

MARCH



Brent Canady
Broker Assoc
Where do you want to live?
Canady Realty
(512)689-8724
Brent@CanadyRealty.com
www.CanadyRealty.com



"Man is so made that when anything fires his soul, impossibilities vanish."

- Jean de la Fontaine

EASY SPRING CLEANING CHECKLIST

Most condominiums and townhomes as well as many detached homes are located in communities governed by homeowners associations (HOAs). Often managed by a board and/or an independent property management company, HOAs collect fees from residents to provide maintenance and other services for the community.

If you are thinking about purchasing a home in an HOA, here are a few important things to know about:

- Clear away the clutter. The more clutter you have, the more difficult and time-consuming it will be to give your home a thorough cleaning. Therefore, before you break out the cleaning supplies, start by getting rid of papers, possessions, and other items that you no longer want or need.
- Clean areas that may have been neglected over the winter first. While you've probably tidied the inside of your home more recently, outdoor spaces such as your yard, patio, or the outsides of windows may be in more urgent need of cleaning.
- Dust and clean surfaces starting from the top. Dusting all the surfaces in your home can be a big project, but it's essential for ensuring healthier, more breathable air inside. Start from the top so you'll be able to dust, sweep, or vacuum any debris that falls down; use a broom to clear cobwebs from the corners of your ceiling, dust the blades of ceiling fans using a retractable feather duster tool, wash mirrors and windows, and wipe down shelves and other surfaces.
- Sweep and vacuum. As soon as you're done dusting, you'll want to clean up the fallen debris before it starts getting tracked from room to room.
- Clean appliances. When it comes to spring cleaning, the appliances you use on a day-to-day basis such as your coffee maker, stove, oven, and washing machine may get overlooked. Now is the perfect time to give them a thorough cleaning, following manufacturer instructions.



Source: thespurce.com

SAVORY WAFFLES WITH ASPARAGUS, GRUYERE AND ONION



Directions:

1. Preheat oven to 350°. Arrange onions and asparagus on a greased 15x10x1-in. baking pan; toss with 1/4 teaspoon salt and pepper. Roast until lightly browned, 10-12 minutes. Cool slightly; reserve 1/4 cup vegetable mixture for topping.
2. Preheat a greased waffle iron. Separate 3 eggs. Whisk flour, baking powder, cayenne pepper and remaining salt. Add milk, 3 egg yolks and melted butter; mix gently but thoroughly. Stir in remaining onion and asparagus mixture and 3/4 cup shredded cheese.
3. In another bowl, beat 3 egg whites on high until soft peaks form. Fold into waffle batter. Bake waffles according to manufacturer's directions until golden brown.
4. Meanwhile, in a large skillet coated with cooking spray, cook ham until heated through; keep warm. In same skillet, fry remaining eggs until yolks are set. To serve, top waffle with ham and 1 egg. Sprinkle with reserved onion and asparagus, and remaining 1/4 cup cheese.

Ingredients

- o 1 bunch green onions, finely chopped
- o 16 fresh asparagus spears, trimmed and cut into 1/4-inch pieces
- o 3/4 teaspoon salt, divided
- o 1/4 teaspoon pepper
- o 9 large eggs, room temperature, divided use
- o 2 cups all-purpose flour
- o 1 tablespoon baking powder
- o 1/4 teaspoon cayenne pepper
- o 1-1/2 cups 2% milk
- o 6 tablespoons butter, melted
- o 1 cup Gruyere cheese, shredded
- o 1 fully cooked boneless ham steak (12 ounces), cubed

Source: tasteofhome.com

WHAT TO KNOW BEFORE BUYING A HOME IN AN HOA

Most condominiums and townhomes as well as many detached homes are located in communities governed by homeowners associations (HOAs). Often managed by a board and/or an independent property management company, HOAs collect fees from residents to provide maintenance and other services for the community. If you are thinking about purchasing a home in an HOA, here are a few important things to know about:

- The HOA's monthly fees and what they cover. On average, HOA fees can range from \$150-850 per month and cover a variety of services. For instance, most HOAs handle maintenance and landscaping of common areas, but others may include the upkeep needed for a pool, fitness center, sports courts, or walking trails, in addition to services like security or a concierge. Some HOA fees also cover month-to-month costs such as cable or trash and sewage removal. However, since these fees may constitute a significant portion of your monthly budget, it's important to understand how much they are and what they cover before making an offer on your new home.

- The financial health of the HOA. Despite collecting fees, some HOAs may still be underfunded. To get a better idea of the HOA's financial health, request a copy of the financial records made available to homeowners, and pay particular attention to how often dues are typically increased.

- The Covenants, Conditions and Restrictions (CC&Rs). Most HOAs impose rules on homeowners, commonly referred to as the CC&Rs. These can touch upon various aspects of living in your home, from the types of pets you can own to the colors you can paint your house to how many vehicles can be parked in your driveway. Researching how restrictive a community's CC&Rs are before signing on the dotted line can help ensure that you will be happy and comfortable in your new home.



Source: nar.realtor & rismedia.com