I live in a Blandford home, which we built and customized. I have

advocated for my clients through the new build process in subdivisions from here to Laveen, and to Desert Ridge and back. I have even worked with T.W. Lewis and local developer Amberwood Homes on special investment projects. Even if you have already started with a builder, I am happy to answer any new build questions you may have. But please... don't go shopping alone. ■

John Karadsheh is a licensed REALTOR® with Coldwell Banker, Trails and Paths Premier Properties. He also is an Associate Broker, Accredited Buyers Representative and a Certified Residential Specialist. He was voted in the Top Five Residential Real Estate Agents in Arizona for 2012 and 2013 by Ranking Arizona, the Best of Arizona Business. You can contact John with any of your real estate questions. Call him at (602) 615-0843, or go to his Web site at www.BuyAndSellAZ.com.



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Homes Inspired by You

FOOD

Try this yummy pie recipe by PIEfection

Submitted by PIEfection

Here is a delicious pie recipe you can make just like the professionals at PIEfection. Follow the recipe, and enjoy your tasty creation.

GRASSHOPPER PIE

INGREDIENTS

16 Mint Oreo Cookies	1/4 cup creme de menthe
4 tablespoons butter	1/4 cup creme de cacao (clear)
3 cups mini marshmallows	2 cups heavy cream
1/2 cup milk	2 tablespoons sugar

INSTRUCTIONS

Pulse cookies in a food processor until crumbs. Add butter, melted, and transfer to a 9-inch pie pan. Press into pan, and bake at 350 degrees for 8 minutes.

In saucepan, slowly melt marshmallows and milk together until smooth. Do not boil. Add creme de menthe and creme de cacao. Set aside to cool. Whip cream and sugar to stiff peaks. Add 3/4 of it to the chilled marshmallow mixture, and whisk together.

You may add green food coloring if desired. Pour into the cooled pie crust, and chill overnight. Decorate with remaining whipped cream and fudge drizzles if desired. ■

PIEfection is located at 6731 E. Brown Road. For more information about all the delicious pies on the menu, call (480) 218-7437.



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BEAUTY

New nail technician joins nail team at Cosmos Salon

By Dawn Abbey

Cosmos Salon and Day Spa has added a new wow factor to its nail team.

Spa owners Sandy and Cosmo Barbetta have announced the addition of Karen, premier nail technician, to their team of professionals.

"For those discerning clients who appreciate the distinction of receiving a truly professional, relaxing experience in nail care, an appointment with Karen is a must," said Sandra.

Karen, who has extensive training and background in pink and white acrylics and pedicures, has acted as Arizona's Tammy Taylor representative at the World International Nail and Beauty Association and Long Beach Hair and Nail shows. Her specialties include Tammy Taylor Acrylic Nails and Creative Nail Design, among other popular products.

After studying at the House of Michael Beauty Academy, Karen worked as a sales representative and instructor for Tammy Taylor Products Beauty Emporium. For more than 20 years, Karen owned and operated High Maintenance salons in Scottsdale and Lakeside, Ariz.

For the month of March, a classic manicure and classic pedicure with Karen (when booked together) will be just \$55. Together, these services are normally \$65. So, you save \$10. Full sets of gel or acrylic nails with Karen are also \$10 off. Call or stop on by today to book your appointment with Karen. ■

To set an appointment for your new fashion nail look, call Cosmos Salon and Day Spa at (480) 844-0707. Cosmos is located on the northeast corner of Power and McDowell roads.



ORGANIZING

Let's Talk ABOUT CAROL

By Nancy Nemitz

My sister, Carol, was driving her children to their sports practices when she saw a small, low, white sign stuck in one of her neighbor's lawns.

The sign read, Wee Ding Service, and included a phone number.

Carol kept repeating aloud, "Wee Ding Service? Wee Ding Service? What in the heck is a Wee Ding Service?"

Let this be a lesson. Capitalize the wrong word, or put a space where there shouldn't be one, and you have a completely different meaning. In case you aren't getting this, the sign should have read Weeding Service.

I've got lots of stories about my sister, Carol. If you'd like to hear more, send me an e-mail at nancy@createthespace.com—Subject: Carol. She doesn't live

here, so she won't even know we're talking about her. ■

Nancy Nemitz is a professional organizer and motivational speaker. She lives in Red Mountain Ranch, but works with disorganized people throughout the United States. Visit createthespace.com.



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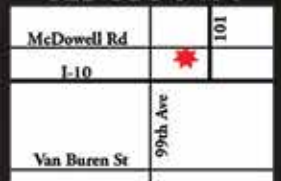
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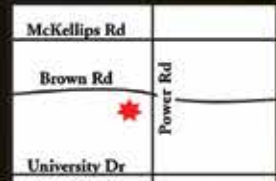
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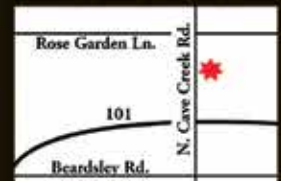
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LOCAL BUSINESS

MONITOR YOUR HOME from anywhere in the world

By Dawn Abbey

Suppose, as a native of Alberta, Canada, you recently purchased a winter home in Mountain Bridge, and sometime in July, when you're back in the cool northern climes, you hear news of home invasions or vandalism in the Northeast Valley.

Or maybe you're just away on vacation, and you hear the same report. Either way, you wonder, "Is my house OK?" No worries. Just check your computer. In seconds, you can see your pool, your front yard, and the entire interior of your Northeast Mesa home—all with video monitoring.

"Current technology allows you to monitor your property from anywhere you have Internet access," said Pete Sachs, owner of Kodiak, a division of The Home Security Company, Inc. "And with your smartphone, you have access to your security system, with all the functions of your touchpad at home."

Longtime Mesa residents, Pete and Gail Sachs, have provided security systems and other low-voltage systems in the Valley and statewide for more than 20 years. Low-voltage technologies include such things as burglar alarms, video cameras, computer networks, central vacuum systems, multi-media home entertainment systems, television/telephone, structured cabling, and more. No job is too large or too small. From a complete audio/video system in the family room, to rock speakers added to your pool area, for that resort-style atmosphere, or perhaps just adding a phone jack in your office, Kodiak can help.

Generally, most homes are pre-wired for security systems and speakers during construction. So, the expense of installing the equipment is pretty reasonable. "Kodiak is unique because we are one of the very few alarm companies not requiring homeowners to purchase long-term, expensive monitoring contracts for their alarm systems," Pete said. "However, we do offer professional monitoring with a local central station. We also can set you up for self-monitoring with your smartphone, as previously mentioned."



For a large majority of homeowners in the Mountain Bridge community, theirs are summer homes. "Some of our clients have asked us to be their personal concierge, since they do not yet know many people in the area," Pete stated. "What better then a company required to have annual background checks and be fingerprinted on an annual basis? Our company is very personable, and we take your security seriously," he continued. "We review daily reports from the central station, and if I see, for instance, your system has not tested for a couple nights, we contact you so the problem can be resolved."

Kodiak is a one-stop shop for any type of low-voltage needs. "We carry the most respected brands, and can do anything from a simple home alarm system, to complex monitors and remote controls via smartphone apps and computers," Pete said. "It's a matter of what the homeowner wants and how extensive the needs." ■

Give Pete, at Kodiak, a call for a free estimate at (480) 984-6813, or visit the Web site at kodiakaz.com. Send an e-mail to kodiakaz@msn.com.

COMMUNITY

Women's Show Chorus Invites New Members

Submitted by Chordial-Aires Women's Show Chorus

If you like to sing, entertain and enjoy exciting harmony, join the Chordial-Aires Women's Show Chorus.

We are a friendly group of ladies, singing 4 part acapella harmony for more than 18 years. One must have a love of music, be able to carry a tune, perform some choreography and attend rehearsals. Our songs include show tunes, novelty numbers, patriotic and gospel. Performances, in costume, will be presented in March. We entertain audiences in RV parks, churches and various venues in the East Valley.

Rehearsals take place on Mondays, from 12:30 to 3 p.m., at Our Savior's Epiphany Lutheran Church Friendship Hall, located at 1050 W. Superstition Blvd., in Apache Junction. These rehearsals run from October through April.

Those interested are invited to visit for wonderful musical harmony, fun and friendship. ■

For information, singing, attending or scheduling a performance, contact Jerri Ramey at (480) 807-0031.

PERFORMANCE SCHEDULE

- **Sunday, March 2, 7 p.m.** Good Life RV Resort, 3403 E. Main St., Mesa—Free Will Offering
- **Saturday, March 15, 2 p.m.** Mesa Spirit RV Resort, 3020 E. Main St, Mesa—\$7 in advance/\$9 at the door
- **Sunday, March 23, 3 p.m.** Apache Villa, 1235 S. Ocotillo Drive, Apache Junction—\$6
- **Saturday, March 29, 7 p.m.** Mountain View Lutheran Church, 2122 S. Goldfield Road, Apache Junction—Free Will Offering

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LOCAL BUSINESS

Keep It Clean with Carnation Home Cleaning

By Kimberly Searles

When it comes to house cleaning, the days of the mop and bucket are long gone.

"There is so much more to proper house cleaning than just grabbing a towel and some chemicals," said Eugena Bring, owner of Carnation Home Cleaning. "You have to understand the mythology and science of cleaning. Proper cleaning and maintenance of a home are vital for disease prevention and the reduction of indoor air pollution, which is often more threatening to human health than outdoor air pollution," she continued. "A well-executed cleaning also can protect the physical structure of a home and its furnishings."

That's just what Eugena learned awhile back when she took a home cleaning technician (HCT) certification course, led by the Institute of Inspection Cleaning and Restoration Certification (IICRC). Over two days, Eugena was impressed by the importance of incorporating science into cleaning homes. In fact, so impressed by what she learned, Eugena felt it was crucial for her entire staff to go through the course. Therefore, that is exactly what they all did this past January.

"The surfaces in our homes have changed so much over the years, which means they need to be cleaned differently," stated Eugena. "The constant new surface changes in homes require us to have an ongoing education program."

As a result, Carnation Home Cleaning can boast it is the first cleaning company, not only in Arizona, but also in the industry, to have an entire staff of IICRC-certified house cleaning technicians.

Having the entire staff go through the technician certification training means more than bragging rights. As a business owner, it's about Eugena's obligation to her clients to provide the best and most knowledgeable professionals possible. She also believes she is obligated to

give her staff the most accurate information necessary to deliver on Carnation's promise of *cleaning for a safer and healthier home environment*.

"It all boils down to education," stated Eugena. "I thought I knew what clean was before attending the IICRC training. Boy, was I wrong. For those with health concerns, keeping up with the latest advances in technique and technology takes on even greater importance for us."

In today's world, a true professional in any field must be an expert.

Traditionally, cleaning has not been considered a glamorous profession. Throughout history, people who clean have not been as highly esteemed as other professionals. Science is changing this perception. People increasingly recognize the important relationship between clean environments and human health. Science has shown

clean environments make people feel better, helping them become more productive.

In fact, Eugena and the team at Carnation Home Cleaning are totally dedicated to educating others and continuing the growth of Carnation's staff on the health benefits of a clean home environment. Therefore, every six months, they will be hosting HCT classes here in the Valley. These classes are open to all cleaning companies and the public. Anyone will be welcome to attend. ■

Carnation Home Cleaning services residential homes and small offices exclusively. Services include hygienic cleaning and effective sanitizing of surfaces, as well as the use of appropriate cleaning agents and procedures to ensure good health and prevent cross contamination. Give them a call at (602) 386-3935, or visit them online at www.carnationhomecleaninginc.com.



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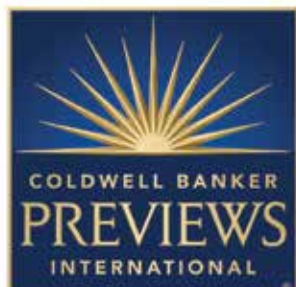
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ABR
Associate Broker
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\$635,000

3,571 sq. ft. 4BR plus a game rm, 3BA, 3G. Granite counters, hardwood flooring, garage w/cabinets & a pool.



\$900,000

5,290 sq. ft. 5BR w bonus room, 5BA, 4G. Basement, granite counters, built in bbq, pool w/waterslide.



\$175,000

1,448 sq. ft. 2BR plus loft, 2.5BA, 1G condo. Corner unit, tile flooring, covered patio, master on first floor.



\$550,000

3,384 sq. ft. 4BR, loft, 3BA, 3G. City light & Mtn. views w/balcony, putting green, pool, spa, BBQ & a garden.



\$250,000

2,242 sq. ft. 4BR, 2BA. Horse property w/no HOA on a 3/4 acre lot, large front porch & city light views.



\$429,999

3,141 sq. ft. 4BR plus den, 3BA, 3G. Oversized lot, RV gate, granite counters & plantation shutters.



\$247,000

1,950 sq. ft. 3BR, 1.75BA, 2G. Plantation shutters, fireplace, atrium, diving pool & a grass play area.



\$380,000

1,994 sq. ft. 3BR, 3BA, 2G. Sunset & Mtn. views, SS appliances, granite, two hole putting green & a pool.



\$279,900

2,003 sq. ft. 3BR, 2BA, 2G. Golf course lot, granite tile counters, pool, covered patio & a gazebo.



\$539,000

3,177 sq. ft. 4BR, 4.5BA, 3G. Energy Star Certified, granite counters, SS appliances & mahogany cabinets.



\$900,000

5,913 sq. ft. 5BR, 4.5BA. 1st floor master bedroom, hardwood flooring, granite counters, pool, spa, ramada, BBQ.



\$227,500

1,500 sq. ft. 2BR, 2BA, 2G. SS appliances, granite counters, cherry cabinetry & a custom putting green.



\$725,000

5,200 sq. ft. 7BR, 5.5BA, 4G. Cul-de-sac lot, pool, spa, basketball & volleyball courts, double gates, balcony.



UNDER CONTRACT

1,531 sq. ft. 3BR, 2BA, 2G. Cul-de-sac lot, SS appliances, granite counters & sauttillo tile flooring.



\$269,000

2,274 sq. ft. 3BR plus a loft, 2.5BA, 3G. Brick fireplace, covered patio, fenced pool & a grass play area.



SOLD

3,826 sq. ft. 4BR, 3.5BA, 3G. 1.5 acre cul-de-sac lot w/Red Mtn & city light views, pool w/waterfall.

KELLY ZITLOW
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Some loan products may not
be available outside of AZ.



\$229,000

1,803 sq. ft. 3BR, 2BA, extended 1G w/epoxy flooring. Luxury resort style condo, granite counters.



\$340,000

2,475 sq. ft. 3BR, 2.5BA, 3G. 42" Maple cabinets, Corian® counters, lush backyard w/ramada & a BBQ.