

Home Market 2010

Having just participated in a call on what the 2010 home market is shaping up from what Buyers are wanting to what Builders are building, I thought you might want to hear some of the interesting items. People are looking to downsize in this market per this most recent report presented at the Home Builders Conference held recently due to many factors, some of which are price, energy efficiency, and comfort. In these smaller homes they are seeking efficient designs, more natural light, lots of storage, and energy star appliances. Separate laundry rooms, outdoor kitchen and grilling area, an extra bedroom with bath, a comfortable family gathering space, a home office that multi tasks, partially separated kitchen, a large 3 car garage, low maintenance exterior, private/smaller backyards, and low maintenance landscaping are also features being sought. With energy star being one of the desired items, starting today the following is a list of Energy Star items Texans are receiving rebates on. If being more energy efficient is top of mind, the following might be of interest to you.

Forms will be available online at www.TexasPowerfulSmart.org or by calling 877-780-3039.

Consumers will be limited to two appliance rebates per household. They can earn rebates of:

- \$240 on an Energy Star-rated refrigerator;
- \$180 on a freezer;
- \$110 or \$140 on a dishwasher;
- \$600, \$800 or \$1,000 on a central air conditioner;
- \$1,200 to \$1,600 on an air-source heat pump;
- \$190 to \$640 on a hot water heater; or
- \$45 on a room air conditioner.

Energy Star appliances must be purchased by Texas residents either at stores in Texas or through Texas contractors. The purchase period for the program will be April 16–25. Shoppers can also receive a \$75 rebate to recycle an old appliance.

Keep in mind also, the radiant barrier options we recently wrote about by energy attic. They are located nearby in Fairview and there is a no cost check up on your home. If you have further questions about this, please do not hesitate to call either Janet or myself for further info.

I don't know about each of you, but Easter was full of enjoyment this year, with family visiting and the weather participating except for a few showers scattered throughout. However, it did not keep people from looking at homes - my listings were frequented numerous times over the week-end, with several of them showing promise for offers. We are in the count down phase for the end of the government incentive for housing, and the experts are telling us that it will not be extended this time. April 30th, is the deadline for putting a property under contract with a closing date on or before June 30, 2010. If you know of anyone who is considering a sale or a purchase, time is truly of the essence when you consider the \$8000.00 for first time home buyers or \$6500.00 for someone who has owned for 5 years or longer.

We have new neighbors on Oak Hollow, the McLaughlins, so please stop by and welcome them to our great neighborhood. Also, if you know of others moving into the neighborhood, please pass their information along in order that we might welcome them and make them part of our communication efforts.

Census figures are coming in but Texas is lagging far behind - if you haven't sent your questionnaire in consider dropping it in the mail today or have a census taker show up at your door.

Continued from page 1...

If you haven't visited the Dallas Arboretum during spring blooms, don't delay, it is truly breathtaking this year. However, you cannot make it before the 11th, there is a continual abundance of azaleas and also a great place to learn about the new plants for our area. This coming week-end, there is a sale at the Heard Natural Science Museum and Wildlife Sanctuary of plants not easily found.

May 8 - General Obligation Bond Election to decide the future of funding for specific municipal projects in McKinney - there are six propositions totaling \$51.35M Early voting is April 26-May 4 .

Locations are:

McKinney Performing Arts Center - 111 North Tennessee

Collin College Central Park Campus - 2200 West University

Collin County Election Office - 2010 Redbud, Suite 102

Fire Station #5 - 6600 West Virginia Pkwy

Spring Tips for Your Landscapes

Spring Tune Ups:

- Pre Emergent/Post Emergent for lawns weeds
- Complete all pruning of Woody Ornamentals
- Mulch beds with a fine shredded hardwood mulch
- Plant spring color, perennials,
- Wrap up spring landscape planning for new beds and renovations and schedule
- Inspect your irrigation system for proper coverage and operations
- Spring lawn fertilization.
- Summer color plantings
- Major pruning (1/3) on shrubbery as required if needed

TIPS:

1. Low scalping of lawn grass is not recommended. Establish the first cut with the desired mowing height of your turf type.
Bermuda at 1.5 inches and St. Augustine at 2.5 inches.
2. Bagging is not recommended. Mulching grass is highly recommended for following sustainable practices as well as an additional nutrient source for the grass.
3. Know that not all weeds can be controlled by any one brand or type of weed control product. The times of the year and type of weed determines the control success.
4. Over watering can be a source of stress and issues for turf, plants and trees. One inch of water per week is generally sufficient. Know how much your system is applying and be aware of run off. Usually watering shorter times with multiple cycles is best. Once per week is more than good during spring with rains. If rains are good then no need to use an irrigation system. For assistance please call our office. Please be aware of any water restrictions that may change throughout the season from your city.

EARTH DAY

C E L E B R A T E



e a r t h d a y

Friday, April 23 • 7:30 p.m.

Fabien Cousteau, grandson of Jacques Cousteau, will speak on "One Water One People"

Boyd High School - 600 North Lake Forest Drive McKinney, Texas 75071

To order your **free** tickets please visit:
www.mckinneyperformingartscenter.org

Saturday, April 24 • 9 a.m.-5 p.m.

4th Annual Green Living Family Festival at the Heard Natural Science Museum and Wildlife Sanctuary

Free admission for McKinney residents

Activities will include "green" vendors, presentations, children's area and live entertainment.

40th Anniversary

EARTH DAY 2010

McKINNEY • TEXAS

Presented by:



972-547-7335 • www.heardmuseum.org

For questions or comments please e-mail Donna at: donna@donnabthomas.com or call 214-629-7586

Area Activities and News

Heard Museum
Exhibits Open Now...
Beehive Exhibit

Animals of the World
A Conservation Exhibit
Treasures From the Earth

For dates and times go to:
<http://www.heardmuseum.org>

Free Landscape Seminars

McKinney's Office of Environmental Stewardship continues its series of seminars educating residents about sustainable landscaping. All seminars are free and open to the public. For more information on the event, please call the Office of Environmental Stewardship at 972-547-7335.

What: Defenders of the Garden: Good Bugs & Bad Bugs

When: Thursday, April 15 at 7 p.m.

Where: Hall Memorial Library, Dulaney Room

Tanglewood Neighbors

CALL THE ASSOCIATION!

Sharon Hockensmith on Stoneoak has graciously taken it upon herself to ask the Homeowners Association for a light at the Tanglewood entrance of Hillsdale and Knollwood. This entrance was never lighted in error when the neighborhood was constructed. It is very dark at night at the entrance and it is a safety issue as the street dead-ends at the sign.

Neighborhood Writing Skills Tutor

Connie Hetzer 972-670-0223

Grades 6-12 (evenings) in my home. Specialties are paragraph development, organization, research paper, creative and persuasive writing. I am a retired teacher with experience in teaching at the secondary and college levels. I would love to see your child succeed.

Brady's Services

My name is Brady Meehan and I live in Tanglewood. I am 15 years old in October and I would like to earn money to buy a car when I turn 16. Please contact me by phone or e-mail for a price quote and let me help you with the types of chores listed below.

- Dog Sitting, walking, cleanup
- Trash cleanup
- Household chores
- Planting flowers or weeding
- Other household chores
-

My e-mail is bradymeehan@gmail.com

Phone: 214-318-9261

Thank you!

McKinney Sales

McKinney

Collin County, TX

February

Entire Year

	2009	2010	Change	2009	2010	Change
New Listings	306	296	- 3.3%	561	585	+ 4.3%
Closed Sales* (reported)	115	106	- 7.8%	202	191	- 5.4%
Closed Sales* (projected)	115	119	+ 3.5%	202	204	+ 1.0%
Average Sales Price**	\$191,882	\$221,258	+ 15.3%	\$205,215	\$215,527	+ 5.0%
Median Sales Price**	\$160,000	\$176,890	+ 10.6%	\$168,450	\$172,500	+ 2.4%
Percent of Original List Price Received at Sale**	93.0%	93.3%	+ 0.4%	92.5%	93.3%	+ 0.9%
Average Days on Market Until Sale	103	110	+ 6.7%	103	102	- 1.0%
Single-Family Detached Inventory	945	775	- 18.0%	--	--	--
Townhouse-Condo Inventory	29	31	+ 6.9%	--	--	--

*Due to the typical delays in recording sales, reported unit activity will appear artificially low for the most recent month. Our projected unit activity assumes that only 89% of all sales are reported in time for this report. Year-to-Date figures are now updated each month in the interest of accuracy. **Does not include seller's concessions.

Provided by CCAR

McKinney Repertory Theatre

4TH Annual McKinney Has Talent

McKinney Repertory Theatre presents its fourth annual McKinney Has Talent! talent show. Auditions on April 9th and 10th at 7:00 pm in the McKinney Performing Arts Center. Cash prizes to the top three performances! Click here for information and registration form. Tickets to the semifinals on April 16th and the finals on April 17th available at www.mckinneyperformingartscenter.org

Upcoming Events at the Dallas Arboretum



Dallas Blooms
Fiesta de las Flores
March 6 – April 11



Annual Easter Egg Hunt
(Member Event)
Saturday, March 27, 2010 and
Saturday, April 3, 2010



Twilight Tuesdays
concert series
April 13 – July 27



Cool Thursdays
CONCERT SERIES
April 15 – July 29



On Sale Now!

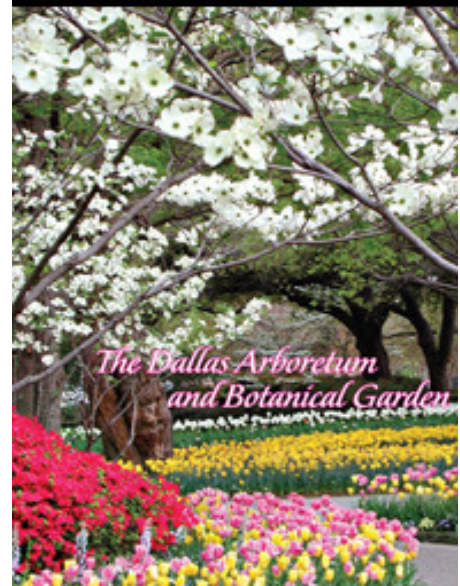
Dallas Blooms
2010 Spring Afternoon Tea
March 8 – April 30, 2010
11:00 a.m., 2:00 p.m.
Monday – Friday



The Dallas Arboretum
Plant Sale
Members Only Private Sale Event – Friday, May 7
Open to the Public – Saturday, May 8



Dallas Blooms begins
March 6 - April 11



Come see over 500,000 spring blooming bulbs at the largest and most beautiful spring floral festival in the southwest.

Dallas Symphony Presents

Classical Series:

Brahms: Symphony No. 2

(Apr 8, 9, 10, 11) Classical Series Brahms: Symphony No. 2 Music Director Jaap van Zweden takes you on an orchestral journey from the sunny, pastoral beauty of Brahms....

Mozart and Schumann

(Apr 15, 16, 17, 18) Classical Series Mozart and Schumann Dallas favorite Hans Graf returns to conduct the DSO.

Bruch: Scottish Fantasy

(Apr 29, 30, May 1, May 2) Classical Series Bruch: Scottish Fantasy .

Ravel: Ma Mère l'Oye (Mother Goose)

(May 6, May 7, 8, 9) Classical Series Ravel: Ma Mère l'Oye (Mother Goose) Delight in the pageantry and drama of Ravel's Ma Mère l'Oye (Mother Goose), a beautifully orchestrated ballet based on Mother Goose.

POPS Presents:

Bugs Bunny on Broadway

(Apr. 23,24) Pops Series Bugs Bunny on Broadway Get ready for loads of fun and laughter as the DSO celebrates the world's most popular Warner Bros. classic Looney Tunes...

Elvis Costello with the DSO

(May 28, 29)



Back by Popular demand!

*Enjoy an eclectic line up of live local bands
FREE every Thursday-Saturday
beginning at 6:30 p.m. at Watters Creek.*



April 8 - Vic Duncan
April 9 - Retroplex
April 10 - Classic Steel
April 15 - Joe Vincelli
April 16 - The Vince Lujan Project
April 17 - Day Job
April 22 - Moving Colors
April 23 - Diva G and High Maintenance
April 24 - Don't Tell Mama

April 29 - Ken Savage & The Best Kept Secret
April 30 - Rob Holbert Group
May 1 - Classic Steel
May 6 - Diva G and High Maintenance
May 7 - Six of the Matter
May 8 - Joe Vincelli
May 13 - Retroplex
May 14 - The Vince Lujan Project
May 15 - Ken Savage and TheBest Kept Secret
May 20 - Vic Duncan
May 21 - Moving Colors
May 22 - Counterfeit Radio
May 27 - Diva G and High Maintenance
May 28 - Joe Vincelli
May 29 - Rob Holbert Group

Weather permitting,
schedule subject to change.
Sorry, no lawn chairs, coolers or
alcohol permitted.



E-mail responses to: donna@donnabthomas.com



For all of your real estate needs:
 Donna B. Thomas Properties
 214-629-7586
donna@donnabthomas.com

April 2010

SUN	MON	TUES	WED	THURS	FRI	SAT
 <p>SATURDAYS 8 AM UNTIL NOON CORNER OF ANTHONY & MCDONALD MCKINNEY, TX 75069</p>	 <p>HISTORIC MCKINNEY FARMERS MARKET Locally Grown, Historically Charming! WWW.MCKINNEYFARMERMARKET.COM</p>	 <p>ADRIATICA THURSDAYS & SUNDAYS 1 TO 5 PM CORNER OF VIRGINIA PKWY & ADRIATICA MCKINNEY, TX 75070</p>		1	2	3 McKinney Farmer's Mar- kets begin on Chestnut Square
4	5	6	7	8 Adriatica Market 1-5	9	10 McKinney Farmer's Mar- kets begin on Chestnut Square
11 Adriatica Market 1-5	12	13	14	15 Adriatica Market 1-5	16	17 McKinney Farmer's Mar- kets begin on Chestnut Square
18 Adriatica Market 1-5	19	20	21	22 Adriatica Market 1-5	23	24 McKinney Farmer's Mar- kets begin on Chestnut Square
25 Adriatica Market 1-5	26	27	28	29 Adriatica Market 1-5	30	

E-mail responses to: donna@donnabthomas.com