Annie G's ~ Mountain Musings

May 2008

Fan Fare

If you're looking to stay cool and save on energy bills this summer, look up. A good ceiling fan, when properly used and maintained, can help keep your cooling and heating costs down throughout the year.

To reap the maximum benefits in comfort level and savings it's important to make sure that ceiling fans are properly installed and that you use the right size and model for the room.

Consider ceiling fan blade spans, which range from 29 to 54 inches, and room size, and be sure that the fan is mounted in the middle of the room, at least 7 feet above the floor and 18 inches from the walls. Other performance factors to consider include the motor type and grade (performance, medium or economy), and the blades' pitch and material. The fans with the best blade and motor designs are most efficient and quieter as well. Look for models with the highest air flow efficiency, which is measured by cubic feet per minute per watt (CFM/watt) at each speed.

An Energy Star-rated fan is 50 percent more efficient than a conventional fan and can save $10 or more annually on utility bills. If this doesn't seem like much, consider the additional savings that come from adjusting the thermostat accordingly and keeping air conditioner (or heater) use to a minimum.

Ceiling fans keep people cool, not the spaces they're in, so be sure to turn off the fan when not in a room. In the summer, make sure the fan is moving in a counter-clockwise direction so that it produces the downward windchill effect; in the winter, reverse the direction and use the fan at a low speed to force the warm air near the ceiling up and then down along the walls and floor.

And don't forget about the lights. Most ceiling fans include some kind of light fixture, which is often used as the main light source in a room. Be sure to use an energy-efficient light kit and to turn it off when a room is empty. *Source: www.energystar.gov*

Spring is Really Here!

How do we know? Well, it hasn't snowed for at least four days, the overnight temperatures have been above freezing, the lakes are no longer covered with ice, and the wildflower are popping up all over the place.

Many of the lower trails are open and the higher ones are passable if you don't mind getting your feet wet! It's a really great time to be in Grand Lake.

by Marko

View more photos @ www.GrandLakeMountainProperty.com

fast fact >> >> >> >> >> >> >> >> >>

Figure out how much you might save by using an Energy Star fan at *www.energystar.gov*. Click the "heating and cooling" link through to ceiling fans, where you'll find a Savings Calculator worksheet as well as lists of energy-efficient fans.

* DID YOU KNOW

You can rub a candle or bar of soap along the tracks of windows and sliding glass doors to keep them opening smoothly.

Grand Dates >> >> >> >> >> >> >

May

24 Kauffman House Museum Opens

26 Memorial Day Parade-Grand Lake

June

3 Welcome Back Party-Rocky Mountain Repertory

7 Concert in the Park

28 Art & Architecture Tour

Today's Average Interest Rates: 05/21/08

Conforming	
30 year fixed	5.65%
15 year fixed	5.31%
5 year ARM	4.30%
30 year jumbo	6.45%

Warm Banana Upside-Down Cake With Hot Chocolate Sauce

Cake

2 cups salad oil
4 cups sugar
8 large eggs

Sauce

1 pound semi-sweet chocolate
1 cup milk
½ cup whipping cream

12 mashed ripe bananas
8 cups flour
4 tsp. baking soda
2 tsp. baking powder
2 tsp. salt
3/4 cup milk 1 T vanilla extract

Makes 12 large muffins

Making The Cake

Preheat oven to 350°F. Grease and flour muffin tins or line them with paper baking liners. Mix oil and sugar together. Add eggs and bananas to oil mixture. Sift together flour, baking soda, baking powder and salt. Add to mixture. Add milk and vanilla. Make sure batter is well mixed. Fill muffin tins 3/4 full. Bake for 15-18 minutes.

Preparing the Chocolate Sauce

Melt semi-sweet chocolate (preferably Callebut, but any bakers chocolate will do), in a double boiler over simmering water. When chocolate is completely melted and warm, remove from double boiler. Add milk and whipping cream. Stir into chocolate until combined.

Finishing The Cake

Serve cakes immediately with hot chocolate sauce.

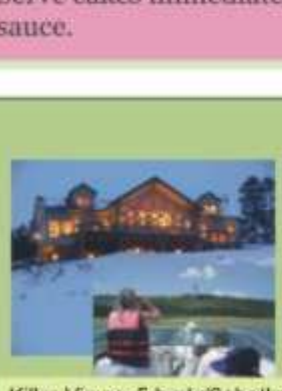
Branch Out

Aside from their beauty, trees provide many significant benefits to homes, streets and cities. They keep the air supply fresh, provide shade and shelter, and minimize noise pollution. They can also increase the value of your property by up to 25 percent. Professional tree appraisers can determine the dollar value of your trees and plants by evaluating their size, type, condition and location. But regular care is what's ultimately more cost-effective and important in maintaining and protecting the value of trees.

Proper tree maintenance involves pruning, watering, mulching, pest management and, sometimes, removal. Inspect your trees for signs of disease or insect damage as well as potential hazards, such as large dead or detached branches, mushrooms at the base of the tree, and proximity to utility lines.

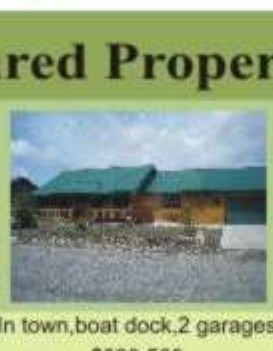
When you need professional help, be sure to find a certified arborist with a reputable tree care company. You can start by looking in the Yellow Pages, but remember that some of the most highly regarded companies rely more on word-of-mouth marketing. Seek recommendations from neighbors and friends, make calls to several companies and interview each one. Before you hire a company, ask for copies of valid and current insurance certificates and get a detailed written estimate of the work needed and costs. Also be sure to get a complete diagnosis before a tree is cut down. Beware of companies that solicit work door to door, demand payment in advance or advertise topping a harmful

Featured Properties



Killer Views, 5 beds/6+baths
$1,390,000

Unbelievable Lake Views!
18 acres additional available
$1,180,000

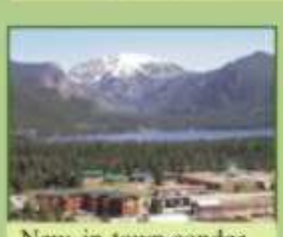


In town,boat dock,2 garages
$399,500

Great Starter Cabin
$195,000

NEW w/Lake Views
$405,000

Come Buy with Me!



New, in-town condos
$220,00

NEW w/Lake Views
$370,000

Spectacular Sol Vista Home
$425,000

Htd workshop+Lake Views
$285,000

Grand Lake Town home
$279,000

Way below appraisal!!
$725,00

Bargain w/Lake Views
$245,000

Perfect Summer Getaway!
$145.00

Land of Dreams!!

7+ acres w/ lake views	$550,000
8+ acres in meadow	$400,000
1.4 acres private	$125,000
.85 acres potential lake views	$ 95,000
.5 acres backs to 4 acres open meadow	$150,000
2 acres@Fairways @ Pole Creek	$275,000
Spectacular Lake views	$ 87,500
Tabernash Treasure	$ 71,000

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CRS; e-PRO

If your property is currently listed, do not consider this a solicitation.