

## Merry Christmas From Black Dog Real Estate



HANGING OF THE FAMILY ORNAMENTS! THIS IS YOURS TRULY AS A BABY HANGING ON OUR FAMILY CHRISTMAS TREE.

Christmas is an important holiday, especially to Christians who celebrate the birth of Jesus. Many of us have traditions while others do not so I thought this would be a great opportunity to mention several different traditions and maybe you and your loved ones can start your own this holiday season.

Some of the traditions that my family has enjoyed over the years are driving around town to see all the Christmas lights, making snowflakes, watching Christmas movies,

and putting together a jigsaw puzzle as a family. One Christmas my Mom and Dad read about the birth of the Savior by reading Luke 2. This is a tradition that I hope we will start doing every morning before opening the gifts. One of the greatest traditions that my family has is my dad makes up a treasure hunt where one clue leads to another with the grand finale being a gift of some sorts. I am in my mid-thirties and we still practice this tradition to this day. I am pleased to hear that my sister is taking up this tradition with her own kids!

Some other traditions include eating oysters, sending gifts to the needy children on Christmas day, feeding the hungry, donating extra time to a charity.

It seems that we find a new level of compassion for our fellow man during this great season and it would be awesome if we could carry this Christmas spirit with us throughout the year! I look forward to hearing about the many traditions your family celebrates.

**THANK YOU FOR READING BETWEEN THE LINES NEWSLETTER! I WANTED TO CREATE SOMETHING THAT WAS FUN, INFORMATIVE, AND VALUABLE TO YOU. YOUR FEEDBACK IS ALWAYS WELCOME.**

**AND..WHETHER YOU'RE THINKING OF BUYING, SELLING OR FINANCING REAL ESTATE, OR JUST WANT TO SAY "HI" WE WOULD LOVE TO HEAR FROM YOU!**

[BLACKDOGREALESTATE.COM](http://BLACKDOGREALESTATE.COM)



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## Black Dog Welcomes Lesley Shoaf to San Antonio

[Lesley Shoaf](#) joined the team this year following the birth of her second son in just two years. Lesley is a native Texan who lives in San Antonio! She has many passions in life including yoga, travel, turf grass farming and now

being a mother. Lesley is a real go getter and would love to work with anyone in the San Antonio area. Please contact her if you or anyone you know is buying or selling a house in the coming year! Lesley will appreciate your business

and you will be thankful you contacted her. She is very meticulous and knowledgeable about the San Antonio market. Her number is 210-274-2414

## A New Year's Resolution that Makes Cents



HAPPY NEW YEAR!

“MOST GREAT  
PEOPLE HAVE  
ATTAINED THEIR  
GREATEST  
SUCCESS JUST  
ONE STEP BEYOND  
THEIR GREATEST  
FAILURE.”  
NAPOLEON HILL

Do you find that your typical New Year's resolutions quickly fizzle out? This year, make a resolution that is both realistic and good for your wallet. Set a goal of either saving \$2012 by the end of year or paying down your debt by that much. This is a goal most people can meet and impacts your financial situation for years to come. To help keep

Black Dog Real Estate, Inc. is in the process of a web site redesign. We have implemented a most unique new technology called Spatial Match, which is the most incredible new technology for searching properties, and we are the first in Texas to implement it on our website.

We know Texas is a hot market for real estate and with any hot market comes competition. Black Dog Real Estate, Inc. is meeting market demand the right way by adding this enormous database of home listings combined with billions of bits of data on local businesses, schools, community facilities and other amenities.

All this data is crunched together

this resolution, keep these tips in mind this year.

### Become a Saver

Pay yourself first by asking your employer to directly deposit part of your paycheck into your savings account. Even better, increase your 401(k) deductions to help meet your goal. It is always easier to save money if it doesn't hit your pocket first. To make saving a habit, save for something specific, like a vacation or for holiday shopping. You will be more inclined to sock that money away.

### Reduce Your Spending

Little things can add up. Keep track of your expenses for a few weeks in order to see where your money goes. Pack your lunch, skip your morning latte, or organize a carpool. You may have an unused gym membership,

unread magazine subscriptions, or a boat you never use. Eliminate the things in your life that cost you money, and bring you no benefit. Once you add up the savings, you'll be surprised how much more quickly you can meet your goals.

### Tackle Your Debt

If you haven't done so already, transfer your credit card debt to a lower-interest card. Resolve to not add any more debt this year. Instead, look for ways to pay it down as quickly as possible. Eventually, you should be able to pay off your cards each month. Build up a small emergency fund to use instead of relying on your credit cards for those unexpected expenses. By not adding to your debt and paying it off during the year, you will end 2012 in much better shape than when it began.

## Must See New Site at [www.blackdogrealestate.com](http://www.blackdogrealestate.com)

into a user-friendly visual display on a map. So in essence, you can not only show a buyer information about a home, but at the same time you can show them places in the neighborhood that appeal to their lifestyle preferences. And in Central Texas, we imagine customers are very particular about where they live.

You will not find a more accurate and extremely convenient and easy search for properties anywhere. No need to find the different web sites for all your searches any more. It's all in one place now at [www.blackdogrealestate.com](http://www.blackdogrealestate.com)

We are in the process of redesigning our web site, and to add to the pizzazz of introducing a

new site, we added the new Spatial Match IDX/lifestyle search technology. Companies change sites all the time, but consumers want to know what's in it for them. So adding a new feature is critical to any redesign.

Black Dog Real Estate, Inc. is anticipating the needs of their customers before most people even think about it.

**BLACK DOG**  
REAL ESTATE, INC.

SERVING CENTRAL TEXAS!  
[WWW.BLACKDOGREALESTATE.COM](http://WWW.BLACKDOGREALESTATE.COM)

VISIT OUR WEBSITE AND LIKE US  
ON [FACEBOOK](#), [TWITTER](#), AND  
OUR [YOUTUBE CHANNEL!](#)

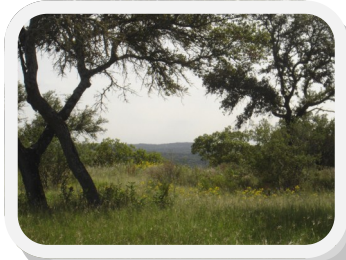
**Featured Property—710 Mystic Pkwy, Spring Branch, Texas**



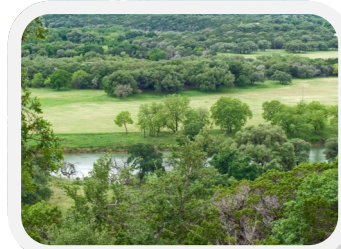
**175' OF GUADALUPE RIVER FRONTAGE**

This property is arguably the most beautiful lot in the Hill Country. The lot is 6.24 acres and has been cleared ready for a home site. The lot sits on 175 feet of Guadalupe River frontage and panoramic view of the Gua-

dalupe River and pastureland. There are many towering oaks on the building site that will accent your wonderful home. The lot tiers down to river for access to fishing and boating as well as a nearby nature preserve for birding. This is truly country living at



**PERFECT SITE FOR A NEW HOME. THE BEST VIEW IN THE HILL COUNTRY!**



**VIEWS FOR MILES!**

its best with great amenities such as community swimming pool, 100 acre nature preserve and walking trails. There are great elementary and high schools nearby. Contact Justin Padgett for more info at 512-395-8139.

***Innovation—Fun Facts***

At the height of the space race during the 1960's, NASA took on the arduous job of finding a way to write in space. Normal pens wouldn't work due to the zero gravity the astronauts would

face in the space capsules. So scientists embarked on a way to solve the problem. They came up with the Astronaut Pen, after months of research and development, and at a cost of about

\$1 million.

The Soviet Union also faced the task of writing in space. To solve this weighty problem, they used a pencil.

"NEVER LEAVE

THAT TILL

TOMORROW WHICH

YOU CAN DO

TODAY."

*BENJAMIN*

*FRANKLIN*

***Refrigerator Maintenance***

Refrigerators cool faster and work more efficiently when the condenser coils can breathe. Dirty and congested coils lead not only to higher energy bills, but also a shortened appliance lifespan.

Here's a list of maintenance tips to make sure your refrigerator stays cool and calm:

Every three months, vacuum the fan and condenser coils on the rear or bottom of the appliance using the brush attachment. Families with shedding pets should clean the coils monthly.

Every three months, clean the door gasket with warm soapy water and towel dry. Inspect the seal for snugness all the way around. Replace when loose, cracked, or torn.

Every six months, replace the unit's water filter (when present) to ensure clean water and ice, and to prevent clogs and leaks.

Always keep food covered to prevent odors from migrating throughout the fridge and freezer. An open box of baking soda (\$1) will absorb odor-causing acids for up to three months.

Always maintain an adequate amount of clearance on all sides of the appliance except for those that are zero-clearance or front-vented.

Every month, empty out the icemaker bucket and start fresh, as old cubes can absorb odors.

Every three months, verify that the appliance is level both front to back and side to side to ensure both proper door movement and ice maker operation.

For more tips, visit our blog at [blackdogrealestate.com/blog](http://blackdogrealestate.com/blog).



**JUSTIN PADGETT—  
BROKER/OWNER**

**BLACK DOG REAL ESTATE, INC.**

2035 Nevada St.  
San Marcos, TX 78666

Phone: 512-395-8139  
Fax: 800-420-3401  
Mobile: 512-787-6388  
E-mail:  
[JUSTIN@BLACKDOGREALESTAE.COM](mailto:JUSTIN@BLACKDOGREALESTAE.COM)

**TO:**



SERVING CENTRAL  
TEXAS!

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We're on the web!  
[WWW.BLACKDOGREALESTATE.COM](http://WWW.BLACKDOGREALESTATE.COM)

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***Partnership Through Love!***

My name is Justin Padgett, owner and broker of Black Dog Real Estate, Inc. I graduated from Texas State University in Biology and Chemistry in the fall of 1999. Originally from Lubbock, Texas, I decided to pursue my academic career in the Hill Country, and upon graduation, I could not leave this beautiful place. In 2009, after three years in real estate, I founded Black Dog Real Estate, Inc., named in honor of a very special black dog, Lady, whom I rescued from the shelter here in San Marcos. Ironically, she rescued me during a very trying time in my life! I made a decision after starting my brokerage firm that I would contribute a portion of EVERY single transaction to a local business, PALS (Prevent a Litter of Central Texas). This organization specializes in providing animals with good shelters and supporting low income families who cannot afford to get their pets spayed and neutered. What a win-win concept!

