

## *Congratulations to Christie Hirst!*



**CONGRATULATIONS TO CHRISTIE HIRST, HOBBY'S TEACHER OF THE YEAR! THIS IS MY SISTER!**

star tennis player, debate master, great mother, devout Christian, and now Teacher of the Year! I am so proud of her. Christie is a librarian at Hobby Middle School in San Antonio, and was one of the original sponsors of a Pay It Forward Program Through Books. Christie is really devoted to her profession as she has just received her Master's Degree in Library Science from North Texas State. There are students that are touched and influenced by Christie daily and she puts 100 percent effort into those kids. I wanted to take this time to honor my sister and what she is doing for her community in San Antonio and offer up some support. If you would like to make a contribution to Hobby Middle School Library, do so to HMS, directed to the library and tell them the Black Dog sent you! Congratulations again, my awesome sister! You deserve this honor!

## *Attention: Investors*

Black Dog Real Estate, Inc. teams up with all sorts of great vendors and third party companies. During these times, we all need to be creative to provide the highest level of service to our clients, friends, and family. If you or someone you know is interested in obtaining properties at wholesale prices, please let us know. We can actively search out distressed notes or distressed properties for you. We also work with a Loss Mitigation Specialist

and there are all sorts of properties in inventory across the nation ranging from blocks of single family homes to hotels and apartment complexes. Give us a call today and let's talk about what you are looking for.

For those investors out there who need transactional funding, we have a great contact for those solutions too. Also, there are opportunities to earn higher interest on money by utilizing your money through trans-

We will be featuring clients and their businesses or special happenings in their lives that they would like to share. I am so happy to say that my sister with her recent accomplishment deserves a front page spot in this newsletter. She has been named Hobby's Teacher of the Year in San Antonio. This honor is extra special because it is a vote by her peers. Christie is a wife and mother of two awesome boys 10 and 13! She is a very accomplished person including completing a marathon, former

**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)

512-395-8139 OFFICE



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“THE GREATEST  
COMPLIMENT YOU  
CAN PAY ME IS  
YOUR REFERRAL  
FRIENDS AND  
FAMILY.”

JUSTIN PADGETT

**WE SOLD IT!**  
Congratulations to The  
Sellers of Last Month’s  
Featured Property: 710  
Mystic Parkway. We  
closed last week!

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PICTURE OF AN AIR CONDITIONING CONDENSER.

In most air-conditioning systems, the condenser unit is located outside the house and is prone to accumulate dirt and debris from trees, lawn mowing, and airborne dust. The condenser has a fan that moves air across the condenser coil. You must clean the coil on the intake side, so, before you turn off the power to the air conditioner,

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

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

check to see which direction the air moves across the coils. Here's how to clean the condenser:

Step 1: Cut down any grass, weeds, or vines that have grown around condenser unit; they could be obstructing airflow.

Step 2: Clean condenser with commercial coil cleaner, available at refrigerator supply stores. Instructions for use are included. Flush coil clean (do not use hose); let dry.

Step 3: Clean fins with soft brush to remove accumulated dirt. You may have to remove protective grille to reach them. Do not clean fins with garden hose, as water could turn dirt into mud and compact it between fins. Clean fins very carefully: They're made of light-gauge aluminum and are easily

damaged. If fins are bent, straighten them with fin comb, sold at most appliance parts stores. A fin comb is designed to slide into spaces between fins. Use it carefully to avoid damaging fins.

Step 4: Check concrete pad on which condenser rests to make sure it's level. Set carpenters' level front to back and side to side on top of unit. If pad has settled, lift pad with pry bar or piece of 2 x 4, then force gravel or rocks under concrete to level it.

If you've cleaned everything you can and you're still not getting cool air, the problem could be the refrigerant.

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

into a user-friendly visual display on a map. So in essence, you can not only show buyers 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.

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## Featured Listing: [2628 Wolf Lair, New Braunfels, TX](#)



**LOT CLEARED AND READY FOR A NEW HOME**

Located between San Marcos and New Braunfels with easy access to medical facilities and outlet shopping, this gorgeous 1.06 acre cul de sac home site with majestic OAKS is a real find. The lot in the Havenwood Community is

cleared and ready for a home (minimum square footage for a home is 2400 square feet). Central water and underground utilities are available.

This upscale community has a beautifully landscaped gated entrance, 60 acres of owner's parks,



**COMMUNITY AMENITIES GALORE WITH 3 SWIMMING POOLS**

3 swimming pools, tennis courts, basketball courts, playground, pavilion, and ball fields.

Contact Justin Padgett for more info at 512-395-8139 or email [justin@blackdogrealestate.com](mailto:justin@blackdogrealestate.com).



**TENNIS, BASKETBALL, AND VOLLEYBALL COURTS, AND BASEBALL FIELDS**

## Innovation—Fun Facts

Super Glue was invented by accident. The researcher was trying to make optical coating materials for gun sights, and would test their properties by putting them

between two prisms and shining light through them. When he tried the cyano-acrylate, he couldn't get the prisms apart.

Harry Coover, the inventor, fi-

nally realized that cyanoacrylate was a useful product and in 1958 the Eastman compound #910 was marketed and later packaged as superglue.

## When to Prune

Pruning can actually be done at any time of the year; however, recommended times vary with different plants. Contrary to popular belief, pruning at the wrong time of the year does not kill plants, but continual improper pruning results in damaged or weakened plants. Do not prune at the convenience of the pruner, but rather when it results in the least damage to the plant. There is little chance of damaging the plant if this rule is followed. In general, the best time to prune most plants is during late winter or early spring before growth

begins. There are exceptions to this rule. The best way of finding out when to prune a specific plant is contacting your local nursery. The least desirable time to prune is immediately after new growth develops in the spring. A great amount of food stored in roots and stems is used in developing new growth. This food should be replaced by new foliage before it is removed; if not, considerable dwarfing of the plant may occur. This is a common problem encountered in pruning.

It also is advisable to limit the amount of pruning done late in summer as new growth may be encouraged on some plants. This growth may not have sufficient time to harden off before cold weather arrives resulting in cold damage or winter kill. Prune plants damaged by storms or vandalism or ones with dead limbs as soon as possible to avoid additional insect and disease problems that may develop.

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

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"I'M A GREAT  
BELIEVER IN LUCK,  
AND I FIND THE  
HARDER I WORK  
THE MORE I HAVE  
OF IT."

THOMAS

JEFFERSON

**WE SOLD IT!**  
Congratulations to The Sellers of Last Month's Featured Property: 710 Mystic Parkway. We closed last week!

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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! If you get a chance please make a donation to them as well [www.preventalitter.com](http://www.preventalitter.com).