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Growing up in Regina, I knew I wanted to live in Victoria. Having a home in Cordova Bay these past 28 years has confirmed my belief that I am indeed living in paradise. Hence, the title of my newsletter.

My purpose here is to provide a newsletter that you will read and enjoy. I would like to answer any questions and tailor it to you. Please let me know what you think. This is my first one, so with practice, hopefully, it will get better and better. Have a great year everyone and may all your wishes and resolutions come to be.

So, here we are, beginning another decade, 2010! Lots going on this year and we are already at the middle of January. Let's keep in touch whether or not you are in the process of buying or selling.


email your thoughts to me at: [diane.allan@shaw.ca](mailto:diane.allan@shaw.ca)

### 2009 A Year of Recovery

For those of you who are concerned about property values and the opportunity to buy or sell, the following information from the Greater Victoria Real Estate Board might be helpful.

*Last year was marked by a surprising and strong recovery for the Victoria area real estate market following the slowdown in 2008 and the early part of 2009. Total sales of homes and other properties rose by 24 per cent compared to 2008 while the value of all property transactions through the Victoria Real Estate Board's Multiple Listing Service® (MLS®) system rose over 20 per cent to nearly \$3.8 billion.*

*Victoria Real Estate Board President Randi Masters says the strength of the recovery came as a welcome surprise, "Given the significant world-wide economic downturn we were very pleased to see the real estate market recovering so quickly. With interest rates expected to remain low in the coming months, we are anticipating a strong and balanced market in the coming year."*



**TSPe**

I discovered TSPe recently and it worked wonders and saved me time in prepping walls before painting. TSPe is an organic, phosphate-free degreaser that performs as well or better than regular TSP, but without the harmful side effects. With TSPe you can easily clean and prep your walls and you don't have to wash it off before you paint.

### Referrals

If you refer a client to me, upon completion of a sale, I will pay you a referral fee of \$500

### Here Comes The HST

July 1 won't be just Canada Day this year. It will also be the day of the infamous HST. I find it hard to understand that anything that effects everyone and raises such public resentment and fear, reasoned or otherwise could go by the name of Harmonized.

The government is scurrying to try and lessen any impact on the real estate market especially on new construction. Given this, the best current approach might be to buy or sell before July 1 and avoid what follows. Things look good right now and are pointing to a seller's market. Inventory of properties in the area is down so there is less to choose from when you are looking to buy. If you are thinking of putting your property on the market this year, Now might just be the time to do it.

### Something Completely Different - Food

How about roast beef ? Well, I have the greatest recipe for Yorkshire pudding and it never fails and is sooooo impressive The children in our family swear by it.



Diane's Yorkshire Pudding

- 1 1/2 cups flour
- 1 1/2 cups milk
- 4 eggs
- 1/2 teaspoons of salt

Put all liquid ingredients in a **blender**, then add flour and salt - blend. Place 1 teaspoon of butter in each cup of a muffin tin (preferably a large muffin tin that makes a dozen muffins). Put muffin tin in oven and melt butter - do not brown butter. Remove from oven and add the blended batter to 3/4 full. Bake @ 450 - 10 min. Bake @ 375 - 20 min. ENJOY!

### Stainless Steel

Recently, during our kitchen renovation which was largely DIY we decided to install stainless steel counters and a suspended chimney for a stove top fan. This we knew would need to be fabricated and installed professionally. In doing this, we came to know Rob Rose who runs Silver Fern Stainless. The folks at Silver Fern did our work. Their craftsmanship was impeccable.



<http://www.silverfernstainless.com>