



January 2008

Festive Holiday Drinks

SKYWAY SEABREEZE

- * 2 ounces cranberry juice
- * 2 ounces apple juice
- * 1 ounce lime mix
- * 1 ounce simple syrup
- * Soda water



- * Pour first four ingredients over crushed ice in a working mixer.
- * Pour into a soda glass, top with soda water.
- * Garnish with a slice of lime and a straw.

HOT CRANBERRY WASSAIL

- * 1 gallon low-calorie cranberry juice cocktail
- * 5 cups apple juice
- * Four 3-inch cinnamon sticks
- * 2 teaspoons whole allspice
- * 1 medium orange
- * 20 whole cloves



1. In a large saucepot over medium heat, combine juice, cinnamon sticks and allspice.
2. Heat to a boil; reduce heat and simmer for 10 minutes.
3. Strain punch to remove spices.
4. Garnish with orange slices studded with cloves.
5. Serve hot.

PINEAPPLE SUNSHINE

- * 2 ounces pineapple juice
- * 1 ounce orange juice
- * 1 ounce sweet and sour mix
- * Soda water



- * Pour first three ingredients over crushed ice in a working mixer.
- * Pour into a soda glass, top with soda water.
- * Garnish with pineapple, a cherry and a straw.

Martin Luther King Day

Martin Luther King, Jr. (January 15, 1929–April 4, 1968), was one of the main leaders of the American civil rights movement. A Baptist minister by training, King became a civil rights activist early in his career, leading the Montgomery Bus Boycott and helping to found the Southern Christian Leadership Conference.



His efforts led to the 1963 March on Washington, where King delivered his “I Have a Dream” speech, raising public consciousness of the civil rights movement and establishing King as one of the greatest orators in American history. In 1964, King became the youngest person to receive the Nobel Peace Prize for his efforts to end segregation and racial discrimination through civil disobedience and other non-violent means.

King was assassinated on April 4, 1968, in Memphis, Tennessee. He was posthumously awarded the Presidential Medal of Freedom by President Jimmy Carter in 1977. Martin Luther King Day was established as a national holiday in the United States in 1986. In 2004, King was posthumously awarded a Congressional Gold Medal.[1]

In 1980, King's boyhood home in Atlanta and several other nearby buildings were declared as the Martin Luther King, Jr. National Historic Site. At the White House Rose Garden on November 2, 1983, U.S. President Ronald Reagan signed a bill creating a federal holiday to honor King. It was observed for the first time on January 20, 1986, and is called Martin Luther King Day. It is observed on the third Monday of January each year, around the time of King's birthday. In January 17, 2000, for the first time, Martin Luther King Day was officially observed in all 50 U.S. states.[59]

http://en.wikipedia.org/wiki/Martin_Luther_King,_Jr.

How to Know When the Price is Right By Curtis Seltzer

RISMEDIA, 2007-Buyers of country property always ask, "What's the right money to pay?" They often seek an answer in three ways. One approach is to assume that the buyer's right money is roughly 15% less than the seller's asking price. Deduct five to six percent from the asking price for commission and five to 12% more for "negotiating." Whatever's left, the buyer thinks, is the right price. This method often produces a purchase, because the buyer has accepted the seller's asking-price framework. The buyer derives his offer based on a fictitious number that the seller has proclaimed to be the property's value to him and the buyer. Asking price has nothing to do with the value of the property to the buyer.

A second approach is for a buyer to hire an appraiser to do a comparables analysis. This establishes a Fair Market Value (FMV) for the seller's property by judging its features against the selling prices of at least three nearby, recently sold properties (comps) with similar qualities. The appraiser tweaks the FMV to account for differences between each comp and the seller's property. A typical appraisal will not value assets like minerals, wind rights and land quality individually. Rural appraisers often use generic values for timberland, pasture and cropland without determining the actual in-the-field value of the seller's timberland, pasture and cropland. An acre of generic timberland may be appraised at \$1,500 across the board, but a buyer needs to know whether the 100 acres of timberland on the seller's property contains merchantable timber worth \$300 an acre... or \$3,000. FMV has nothing to do with the value of the seller's property to the buyer. It has to do with the value of the seller's property in relation to other sales.

The third approach is for the buyer to ask the seller's real-estate agent who's driving him. Seller and agent often anticipate this question and agree on an answer before the buyer asks it. A seller usually figures out his "will-take" price first, then steps it up to an asking price. An agent representing the seller should not give information to a buyer that harms the interests of his client, the individual whose funds will pay the agent's commission. A seller's "will-take" price has nothing to do with the value of his property to the buyer. So how does a buyer figure out what he should pay for rural property? The right purchase money is the value of the seller's property in light of the buyer's capabilities, the property's capabilities and his plans. The buyer's individual capabilities reflect the resources he can bring to bear on the property, before and after purchase. These include his time, knowledge, money and commitment. The less a buyer has of each of these, the lower his offer should be.

The property's capability to generate income (sale of products or service; income from rent and royalty; federal subsidies) and tax benefits (deductions, depreciation, capital-gains rate, estate sheltering, conservation easement, 1031 exchange potential) is a major factor in determining what a buyer should pay. Other property capabilities a buyer should evaluate are its long-term appreciation potential; ability to pay down the mortgage through the sale of severable assets like an unwanted house or land; and, finally, its potential to be sold, in whole or part, for a Higher and Better Use (HBU), which means a higher price per acre than the one the buyer just paid.

Safety Tips

10 Tips for Healthier Home Air This Winter

RISMEDIA, 2007-Closing up a home for winter weather can make allergies and asthma worse, due to sealing in aggravating indoor air pollutants. Indoor air pollution poses a greater health risk than air pollution found outdoors. Dangerous gases such as formaldehyde and volatile organic compounds (VOCs) come from items like furniture, carpet and building materials.

The Environmental Protection Agency (EPA) recently ranked indoor air quality among the top five greatest threats to public health. Based on recommendations from the EPA, SafeHome Filters has developed a list of tips for a healthier home.

1. Store pesticides, paints, glues, and other chemicals outside the home.
2. Make sure the home is well ventilated when painting or using cleaning agents.
3. Use high quality chemical and allergen filters in your heating and air conditioning system.
4. When pollen, dust and pollutants such as ozone are present outdoors, keep your home sealed and use your air system to filter air in your home.
5. A solution of equal parts vinegar and water is safer and, in many cases, more effective than common cleaning agents.
6. Don't smoke! If you must, smoke only outside and away from windows; change clothes before interacting with children.
7. Burn unscented soy candles as an alternative to scented paraffin candles.
8. Choose wool carpet over carpet made of synthetic material. The natural fibers in wool carpeting off-gas significantly less than synthetic fibers.
9. Use only natural or zero VOC paint inside the home. Paints and finishes can release VOC emissions for years after application.
10. Choose furniture and cabinetry made from wood, not composite wood materials such as particle board. Formaldehyde is commonly used as an adhesive in composite wood, and is a known carcinogen.

For more information, visit www.safehomefilters.com.

