

Vijya's Home News

Vijya & Associates

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"Some Like It Hot!"

Just as weather temperatures have heated up, so has our housing market. One reason is because the inventory for foreclosed homes recently peaked and buyers taking advantage of some of the lowest prices in our lifetime are finally buying. The realization that if you don't buy now, you may miss out on some great deals shocked folks into action. Home prices under jumbo loan limits of \$567,500 are moving quicker and the homes above a million are slower to move due to having fewer good financing options at those price points.

This year has brought us extreme cold (inactive market) and extreme hot multiple offer situations) temperatures - both of which have present their own challenges and excitement, but none the less keep the market (and our lives) interesting.



August Quiz Question

What year was Seattle's previous record for the hottest recorded temperature?

Check out our blog to find the answer and secret passcode. Email or call us with the secret passcode to be entered into a drawing for a \$25 gift card.

www.vijya.com/blog

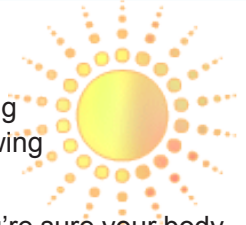


Our 13th annual picnic was a huge hit with great weather, food, activities, and of course great company. Some of the best parts were the popular bounce house, new & old friends meeting up, and, of course, the piñata was a highlight and intensely participated in. There was a competitive cricket game, henna and face painting, massages and palm readings throughout. The afternoon was topped off with an entertaining raffle, an invigorating Yoga Cardio session led by our friend, Mr. Raman Patel, and a great volleyball game!!

Whew...I haven't even mentioned that Pabla's Indian Cuisine out did themselves yet again with their scrumptious dishes to be followed up with yummy desserts, melons, and cookies. Even though the event just passed, we're already excited for next year's festivities!!!



Beat the Heat



We're breaking temperature records across the Northwest and while that is an exciting thing to be part of, it's also proven to be challenging to deal with and even dangerous. The following are some tips:

- Stay indoors and in an air-conditioned environment as much as possible unless you're sure your body has a high tolerance for heat.
- Drink plenty of fluids but avoid beverages that contain alcohol, caffeine or a lot of sugar as those can be dehydrating and exasperate the problem of hydration.
- Eat more frequently but make sure meals are balanced and light. The spicier the better!
- Never leave any person or pet in a parked vehicle.
- Avoid dressing babies in heavy clothing or wrapping them in warm blankets. A diaper and light t-shirt or onsie is plenty. If your baby needs to be swaddled try light gauzy fabrics instead of the traditional light blankets
- Check frequently on people who are elderly, ill, or may need help. If you might need help, arrange to have family, friends or neighbors check in with you at least twice a day throughout warm weather periods.
- Make sure pets have plenty of water.
- Keep your electrolytes high. However, salt tablets should only be taken if specified by your doctor. Rather, try Emergen-C, Gatorade, or similar powders/sports drinks.
- If you take prescription diuretics, antihistamines, mood-altering or antispasmodic drugs, check with a doctor about the effects of sun and heat exposure.
- Cover windows that receive sun. Awnings or louvers - or even a sheet hanging from your eaves - can reduce the heat entering a house by as much as 80%.
- Plan strenuous outdoor activities for early or late in the day when temperatures are cooler.
- Take frequent breaks when working outdoors.
- Wear a wide-brimmed hat, sun block and light-colored, loose-fitting clothes when outdoors.
- At first signs of heat illness (dizziness, nausea, headaches, muscle cramps), move to a cooler location, rest for a few minutes and slowly drink a cool beverage. Seek medical attention immediately if you do not feel better.
- Avoid extreme temperature changes. A cool shower immediately after coming in from hot temperatures can result in hypothermia, particularly for elderly or very young people.

Help us spread the love!

We are looking to update our service directory and hope you will introduce us to those you trust. Now more than ever my clients need your referrals since another piece of the economic stimulus bill was to allow homeowners (through 2010) to claim a **30% tax credit (up from 10%) for purchases of new furnaces, windows and insulation.**

Our directory covers residential and commercial services (like contractors, plumbers, electricians, landscapers, etc.) to professional services (like lawyers, doctors, consultants of all types, etc.). Whether it's excellent customer support or an outstanding service/product that makes them unique, we want to know about them. Please send us the company name, contact person, and all pertinent contact information.

We will note the information in our directory and refer our clients to the people you trust - just as we hope you trust us enough to introduce us to those you know needing real estate assistance. It's our goal to keep our clients happy and know we are providing them the best customer service possible. Thank you!

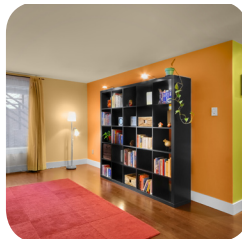
New Listings from Vijya & Associates!

CHIC Wallingford Condo

Chic 2 bedroom condo in the Biscayne! Dark espresso hardwood floors, stainless steel appliances, stone slab bistro bar & dining room, 2 bedrooms, closet organizers, sophisticated bath w/ stylish Bolen woven vinyl bath flooring, separate utility room w/ stackable W/D, secure/garage parking, bike rack storage, and secure entry.

Rooftop view deck Easy access to downtown, UW, Fremont. Steps to Burke Gilman Trail, Lake Union & Gas Works Park. Walkability Score: 89/100 - "Very Walkable!"

\$284,000
2 bedrooms; 1 baths
722 sq.ft.
Low HOA dues
MLS# 29102383



2 stories w/ daylight basement
2-car garage
5 bedrooms; 4.75 baths
4,260 sq.ft.
MLS# 29064068
\$1,225,000



2 floors
3-car attached garage
4 bedrooms; 2.5 baths
2,820 sq.ft.
MLS# 29083011
\$765,000

For more information, please visit vijya.com

Keep up-to-date on real estate news and local activities on our blog at: www.vijya.com/blog

Volunteer with Us at Operation Nightwatch

Vijya & Associates would like to share with you a volunteer opportunity we've been participating in for several years now: Operation Nightwatch (<http://www.seattlenightwatch.org>; 206-329-2099) - a ministry in Seattle's central district. On the 4th Tuesday of every other month, Vijya & Associates makes a trip to Costco to buy enough food to feed dinner to 100+/- people. We then collect at Operation Nightwatch to make and serve the food to the Operation Nightwatch community.

If you are interested in helping or want more information, please let me know. Giving back to the community is one way we show that we truly care!

VOLUNTEER OPPORTUNITIES IN 2009 ARE DWINDLING!
September 22nd, November 24th

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Calendar of Events

August		
14 Central Puget Sound Sq. Dancers	22-23 Arts in Nature	12-13 Japanese Cultural Arts Festival
16 The Danskin Seattle Triathlon	22 Tillamook Cheese Day - Zoo	12 Greenwood Garage Sale Day
22 Central Area Community Festival		19 Chinatown/Int'l District Art Walk
22 Tibet Fest - Seattle Center		25-27 Friends of SPL Book Sale
		28 Operation Nightwatch w/Vijya!
September		
	5-7 Bumbershoot Seattle Center	
	7 Labor Day	

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Real estate. Real relationships.