



Stacia L. Welliver  
REALTY WORLD

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Your Referrals Are The Highest Form Of A Compliment  
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**I**n like a lion,  
**o**ut like a  
**l**amb: However it  
comes and goes, spring  
is a great time to buy or sell  
a home. Call me today for a  
free, insightful market analysis!



**T**hinking of selling your home?  
As an experienced Real Estate  
Professional, I would like to  
point out the benefits of adding an  
Old Republic Home Protection  
home warranty to your transaction.  
While the home is on the market,  
Seller's Coverage provides repair  
and replacement coverage for your  
home's systems and appliances. It  
keeps the home showing well  
during the listing period, which can  
result in a faster sale at a higher  
price. At close, the Buyer's Plan  
seamlessly takes effect, protecting  
the buyer against potential  
unknown after-sale problems. Last  
but not least, the home warranty  
provides budget protection from  
the high cost of home repair and  
peace of mind for both the home  
seller and home buyer.

Call me today for more  
information on the value of adding  
home warranty coverage to your  
real estate transaction.

**M**ay I assist you by helping a  
trusted friend or close family  
member who is in need of  
professional real estate services? I am  
ready to make you and your referral  
my number one priority.



## Health & Safety

### Reduce Road Rage

**R**oad rage is a cultural phenomenon that has been  
described as "a motorist's uncontrolled anger that is  
usually provoked by another motorist's irritating act  
and is expressed in aggressive or violent behavior."  
People experiencing road rage may face increased health  
risks that come from high levels of stress, tension and  
anger. In addition to the toll stress takes on the "rager's" body, the increased risk of a  
car accident due to road rage puts *all* drivers at risk. If you experience road rage, here  
are some techniques to help avert a confrontation:



- Always be polite and cautious, even if others are not extending you the same courtesy, and don't retaliate.
- Avoid creating a situation that may provoke another motorist, and don't make inappropriate hand or facial gestures.
- Don't take another driver's behavior personally – they're likely expressing frustration with a totally unrelated problem or situation.
- Never make eye contact with an angry driver, and put as much distance between you as possible.
- If you are being harassed or followed, don't go home – drive to the nearest police station.

Remember, you cannot change other motorists' driving habits, but you can control your reaction. So stay calm, relax, and drive safely!

## Helpful Hints

### Fruit and Veggie Storage 101

**G**reat tasting fruits and vegetables begin with proper storage  
at home. Use the FIFO rule – First In, First Out – for fresh,  
frozen, canned and dried varieties. Continually rotate your  
stock to ensure freshness and reduce waste.



**Fresh foods** are best used the day of purchase, or within a few days. Some fresh items (peaches, plums, nectarines) can be left at room temperature until ripe, then refrigerated until ready to use. However, some fresh items, like tomatoes, should never be refrigerated, because cold damages texture and taste.

**Frozen foods** should be stored at 0° F. Although the recommended maximum length of storage varies, a good rule of thumb is six months.

Most **canned foods** have a shelf life of about two years when stored at a constant temperature of about 75° F, provided the can is not leaking or bulging.

**Dried foods** should be stored in cool, dry, dark areas in airtight containers. Recommended storage time ranges from four months to one year.



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## Savor the Flavor

### Irish Oatmeal Scones

**½ cup currants**  
**1-1/4 cups flour**  
**1 tsp. baking powder**  
**¼ tsp. salt**  
**¼ cup sugar**  
**½ tsp. baking soda**  
**1 stick butter**  
**1 cup oatmeal**  
**1/3 cup buttermilk**  
**melted butter and**  
**course-grained sugar**

Preheat oven to 375° F. Place currants in a glass measuring cup and cover with boiling water. Cover, and let stand. In a large mixing bowl, combine first 5 dry ingredients. Cut in butter with pastry knife until it resembles coarse meal. (A food processor can be used.) Add oatmeal and drained currants. Stir in buttermilk until dough is barely moistened. Turn dough onto floured board and knead 6 to 8 times. Shape dough into a circle, place on an un-greased baking sheet and score into 8 wedges. Brush top with melted butter and sprinkle with coarse-grained sugar. Bake for 15 minutes.

## Household Tips

### Easy Ways to Save Money

**T**he first step to financial health is to create healthy savings and budget habits. Here's a list of ways to save money effortlessly:

1. Track expenses in detail; learn to develop and use a simple budget.
2. Use cash instead of credit. People spend more when using credit than when they pay with cash.
3. Buy grocery store brands to save almost 50% over identical name brand products. Leave the kids at home, too, if possible. Shoppers who have children with them buy 40% more than those who do not.
4. Unplug unused appliances. Connect the TV or computer to a power strip and turn off the electricity when not in use.
5. Bring your own. Brew coffee at home and bring it to work in a reusable cup. Or buy soda pop at the grocery store or warehouse club for 20 cents a can instead of paying a dollar or more at the vending machine.
6. Carefully review credit card, utility and other bills to be sure charges are accurate. If you suspect a problem, contact the provider immediately.
7. Eliminate catalogs. We will not covet what we do not see. Free services such as catalogchoice.com can help you eliminate junk mail AND save money!

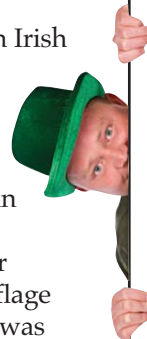


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## Brain Teasers

### Luck O' the Irish!

1. St. Patrick wasn't Irish.
  - a. True
  - b. False
2. St. Patrick changed Ireland's national color to green??
  - a. True
  - b. False
3. A leprechaun is really an Irish
  - a. shoemaker
  - b. thief
  - c. Magician
4. Why does the leprechaun wear green?
  - a. He loves the color
  - b. A form of camouflage
  - c. Because he felt it was lucky
  - d. It was the only available dye for cloth at the time
5. Kissing the Blarney Stone is supposed to give you what?
  - a. Moist lips from the dew on the rocks
  - b. Good luck in love
  - c. The gift of "gab"
  - d. Warts



**ANSWERS:** 1-a. (St. Patrick was born in Scotland); 2-b. (during St. Patrick's time the national color was blue. Green wasn't chosen until the 19th century.); 3-a; 4-b; 5-c