

MCKINNEY—VOTED ONE OF THE BEST PLACES TO LIVE

WINNER **Top 100 rank: 5**

Population: 125,000

Unemployment: 7.8%

[Compare McKinney to Top 10 Best Places](#)

Lots of towns near Dallas have low crime, affordable homes, and good jobs; McKinney is no exception. What makes it stand out is its gem of a downtown. Lovingly restored 19th-century buildings house restaurants, boutiques, and galleries; the 1875 courthouse contains a new performing-arts center.

McKinney's employment opportunities are robust, sparing many residents a rush-hour drive of up to an hour to Dallas. Defense contractor Raytheon has a 3,700-person division here, and a mix of businesses in financial services, medical technology, and eco-friendly manufacturing are moving in.

Though McKinney has grown like mad over the past decade, you'd never suspect it when driving through its tree-filled communities surrounded by ponds, parks, and hiking trails. --*Vanessa Richardson*



Tanglewood News and Services

Tanglewood Picnic October 6th

Save the date...our annual Tanglewood Villas Picnic will be on Wednesday, October 6th.

John Braun and Don Holec are again organizing the event. Suggestions always welcome. More details will be provided at a later date. We hope you will all put it on your calendar and attend this enjoyable picnic that has been well attended in the past. Great time to meet your new neighbors.

REMEMBER the CHRISTMAS PARTY!

Hold the date...

Thursday, December 9th

for the annual

Tanglewood Villas

Christmas party at

Stonebridge Ranch CC.

TANGLEWOOD SALE ITEMS

FOR SALE : Graco pack N Play that is also has a upper bed to fit a small baby. It has two sheets, new \$75., used 3 times for visits by grandchild. Sell for \$20. Jane Hooker 469-742-9993

Home Staging Tip

Home Staging Tip: Barb Schwarz, the Creator of Home Staging and CEO of Staged-homes.com, shares tips on how to Stage a home to help your client's homes sell faster and/or for more money.



Look at all the plants. Plants are like children ... they grow so fast. Prune bushes and trees. Keep plants from blocking windows: "You can't sell a house if you can't see it!"

6-Month - Tanglewood Home Sales:

Active Listings: 9

Pending: 0

Sold: 8

Call for **FREE Market Analysis on your home.**

214-629-7586

YOUR BOX

Do you provide a service for Tanglewood?

Are you part of a Tanglewood Club?

Do you have Tanglewood news to share?

Something to SELL??

Let us know and we will add it to the Newsletter!

DID YOU KNOW?



The NTHC (North Texas History Center)

Make Hunger Historic Drives lead up to the event

“During WWII our parents, grandparents, and great-grandparents came together in ways that are just amazing. As we prepare for the Vintage Camp Show this fall, we want to recreate those community efforts by helping our fellow non-profits help the hungry in our community. No one in North Texas should go hungry, and this is our way of helping,” said Vicki Day, Executive Director.

Visitors or other interested community members can bring canned goods to [NTHC](http://www.thenthc.org) during regular business hours to receive discounted admission. Additional drives this fall will include a blood drive on September 11 and a coat drive from September 13-November 1.

For more information, please go to: www.thenthc.org

Vintage Camp Show: Put on the Ritz and ditch the kids for a cool scene of swing. Watch the jitterbugs or cut a rug yourself. Listen to a canary or two. The tunes and eats will be the cats' meow. Cash Bar / no fuddy duddy's allowed. It is for a good cause. Help the NTHC save your stories.

Vintage Camp Show

November 6, 2010

7:00pm-10:00pm

Collin County Regional Airport

A benefit for the North Texas History Center

Tickets: \$50 per civilian; \$45 per GI



TEXAS FACTS

1. Beaumont to El Paso: 742 miles.
2. Beaumont to Chicago: 770 miles.
3. El Paso is closer to California than to Dallas.
4. World's first rodeo was in Pecos, July 4, 1883.
5. The Flagship Hotel in Galveston is the only hotel in North America built over water. Destroyed by Hurricane Ike -2008!
6. The Heisman Trophy was named after John William Heisman who was the first full-time coach at Rice University in Houston.
7. Brazoria County has more species of birds than any other area in North America.
8. Aransas Wildlife Refuge is the winter home of North America's only remaining flock of whooping cranes.
9. Jalapeno jelly originated in Lake Jackson in 1978.
10. The worst natural disaster in U.S. history was in 1900, caused by a hurricane, in which over 8,000 lives were lost on Galveston Island.

Favorite Financial Resources

How long are you going to live?

www.gosset.wharton.upenn.edu/mortality

What are you going to get from Social Security?

www.ssa.gov/planners/benefitcalculators.htm

How much do you need to save?

www.choosetosave.org/ballpark

How long will my money last?

Want to know what your
neighbor's house
ACTUALLY sold for?

www.searchhomevalues.info

Fun, FREE tool to see a Market Snapshot
of your neighborhood.

E-mail responses to: donna@donnabthomas.com

Being in the industry, I have the opportunity of reading all sides of the story as well as watching the statistics monthly. Here is an excellent article from the Real Estate Center of Texas A & M on the current situation of our market. Hope you enjoy it.

Home sales statistics are likely to paint a picture of a weakening market through the end of 2010 and the first half of 2011. While it's tempting to attribute the bleak numbers to a deteriorating housing market, an economist with the Real Estate Center at Texas A&M University said that doesn't tell the whole story.

"The year-over-year decline in existing home sales will be the result of comparing months when there was no tax credit with those from a year earlier, when the tax credit was artificially increasing sales," said Dr. Mark Dotzour, the Center's chief economist.

The \$8,000 tax credit for first-time homebuyers went into effect in January 2009 and was planned to expire in November 2009. Home sales gradually started to increase after the tax credit was announced, after bottoming out in January at an annual rate just above 4.5 million sales.

Existing home sales gradually increased in 2009 as buyers and real estate agents became more familiar with the program. Sales topped an annual rate of five million in July 2009 for the first time since September 2008.

As the tax credit deadline approached, home sales spiked in September, October and November 2009. November 2009 was the peak at an annual rate of almost 6.5 million.

The tax credit was extended late in 2009 to include sales with contracts written until April 30, 2010, and closed by June 30 (extended to September 30). Initial homebuyer response to this extension was tepid, but sales picked up substantially in March, April and May 2010, when sales were up 18 percent, 28 percent and 18 percent, respectively, over the same months in 2009.

Then the process reversed itself. Pending home sales fell dramatically in May 2010, the month after the tax credits expired. This was followed by a significant drop in home sales in June and July. In Texas, July 2010 sales were down approximately 25 percent from July 2009.

Dotzour said August figures may not be much better since many buyers purchased homes before the tax incentive expired. "When you 'bring forward' sales through tax incentives, sales will be lower after the tax credit ends," he said.

Unless Congress creates a new tax credit this fall, Dotzour said monthly sales for 2010 will likely exhibit significant variance from 2009, and a true reading of housing market conditions may not be possible until June or July 2011.

Credit Reports: One May Not Be Enough

FYI

This summer, Fannie Mae instructed lenders that they should adopt a new policy that would include a second review of an applicant's credit report just prior to closing. Why? The answer is simple: the credit profile of a borrower may have changed between the time of the initial review of the credit report and the time of closing.

How will this impact the home loan?

The potential impact to a borrower who has utilized credit to make significant purchases after the initial credit report could include:

- A delay in closing
- Increase of closing costs and/or interest rate
- A decreased loan amount
- Denial of the loan

That's right, in the worst-case scenario, a change in credit could even result in a loan being denied - even after an original approval had been granted.

What should homebuyers do (or not do)?

In order to eliminate any possibility of potential problems before closing, anyone in the application process should use credit sparingly and make sure they adhere to the tips provided below:

- Don't do anything that causes a red flag to be raised by the scoring system.
- Don't apply for new credit of any kind.
- Don't pay off collections or charge offs.
- Don't max out or over charge on your credit accounts.
- Don't consolidate debt onto one or two credit cards.

This list is not comprehensive, but it does give you a peek into situations that could create issues and could also be contrary to some ideas you have read previously.

Upcoming Events at the Dallas Arboretum



There is no better place to experience fall beauty in Dallas than visiting the Dallas Arboretum for its fall festival, Autumn at the Arboretum: The Great Pumpkin Festival presented by *Comerica Bank with support from Texas Instruments* September 18-November 14.

See the only Pumpkin Village in the World!! Our famous pumpkin house has grown into Storybook Pumpkin Village: Four unique houses made entirely out of pumpkins and will be based on children stories with pumpkin themes like *Cinderella* and *The Legend of Sleepy Hollow*! Houses are sponsored by *Kindred Hospitals* and *McGladrey*.

Featured Daily, 9am-5pm

- The all new themed Storybook Pumpkin Village with four walk-through pumpkin houses located in the Pecan Grove. Each house will depict favorite pumpkin-based children's stories
- The Tom Thumb Pumpkin Patch and the gardens are filled with over 40,000 pumpkins and decorative gourds
- 150,000 fall blooming flowers including chrysanthemums, salvia, coleus, ornamental grasses and impatiens
- Hay Bale Maze in the Pecan Grove

info@dallasarboretum.org



Labor Day Concert and Picnic with Deryl Dodd

And the Homesick Cowboys

September 6
6 - 9 p.m.



Autumn at the Arboretum

Featuring...

The Great Pumpkin Festival!
September 18 - November 14



Harvest Tea

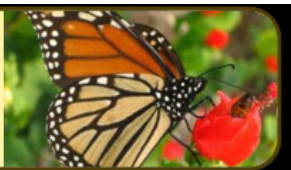
September 18th to November 24th



Fall Adult Education Programs

Check out the great fall line-up of classes!

September 25 - December 11



COOL THURSDAYS! Upcoming Concerts

9/16 Beatlegas

9/23 Briefcase Blues

9/30 Dallas Unlimited



Open daily 9am - 5pm

Closed Thanksgiving Day, Christmas Day,
and New Years Day

Administrative office open Monday through
Friday, 8:30am - 5pm

For more Information please call us at:

214-515-6500 or email us at

info@dallasarboretum.org



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

September 2010

SUN	MON	TUES	WED	THURS	FRI	SAT
			1	2	3 McKinney Neighborhood Night at the Movies Planet 51 7 pm Aviator Park	4
5	6 LABOR DAY	7	8	9 TASTE OF WATERS CREEK 6 pm—9 pm	10 McKinney Neighborhood Night at the Movies Astro Boy 7 pm McKissick Park	11 McKinney 9th 911 Remem- brance 10:30 6053 Weiskopf Ave Village at Fairview Jazz Concert 5 -7
12	13	14	15	16 Village at Fairview Wine Walk 6pm - 9pm	17 McKinney Neighborhood Night at the Movies Planet 51 7 pm Carey Cox Memorial Park	18 Village at Fairview Groovin' @ The Grove 7pm—9pm Pavilion
19	20	21	22	23	24 McKinney Neighborhood Night at the Movies Astro Boy 7 pm Ash Woods Park	25
26	27	28	29	30	Neighborhood Night at the Movies... FREE Friday night movies in McKinney! Starts at dusk.	

E-mail responses to: donna@donnabthomas.com

DB Thomas Properties - *Featured Homes*

Donna B. Thomas

214-629-7586



Kings Lake

6309 Carmel Falls Ct.
Mckinney, TX, 75070
5 Bedrooms / 4.5 Baths
\$800,000
Donna B. Thomas



Stunning Drees Home With All the Upgrades!

1504 Roxboro Lane
Mckinney, TX, 75071
5 Bedrooms / 4 Baths
\$435,000
Donna B. Thomas



Stunning and FULLY Renovated!

3433 Michael Drive
Plano, TX, 75023
4 Bedrooms / 3 Baths
\$350,000
Donna B. Thomas



Space, Space and More Space!

708 Bluffview Drive
Mckinney, TX, 75071
4 Bedrooms / 2.5 Baths
\$183,000
Donna B. Thomas



Incredible Home on Corner Lot!

1412 Brookside Drive
Allen, TX, 75002
3 Bedrooms / 2 Baths
\$162,500
Donna B. Thomas



Country Meadow

1528 Harvest Run dr
Allen, TX, 75002
4 Bedrooms / 2 Baths
\$158,000
Donna B. Thomas

PENDING



Charming Home with Mature Trees!

1513 Sunflower
Allen, TX, 75002
3 Bedrooms / 2 Baths
\$148,000
Donna B. Thomas



Charming home on large lot!

1017 Goldeneye
Aubrey, TX, 76227
3 Bedrooms / 2 Baths
\$125,000
Donna B. Thomas

PENDING

For additional information and pictures please visit:

www.hometoursite.com