

## LATEST NEWS

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Big news was made by the Oro Valley Town Council this past week when they voted to purchase the El Conquistador golf courses (45 holes), clubhouse, and ancillary facilities for \$1,000,000 from local developer HSL Properties. This decision proved to be somewhat controversial with some members of the public because of the rapidity of the discussion prior to action and its funding through a half cent sales tax hike. However, this move should be a huge benefit for the Oro Valley community by providing the Town residents with a community center that has long been missing. The club facilities include 31,475 sq. ft. of building (meeting rooms, exercise rooms, restaurants), a large tennis complex & 45 holes of golf. Look for it to open in early 2015!



## HOUSING MARKET UPDATE

Are you currently renting a home? If you are, or know of someone who is renting, then read the following information carefully as it could greatly impact you in the future. After the housing crisis reached its crescendo the federal government enacted the Tenant Protection Act of 2009 as part of the Helping Families Save Their Homes Act of 2009. The primary benefit of this Act was to protect tenants should their leased property, when it's a federally related mortgage loan, fall into foreclosure. The lease must be at a market rate rent and be an "arms-length" transaction. However, should the property fall into foreclosure in this instance, the tenant would have at a minimum 90 days notice to find another rental and up to a year in many cases. This Act was extended by the Dodd-Frank legislation in 2010 but is now set to EXPIRE on December 31, 2014! Anyone who is renting should be very aware of this loss of protection and watch for a possible extension.



### The Housing Report

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## HOUSEHOLD TIPS - REFRIGERATOR MAINTENANCE

One of the most commonly neglected appliances in the kitchen is the refrigerator. While it doesn't need extensive maintenance there are a few key things to check from time to time. Here's a short list of items which could end up saving you money in the long run:

- ▶ Clean the Coils - Easily the most important maintenance tip for a fridge is to clean the condenser coils twice a year. Dirty coils covered with dust make it operate less efficiently and can cause condenser failure.
- ▶ Keep It Full - Your fridge will perform better and more easily keep food cool when there is more thermal mass inside.
- ▶ Check the Seals - Clean them twice a year and check for leaks/looseness.



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