



Michael's Home News

News To Help You Save Time And Money

November 2012

Don't Doubt The Power Of A Dream

When people share their goals with you, do you help them launch their dreams—or try to bring them back to Earth?

In his book *The Man Who Listens to Horses* (Ballantine), famed horse trainer Monty Roberts tells about the time one of his teachers in high school assigned a paper called "My Goals in Life." The teacher, Mr. Fowler, was interested only in practical goals—not fantasies about going to Hollywood to become a movie star, and the like. But young Monty had a serious dream. The son of a horse trainer, he longed to own a thoroughbred racehorse facility. Monty turned in a detailed plan to achieve his dream.

Mr. Fowler returned his paper with a failing grade. "It's a wild, unattainable dream," he told the teen. "I know your family and background; it would not be possible." He insisted Monty rewrite the paper.

The next day, after talking with his mother, Monty returned his original paper to Mr. Fowler. He included a note saying he believed in his plan and the teacher shouldn't limit his aspirations. Mr. Fowler didn't respond at the time, but Monty got an A in the course.

Monty ultimately achieved his dream through hard work and determination. Many years later, he received a call from Mr. Fowler, who wanted to arrange a tour of Monty's stables for his church group.

Low Interest Rate Home Loans
www.taylorlademortgages.com

INSIDE THIS ISSUE

- ◆ Notable in November
- ◆ November Quiz Question
- ◆ Furnace Readiness Tips
- ◆ Oldest Bird, Not A Bird?
- ◆ Knowledge Is A Matter Of Perspective
- ◆ Caring For An Elderly Relative
- ◆ Facts About Factoids
- ◆ Home Truths
- ◆ 5 Tricks Theaters Use
- ◆ Remodel With A Financial Blueprint
- ◆ Lost Jobs Lead To New Opportunities

After the tour, Mr. Fowler told the group about the term paper and the note Monty had written.

"There was a time when I told Monty that this was unattainable," he said. "Now we've all had a good look around, and seen how he proved me wrong." His student, he said, had taught him "the most valuable lesson I ever learned."

When people share their goals with you, do you help them launch their dreams—or try to bring them back to Earth?

Michael Cowling

Notable in November

- ◆ November 1st, 1959 - After being hit in the face with a hockey puck, Jacques Plante, goalie for the Canadiens at the time, created the hockey mask out of fiberglass and resin.
- ◆ November 3rd, 1718 - The birth of John Montague, Fourth Earl of Sandwich, who hit upon pairing bread and meat slices to sustain him through lengthy gambling sessions.
- ◆ November 7th, 1885 – the first transcontinental railroad across Canada, concluded with the driving of the "last spike" in Craigellachie, British Columbia.
- ◆ November 8th, 1895 – German physicist Wilhelm Röntgen produced and detected electromagnetic radiation in a wavelength known today as X-ray.
- ◆ November 9th, 1989 – The destruction of the Berlin Wall ended nearly three decades of a divided city.
- ◆ November 18th, 1928 – Walt Disney's Steamboat Willie, the first completely post-produced synchronized sound animated cartoon, was released.

November Quiz Question

Q: *What can you catch, but not throw?*

Everyone who faxes or emails in the correct answer by the last day of this month will be entered into a drawing for a \$25 Gift Certificate to Starbucks.

October Quiz Question

Q: *I'm full of holes, but still hold water. What am I?*

A: *A sponge.*

Sandra Carrier
for winning a \$25 Gift Certificate to Starbucks.

Furnace Readiness Tips

With winter upon us, many of you probably already have your furnace running. If you haven't turned it on yet, or haven't done the maintenance yet, here are some quick tips.

1. Turn off the gas and electricity to the furnace.
2. Vacuum the furnace interior everywhere you can reach.
3. Change the air filter.
4. Check the fan belt for wear--glazing, cracking, or fraying. The belt should be taut. Tighten by loosening the attachment bracket and moving the motor assembly until the belt tightens. Retighten the attachment bracket.
5. Replace furnace cover and turn on gas and electricity.
6. Test your thermostat. Inefficient thermostats can cause the furnace to run longer than necessary.

Oldest Bird, Not A Bird?

Scientists are thinking that the world's oldest bird may not really be a bird after all.

Paleontologists have long considered the archaeopteryx the world's oldest bird. Fossilized remains were discovered in 1861, revealing an ancient animal with the feathers and wings of a bird, but the tail and teeth of a dinosaur. Classified as an avian, their status is now in doubt thanks to new research conducted by scientists at China's Linyi University.

As reported by the Guardian, researchers studying a chicken-size creature 155 million years old realized it shared common features with the archaeopteryx, but then determined that both the "new" old animal and the archaeopteryx properly belong to a family of dinosaurs called deinonychosaurs (like the velociraptors of Jurassic Park). Thus, the archaeopteryx really can't be considered the first bird, unless further evidence linking it more firmly to the avian group is uncovered.

**Free Email or Print
Subscription to
My Newsletter!**

Would you like a Free
Subscription to my newsletter
or change from print to email.

Send me an email with
Newsletter in the subject line.
Tell us how to change or add
your information and we will
set you up!

Be thankful for what you have; you'll end up having more. If you concentrate on what you don't have, you will never, ever have enough. ~Oprah Winfrey

Knowledge Is A Matter Of Perspective

Have you ever been frustrated trying to explain a seemingly obvious idea to someone who just doesn't get it? That's been described as the "curse of knowledge".

An experiment asked subjects to tap out the tune of a popular song (like "Happy Birthday") on a tabletop; others were assigned to listen and identify the song.

The "tappers" predicted that those listening would be able to identify their songs 50 percent of the time, but in fact listeners named the tunes correctly only 2.5 percent of the time.

The tappers could hear the song in their heads, but the listeners were only aware of a series of sounds. It seems that once we know something, we can't imagine what it's like to not know it—which may explain a lot of the communication problems that afflict neighbors, political opponents, and even longtime spouses.



Caring For An Elderly Relative While Working

Caring for an elderly relative can be challenging when you're committed to your career. Many people leave their jobs to care for parents, but that isn't your only option. Consider these strategies for keeping your job—and your sanity:

- ◆ Look into workplace regulations for taking time off to care for relatives.
- ◆ Flex your work schedule. You may be able to telecommute, work part-time, or take on a flexible schedule. Talk to your manager. If you're a valuable member of your team, your company will probably be eager to accommodate your needs.
- ◆ Get help. Hiring a skilled caregiver to take care of your relative at least some of the time can give you some needed respite. Adult daycare centers can also provide your loved one with a safe, enjoyable environment.
- ◆ Talk about your situation. Don't complain endlessly, but don't keep your eldercare responsibilities a secret from your co-workers and manager. Chances are they'll be more understanding of your situation when they know what you're dealing with.

**DO YOU WANT TO
WORK WITH OTHER
BUSINESSES THAT GIVE
OUTSTANDING
CUSTOMER SERVICE?**

Request a free copy of my
service directory.

All of the businesses listed
in it have a proven track
record for providing the kind
of outstanding customer
service you deserve.

**We welcome your input to
our growing Service
Community.**

Facts About Factoids

When writing a newsletter, it's important to find a variety of *factoids*, as in little, insignificant and random things. But where did the word factoid come from?

It seems that the word *factoid* was coined by Norman Mailer in his 1973 biography of Marilyn Monroe. Mailer described a factoid as "facts which have no existence before appearing in a magazine or newspaper," and created the word by combining the word fact and the ending -oid to mean "similar but not the same".

The Washington Times described Mailer's new word as referring to "something that looks like a fact, could be a fact, but in fact is not a fact". The word is defined by the Compact Oxford English Dictionary as "an item of unreliable information that is repeated so often that it becomes accepted as fact."

Home Truths:

The Door is closing on Home Buyers

Greater Vancouver residents – whether they're individuals living alone or three generations living together – have jobs, work hard and want to own their own home.

Given the well-documented, long-term social and financial benefits, this isn't surprising. Owning a home typically improves the well-being and sustainability of families and their communities.¹

Not so long ago, half a million dollars would buy a small detached home almost anywhere in our Board's area. Now, even in a buyer's market, families that could have afforded that \$500,000 home are being priced out of the market.

The affordability problem can be traced back to two specific issues: taxes associated with buying a home and government regulation.

Taxes associated with buying a home

When families begin their search for a home, they're discouraged when they discover the Property Transfer Tax (PTT) adds more than \$10,000 to a home priced at \$609,500. This is the Multiple Listing Service® (MLS®) Home Price Index (HPI) composite benchmark price of a Greater Vancouver home.²

A range of other taxes including the Provincial Sales Tax (PST), the Harmonized Sales Tax (HST) and the Goods and Services Tax (GST) also add to the cost, as do taxes on renovations, remediation and indirectly on rent charged by landlords.

Government regulation

To add to the affordability problem, on July 9, 2012, the federal government tightened mortgage finance rules for the fourth time in four years. For home buyers with less than a 20% down payment, the maximum amortization (payback) period was reduced on mortgages to 25 years from 30 years. Now, a 35-year old home buyer with less than a 20% downpayment, no longer qualifies to make mortgage payments past age 60, even if they know they'll work until age 65 or older.³

(Continued online at
www.michaelcowling.com/blog)
(Source REBGV)

<p>How much do the new federal rules cost a buyer of a \$609,500 home with a 15% down payment of \$91,425?</p> <p>→ Mortgage of \$518,075 with a 30-year amortization at 3.25% (5-year fixed rate) Monthly payment (principal and interest) = \$2,248.50*</p> <p>→ Mortgage of \$518,075 with a 25-year amortization at 3.25% (5-year fixed rate) Monthly payment (principal and interest) = \$2,518.70*</p> <p>Difference: \$270.20 more per month Annual income required for 30-year term: \$89,940 Annual income required for 25-year term: \$100,748</p> <p>*Mortgage payment does not include Property Transfer Tax (PTT) or property taxes.</p>

Lost Jobs Lead To New Opportunities

According to a CareerBuilder survey, 54 percent of people who landed new jobs last year found themselves working in new fields. If you're searching for a job, this may be an opportunity to explore something you've always wanted to do, like these people:

- ◆ A financial advisor became a school teacher.
- ◆ A school teacher became a restaurant manager.
- ◆ A restaurant manager turned computer tech.
- ◆ A computer tech became a veterinary assistant.
- ◆ A veterinary assistant reeducated and took a job as an engineer.
- ◆ An engineer took a job as a truck driver.
- ◆ A truck driver became a fitness trainer.
- ◆ A fitness trainer became a radiology technician.

Thinking About Making a Move?

No need to call a high-pressure salesperson who will make you feel obligated. I'm happy to talk with you and answer your questions.

Just ask me! It's part of my free, no-obligation service.

Leave your request on my voicemail anytime, and I'll call, fax, mail or email all the information you need within 24 hours. Or let me know if you want to talk and I'll call back.

You can't build a reputation on what you are going to do. ~Henry Ford

Girls, Ask Your Guys

Sadie Hawkins Day is November 10th this year. It's not a holiday, but just a fun day when it's considered OK for girls to ask their guys to marry them. The idea was introduced by Al Capp in his Li'l Abner comic strip on November 15, 1938, at a time in society when it was not considered acceptable for a girl to ask a guy for a date or marriage.

In the old comic strip, the mayor of the hillbilly town of Dogpatch was desperate to marry off his daughter, Sadie Hawkins. He devised an event—a foot race in which the unmarried women would chase eligible males, and any man who was caught would have to marry his pursuer. Sadie caught her man -- and the idea caught on with Capp's readers.



Girl-ask-boy Sadie Hawkins Day dances were the rage for the next 40 years in high schools and colleges across North America. Today, the celebration is usually held on the Saturday closest to November 9th, and is a great excuse to have some fun. Many schools still host Sadie Hawkins Day Dances.

5 Tricks Theaters Use

1. Why does popcorn smell so good? The popcorn has chemicals in it to make its aroma fill the theater. It also makes you want to buy.
2. For the first month or two of screening, ticket sale money goes to movie studios. Theaters rely on concession stands to make money. That's why concessions are overpriced; popcorn costs almost nothing to make.
3. They know all the methods you use to sneak in. They just don't always care enough to kick you out for it.
4. Popcorn can "keep" for up to three days.
5. Movies always begin well after the advertised start time. Theaters want you to come early to watch commercials which are a significant profit center.

Remodel With A Financial Blueprint

Home renovations need to be planned with care. Here are some strategies for planning a remodeling project that makes financial sense:

Decide your primary objective. If resale is your biggest concern, a minor kitchen update may enhance resale opportunities more than adding a home office.

Decide how to finance the renovation. Other than cash, there are three basic options: refinancing, home-equity loans and home-improvement loans. If you have little or no equity in your home, lenders are apt to approve a home-improvement loan, which usually costs an extra percentage point. Refinancing means taking out a larger mortgage, but the loan is based on the projected increase in value. Home equity loans are similar but carry lower closing costs offset by paying a half a percentage point at closing. To see which financing option works best for you, have our mortgage calculate and compare the price of the loan, closing costs, and future interest costs.

Avoid credit card debt. Interest payments are not deductible, and the interest rates are too high.

MICHAEL'S HOME NEWS

Provide me your contact information and we will send you the free reports & information you'd like to receive.

order online www.michaelcowling.com

Free Information

- Send me the special computer report showing the features and **sale prices** of up to 15 of the most recent home sales near an area.
- Please let me know the **listing price** and features of the home for an area.
- Please call me to arrange a free, no-obligation **market valuation** on my house.

Free Reports

- How to Sell Your House For the Most Money In the Shortest Possible Time
- Five Deadly Mistakes Home Sellers Make
- How Sellers Price Their Homes
- How to Stop Wasting Money on Rent
- The 10 Mistakes Smart People Make When Buying or Selling a Home
- Making the Move Easy On the Kids
- Protect Your Home From Burglars

And more, check out our free report section online

Do you know someone who would enjoy a free subscription to MICHAEL'S HOME NEWS? Just provide me with their contact information, and I'll add them to our community.

Scan with your
smartphone to sign up
instantly for our free
Monthly Newsletter





A LEADING RICHMOND REALTOR

Over 2,500 Transactions

Top 5 Richmond MLS Sales
Out of over 1,150 REALTORS® - 10 years

Medallion Presidents Club for Top 1%
Greater Vancouver Real Estate Board
Over 9,500 REALTORS® - 10 years

MICHAEL COWLING
www.michaelcowling.com
604.276.2335

RE/MAX
Michael Cowling & Associate Realty
110 - 6086 Russ Baker Way, Richmond, BC V7B 1B4
Office: 604-276-2335 Fax: 604-271-2311
mc@michaelcowling.com/www.michaelcowling.com

Re/Max Lifetime Achievement
Re/Max Hall of Fame
Re/Max 100% Club & Platinum Club - 20 years
MLS Medallion Club Life Member
for Top 10% of REALTORS® - 20+ years

This newsletter is intended for entertainment purposes only. Credit is given to the authors of various articles that are reprinted when the original author is known. Any omission of credit to an author is purely unintentional and should not be construed as plagiarism or literary theft.

Copyright 2011 RE/MAX Michael Cowling And Associates Realty. This information is solely advisory, and should not be substituted for medical, legal, financial or tax advice. Any and all decisions and actions must be done through the advice and counsel of a qualified physician, attorney, financial advisor and/or CPA. We cannot be held responsible for actions you may take without proper medical, financial, legal or tax advice.

Michael's Home News
RE/MAX Michael Cowling And Associates Realty
#110 - 6086 Russ Baker Way
Richmond BC, V7B 1B4
www.michaelcowling.com

Scan with your smartphone

