



# Common Quotes

## Reliable Appliances

Hamilton Commons Condominiums on Cumberland include Whirlpool appliances in each home!

Whirlpool is reliable and well known for their quality products. A stove, dishwasher, microwave and food disposal are provided.

**The stove** is electric with two 8 inch burners and two



6 inch burners. It is 4.8 cubic feet and features a self cleaning function, which eases oven cleaning. A heat

resistant porcelain top can tolerate heat without retaining it. EZ Touch oven instrument displays a clock, a timer, baking and broiling settings. The stove has a drawer that is 29" wide, 25" deep and 8" tall for cookware storage.

**The dishwasher** is an extra large capacity washer. It

features a hard food disposer. 6 cycles are available from which to choose.

One option is the Rinse only cycle and for more stringent needs the Pots & Pans setting will complete



the task. It features a high temperature mode to remove baked on particles as well as 2-4 hour wash delay. A large, in-rack silverware basket is a convenient way to clean all your cookware!

**The microwave** uses up to 1,000 Watts of electricity for cooking. It features 10 levels of power control.



Auto cook, reheat and defrost

commands are independent keys. As is, the popcorn button, which makes snack time easy. The microwave

displays a clock and has a timer selection to assist when baking. A glass turntable comprises the bottom. The 2 speed exhaust hood helps to move the air around the kitchen, when cooking.

**The food disposal** is helpful when washing and rinsing small remnants from dishes and cookware.

Whirlpool appliances provide a manufacturers warranty.

Every homeowner will receive the necessary information to begin their warranty on each of the Whirlpool appliances.



For more information visit [www.whirlpool.com](http://www.whirlpool.com)

## State of the Commons

The "State of the Commons" is to update current progress on construction and development of Hamilton Commons.

### **The Clubhouse**

The Clubhouse is complete. It may be viewed upon your visit to Hamilton Commons.

### **Building 6**

The model homes are open

Monday through Friday from 8:00AM to 5:00PM. Appointments may be made to see 604. 604 is available for personalizing and ownership. We will require at least 6 weeks to complete 604.

### **Building 5**

All homes in Building 5 are available for purchase. They will be completed within 6

weeks. 503 is our Tyler Area Builder's Parade of Homes entry for 2009. It will not be available to move in until the third week of June.

### **Building 1**

All condos are available. We will require 14 weeks to complete each unit. Please call Holly to select your home!

Building 6 received an Energy Star rating of **72!**

Translation: It is 28% more energy efficient than the standard code for Energy Star.



### **Available Literature:**

- Archived Common Quotes Newsletters
- Hamilton Commons Flyer
- Pricing information
- Floor plan packet
- Hamilton Commons Brochure

PLEASE CONTACT HOLLY HIGHTOWER AT 903-561-6000 FOR MORE INFORMATION!



# Know Your Neighbor...Local Restaurants



Hamilton Commons Condominiums on Cumberland are close to many restaurants in Tyler. Several tastes await your sampling!

If you like Italian food with unique atmosphere, visit Mario's Italian Restaurant at 7916 S. Broadway Avenue. Mario's serves up great Italian food at affordable prices. The Lasagna is highly recommended. Some patrons have been known to cut-a-rug while listening to the live band that plays Wednesday through Saturday night.

Cheddar's Casual Café offers a

variety of traditional meals with a comfortable feel. The Chicken Fried Steak is one of the best in town! If you want to watch a sporting event, the sports bar at Cheddar's is very relaxed. It is located at 6701 S. Broadway.

Should seafood be a craving, try Clear Springs Texas Seafood Restaurant. It is located at 6519 S. Broadway. You can play a game of checkers while you wait to be seated. Catfish and shrimp are two of the most popular choices in which to dine. The gulf shore décor reflects the down home hospitality at Clear Springs.

Of course, Tex-Mex is a necessary cuisine in every Texas town. The nearest eatery is La Careta Mexican Café at 7011 S. Broadway. Chips and salsa are in abundance. The lunch menu is affordable, filling, and prompt.

Sometimes a completely different cuisine is required. Shogun of Japan Steak house is the place to get your fix! The presentation and quality of food are worth the expense. Surf and turf is a must try here!

Dine with your neighbors... the local restaurants of South Tyler!

NEWS YOU CAN USE... REALTOR.ORG

## ● 8 Tips for Low Cost Staging

In a tough sales market, staging can help move a property.

Barb Schwarz, who claims to have invented home staging in the early 1970s, estimates that about one in four homes nationwide are now staged.

Julie Dana and Marcia Layton Turn state in their book, *The Complete Idiot's Guide to Staging Your Home to Sell*, that a seller stands to gain as much as \$9,000 on a \$200,000 house if it's staged.

Shelly Wagner, a Detroit-based stager, estimates that the cost per room for staging is \$100 – small potatoes if it really helps a home sell.

Here are some ideas from Wagner for effective, low-cost staging:  
Remove scatter rugs and knickknacks from every room.

- Get rid of everything on the kitchen counters, including appliances, except for the coffee maker.
- Remove as much as you can from closets.
- Hire a cleaning service if necessary to make the house spotless. Scrub floors, walls, and windows. Pay special attention to the microwave, oven, and refrigerator.
- Focus on the feature rooms, the living, dining, and master bedrooms. Additional bedrooms are best left empty or minimally furnished.
- Arrange the furniture to show off each room's best features.
- Set the dining-room table with napkins, plates, and flatware.
- When showing the house, turn on soft instrumental "buying" music, preferably classical or jazz.

Source: *Detroit News*, Marge Colborn (05/03/08)

## Here to There

**Braums** is 1.5 miles from Hamilton Commons. They have in house dining and shopping. 7101 S. Broadway. 903-534-3973

**Jack in the Box** is 1.6 miles from Hamilton Commons. You may eat in or drive through. 6915 S. Broadway. 903-939-9632

**Kentucky Fried Chicken** is 1.7 miles from Hamilton Commons. You can eat there or pick it up on the way home. 6901 S. Broadway. 903-534-7024



## Quick Question?

*Who can use the Clubhouse?*

HOA members may use the Clubhouse. It may be utilized for group meetings, family gatherings, etc.; however, it must be cleaned and in order after every use. Sign ups are at first come first serve request. Contact Holly to sign up!