

Spring 2011

Brought to you by  
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... Just Call Kate. . .

# The Resource

## Polenta and Sausage

### Ingredients:

1 tube polenta, cut into ¼" slices  
Cooking spray  
¾ lb hot or sweet turkey Italian sausage  
(I use 1lb)  
1 c chopped green bell pepper (I used red)  
½ t chopped fennel seeds  
1 t Italian seasoning  
2 can no-salt added, diced tomatoes, drained  
1 c mozzarella

**Method:** Slice polenta; spray a 7 x 11 pan with cooking spray and layer the polenta in the pan. Bake at 450 degrees for 8 mins. In the meantime: remove casings from sausage and cook in a large non-stick skillet over med-hi heat. Cook sausage, bell pepper and fennel for 5 mins. Add Italian seasoning and tomatoes, cook for 2 more mins. Pour sausage mixture over polenta and sprinkle with cheese.  
Bake 3 mins until cheese melts.

333 cals; 13 g fat; 27 g protein; 279 carb;  
fiber 5.3 g total  
(6 weight watcherPlus points, if 6 servings)

**EASY AND DIFFERENT!!**

## Spring Cleaning . . Now Is the Time!!!

Now is the time to do something in preparation for the warmer weather and the anticipation of spring and summer. Since you are still stuck inside, at least for a few more weeks, why not start de-cluttering in preparation for spring.

**1. Start with the Clothes Closets** I personally have a hard time seeing the forest for the trees sometimes. I'm sure you have a lot of clothes. But why is it that we often end up wearing the same ten or twenty tops and bottoms for weeks on end? It's time to really decide: "Am I honestly ever going to wear this suit again?" or "Even though I wore this black strapless dress the night I got engaged, would I ever wear it again? And if I did wear it, is there any chance at all it would be age appropriate?" Use the standard question "Have I worn this in the last year?" If the answer is no, put it in the **give-away pile**. Now, take that pile into the guest room or the basement so you don't try to reclaim anything. Take an afternoon and try things on. Ask for brutal honesty and listen to a trusted friend for feedback. By the way, maybe you can give some of your things to a friend or relative that can make better use of it. It doesn't necessarily have to go to Salvation Army!

**2. Tackle the Linen Closet Too** I just reorganized my own linen closet and sorted through useless, unmatching tow-

els and sheets and ended up opening up about a third more space. I sorted through all the cold medicines, band-aids, shampoos, shaving items, sun tan lotions, pain relievers, etc etc etc. By categorizing them and putting them into clear boxes or colorful plastic baskets from Target (and then labeling them with my trusty Brother label maker), everything is within sight and within reach the next time someone needs something. The top shelf (nearly out of reach for me) is where I now keep hostess gifts and future Christmas and birthday gifts.

**3. The Basement** You really need to have a section dedicated to "give-aways, garage sales or ebay items. Keep it organized and plan to disburse it in the appropriate manner every three months.

Where to go with all this stuff? Besides Salvation Army, Purple Heart, why not check out **Encore-Upscale Resale?** (not a shared commission resale shop). This is Southfield Christian School's resale store located at 29080 Southfield Rd, Southfield, MI 248-552-1555, located near 12 Mile. They are in a great location, a huge, well organized store created for a great cause and convenient for dropping off donations. Good luck!!!

## Data Digest — Birmingham/Bloomfield Hills/Bloomfield Twp

The table below shows the breakdown of properties sold in the Birmingham and Bloomfield areas for 2011. The data shows: Price Range, Number of Homes Sold, Average Cost per Square Foot and Average Total Square Footage. R/C= Residential, Condo

Price Range (In \$1,000's)	\$10-100 *R/C	\$ 101- 200 R/C	\$ 201- 300 R/C	\$ 301- 400 R/C	\$ 401- 500 R/C	\$ 501- 600 R/C	\$ 601- 700 R/C	\$ 701- 800 R/C	\$ 801 - 900 R/C	\$ 901- 1000 R/C	\$ 1000+ R/C	Bank Owned R/C	Private R/C
# Sold Resid. Condo	18 27	74 0	62 0	26 3	21 2	15 2	6 1	7 0	2 0	6 0	14 0	62 16	191 19
Avg \$/Sq Ft Resid. Condo	64 42	89 0	113 0	129 145	159 216	162 217	163 227	187 0	176 0	195 0	246 0	<b>Avg \$ SqF:</b> \$156 Bham/Blm combined	
Avg Sq Ft Resid. Condo	1303 1287	1806 0	2321 0	2918 2434	2990 2095	3762 2952	4565 2638	4334 0	4873 0	5071 0	6895 0	<b>Average Sq Footage:</b> 3190	

## Month by Month Maintenance Ideas

In keeping with the theme of de-cluttering and organizing, here are some suggestions for a month-by-month schedule

- **January:** Pack and label the Christmas decorations. Sort through and remove useless items. Take photos of what goes into each box and tape the photo to the outside so you're prepared next time around.
- **February:** Is your humidity properly set? Is there condensation on the inside of your windows? Check your furnace to be sure. Also, how about labeling all your breakers in the house on your electrical panel?
- **March:** What kind of shape is your mailbox in? After all the snow plows going through this year, has your mailbox taken a beating? Also a deep cleaning might be in order to get rid of the winter blahs and the cobwebs.
- **April:** Wash windows inside and out. Clean the blinds, ceiling fans and vents. Is it time for a checkup for your air conditioners?
- **May:** Clean the grill up, freshen the trim around the house, make sure the foundation is sealed of cracks to avoid ants and **don't plant your flowers until Mother's Day has come and gone.** Remember, it's Michigan.
- **June:** What kind of shape is your flag and flagpole in? If you don't have one, wouldn't it be nice to wave the stars and stripes in front of your home?
- **July:** This is a great time to enhance your landscape and lighting in the front and back yard. Solar lighting can create a beautiful setting in your yard—enjoyable now, and more importantly, next winter too.

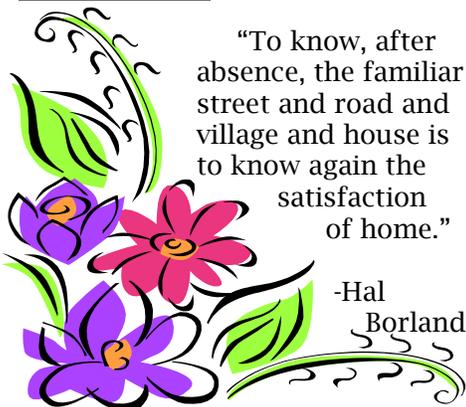
MORE IDEAS IN THE NEXT NEWSLETTER!



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"To know, after absence, the familiar street and road and village and house is to know again the satisfaction of home."

-Hal Borland

## Merchants You Should Know About

Always looking for helpful info, I like to keep track of local (and some long distance) merchants that go the extra mile, or provide an interesting product you might not be aware of. When I like something, I want to tell everyone! Here are a few of my latest favorites:

**Closet Man Co** - Located at 778 W Maple in Troy, these guys do a beautiful job at considerably less cost than California Closets. Really nice people too. 248-244-8774. See their showroom on Maple Road in Troy at 778 W Maple!

**Chet's Cleaning** - 26051 Dequindre Road, Madison Hts, MI 248-584-1819 (Someone spilled dark chocolate on my upholstered light green chair. I called Chet's and someone walked me through the steps to deal with the stain immediately!)

**In-Home Blinds** Nancy Robertson has excellent customer service and will bring samples of blinds to your home. She carries plantation shutters, Hunter Douglas, Graber and more! Her phone number is 248-229-9047 and her email address is nancyarobertson@att.net

**One more fabric source:** On a recent trip to North Carolina, I came across another terrific resource for fabrics and trims. Loomcraft Textiles is located in Burlington, NC. They have thousands of bolts of fabrics and an *online store*, as well. Here is the important information: **The Interior Alternative Fabric Outlet - 2516 Industry Drive / Burlington, NC 27215 Phone: 336-222-8460; fax: 336-222-6905;** outlet@loomcraft.com; www.interioralternative.com

**Other "good deal" websites!** [www.onekinglane.com/invite/KateGladchun](http://www.onekinglane.com/invite/KateGladchun) If you like high quality and good deals, go to this site and sign on as a subscriber. Then try [www.offthefloornow.com](http://www.offthefloornow.com). It's similar but a different format. And [www.hautelook.com](http://www.hautelook.com) is fashion and couture looks (my daughter told me about this one!!)

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## Something to Think About. . . .

It's hard to believe, but real estate in Bloomfield and Birmingham is bouncing. There is a lot of activity and a surprising number of sales. High-end inventory (even those that have been on the market a while) is moving. Homes that are in good shape, physically and financially, are selling quickly if they are priced right. If you're thinking of listing, now is an excellent time.

If you **are** thinking about selling your home, or you know someone who is considering it, I would be happy to provide you with a Comparable Market Analysis and a discussion on what is going on in your neighborhood and the community in general.

In the last six months, prices in specific areas seem to be stabilizing. For instance, the average cost per square foot in the Quarton Lake area of Birmingham is running about \$180. While in Bloomfield Village (Lahser/Waddington/Quarton/Maple area), the average cost per square foot is running close to \$177. The handful of Pending sales closing within the next month will give us a better feel for which direction these prices are heading.

Since January 1, 2011, Birmingham home sales have averaged about \$138/sf and condos about \$157/sf. However, **seller owned** sales average \$154/sf for homes and condos average \$168/sf (most of the condos are right in-town); whereas **bank-owned** residences average about \$95/sf and **bank-owned** condos average about \$60/sf.

In Bloomfield, **seller-owned properties** are averaging about \$126/sf, condos about \$84/sf; the **bank-owned** homes are about \$86/sf and bank-owned condos about \$33/sf.

2011 should prove to be an interesting year in the real estate industry! Stay tuned!