

# COMMUNITY SPIRIT

...the new year is ideal for making a renewed commitment to your community. We always look forward to meeting new residents who are making a difference. We see so many generous individuals regularly giving back, and we encourage you to join them if you haven't already!

## #1 PROPERTIES PROUDLY SUPPORTS:

All-City Children's Chorus  
 American Cancer Society  
 Annual Greek Festival  
 Boys & Girls Club of Cheyenne  
 Career Assistance Foundation  
 Central High School  
 Cheyenne Animal Shelter  
 Cheyenne Botanic Garden  
 Cheyenne Capitals  
 Cheyenne Civic Center  
 Cheyenne Fire and Rescue  
 Cheyenne Frontier Days  
 Cheyenne Parks  
 Cheyenne Post 6 Baseball  
 Cheyenne Schools Foundation  
 Cheyenne Symphony Orchestra  
 CLIMB Wyoming  
 Civil Air Patrol  
 D.A.R.E.  
 Ducks Unlimited  
 East High School

Habitat for Humanity  
 Juvenile Diabetes Association  
 Laramie County 4-H  
 Meals on Wheels  
 National MS Society  
 Newspapers in Education  
 The Old West Museum  
 Progress and Prosperity  
 REALTOR® Family Fund  
 REALTOR'S® Relief Foundation  
 Safehouse  
 Scholarship Foundation  
 Stride Learning Center  
 Susan Komen Breast Cancer Foundation  
 United Medical Center Foundation  
 United States Naval Reserve  
 United Way  
 Wyoming Children's Society  
 Wyoming Highway Patrol Association  
 Wyoming Women's Foundation  
 Y.M.C.A.

Congratulations to  
**LARAMIE COUNTY  
 COMMUNITY COLLEGE**  
 on the great honor  
 of being named the  
**Most Tech-Savvy College  
 (3,000-7,500 students) by  
 the Center for Digital Education  
 and Converge Magazine!**

See the full article at [www.lccc.cc.wy.us](http://www.lccc.cc.wy.us)



# #1 PROPERTIES

Volume 1, Issue 12  
 December, 2008

## Union Pacific Foundation

courtesy of Dick Hartman and Mike Wright

Union Pacific Foundation is granting \$213,600 to continue funding The Principals' Partnership and several projects submitted by non-profit organizations in Wyoming.

The Principals' Partnership, the signature giving program of Union Pacific Foundation, will continue to serve as a professional resource to 26 public high school principals in Wyoming. This is the fifth year the program has been in Wyoming. Additionally, the Foundation is providing grants to 16 non-profit organizations in the state. "Union Pacific is pleased to continue supporting the great organizations located where our employees live and work because we know they help make those communities a better place," said Bob Turner, president of Union Pacific Foundation. "We are also proud of our award-winning program that supports public high school principals called The Principals' Partnership. Union Pacific created The Partnership because we believe strong leaders build strong schools and ultimately, stronger communities."

The Principals' Partnership assists approximately 1,000 principals with responsibilities for more than one million students. The seven-year-old program helps fulfill principals' leadership needs through a number of opportunities, including research, networking and workshops. Instead of a one-size-fits-all approach, the Partnership starts with the professional needs of each principal and offers an individually customized program to meet those needs. The program is offered at no cost to the school, the district or the principal.



The Union Pacific Foundation grants to non-profit organizations support education, health and human services, and charitable outreach, and reflect Union Pacific Foundation's 49-year tradition of supporting community and civic programs.

The Union Pacific Foundation is the primary philanthropic arm of Union Pacific Corporation. The Foundation has distributed funds since 1959 to qualified organizations in communities served by Union Pacific. The Foundation is not endowed, but is funded each year from the operating profits of Union Pacific Corporation.

Union Pacific Corporation owns one of America's leading transportation companies. Its principal operating company, Union Pacific Railroad, links 23 states in the western two-thirds of the country and serves the fastest-growing U.S. population centers. Union Pacific's diversified business mix includes Agricultural Products, Automotive, Chemicals, Energy, Industrial Products and Intermodal. The railroad offers competitive long-haul routes from all major West Coast and Gulf Coast ports to eastern gateways. Union Pacific connects with Canada's rail systems and is the only railroad serving all six major gateways to Mexico, making it North America's premier rail franchise.

### CONTENT:

By the Numbers..... pg 2

Market Update..... pg 2

Crockpot Recipe. ....pg 2-3

Simplify the Season. pg 2-3

Community Spirit..... pg 4

What's Happening..... pg 4

See more online at  
[www.cheyennehomes.com](http://www.cheyennehomes.com)

## what's happening: december

Dec 5-6	40th Annual Women's Civic League Christmas House	Dec 14	Hands in Harmony Christmas Performance
Dec 5-7*	A Taffeta Christmas	Dec 16	Bells of the Rockies Concert
Dec 6	Tinsel Through Time: Christmas at the Mansion	Dec 19	Irish Tenors Christmas Concert
Dec 6*	Pet Photos with Santa	Dec 20	Cheyenne Animal Shelter Adoptathon
Dec 6	Inspirare! Spirit of Christmas	Dec 21	Christmas Cantata - And It Came To Pass
Dec 7*	Amahl and the Night Visitors	Dec 31	Murder Mystery Dinner at the Mansion
Dec 12*	Christmas Tea at the Nagle-Warren Mansion	Jan 1	HAPPY NEW YEAR!!
Dec 12	Laramie County Community College Holiday Gala		
Dec 13-24	Cheyenne Street Railway Trolley Holiday Light Tours		
Dec 13	CSO Free Christmas Program		
Dec 14	The Great Russian Nutcracker		

\* Additional dates this month

For details about these and many other events, please visit  
[www.cheyennechamber.org](http://www.cheyennechamber.org)

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 PERMIT NO. 275



6106 Yellowstone Road - 1660 Dell Range Boulevard  
 and in Frontier Mall

# Big numbers nearby:

The eight-story, 263-suite Loveland Hotel, Spa and Conference Center is located at 4705 Clydesdale Parkway in The Ranch, Larimer County's fairgrounds and entertainment complex. The hotel will include 80,000 square feet of meeting space. The hotel is the largest hotel between Denver and Canada, according to a company press release from Springfield, Mo.-based John Q. Hammons Hotels and Resorts.

#1 PROPERTIES has been fortunate to make a positive difference in the lives of many fantastic residents of Cheyenne, our loyal clients. And in 2009, we as a company are celebrating our 25th anniversary. Thankful for two and a half decades of your support, it is easy for us to be excited to continue serving you and the community in the years to come. You have made us successful and we thank you and wish you and your family the very best!

The average homeowner has 36 times the wealth of the average renter. (Federal Survey of Consumer Finances)

# crockpot POT ROAST

- 1 onion
- 2 cloves garlic
- 4# rump roast
- 2 t salt
- ¼ t pepper
- ½ t dried rosemary
- ½ t dried thyme
- ¾ c red wine
- 3 T flour
- ¼ c water



Chop onion and garlic. Put in crockpot and set roast on top. Sprinkle with salt, pepper, rosemary and thyme. Pour in the wine. Cover and cook on high setting about five hours.

Remove roast to serving plate. Measure two cups of the cooking liquid into a saucepan.

Whisk together the flour and water and stir into the saucepan. Bring to a boil, stirring. Reduce the heat and simmer 10 minutes. Slice the roast and serve with the gravy.

*As the holiday season is upon us, we find ourselves reflecting on the past year and on those who have helped to shape our business in a most significant way. We value our relationship with you and look forward to working with you in the year to come. We wish you a very happy holiday season and a new year filled with peace and prosperity.*



# Market Update

Cheyenne Area  
Residential Stats  
11/24/2008

Year	Active Listings	Sold Listings	Sales Volume TYD	Average Sales Price	Median Price
2008	808	1279	\$238,618,245	\$186,566	\$169,900
2007		1477	\$278,410,448	\$188,497	\$169,000

We believe there is light at the end of the tunnel and feel fortunate to have experienced only modest declines in sales volume over the last year. As you can predict the year will finish with about a 14% decrease in sales volume from 2007. While the average and median sales price remains fairly steady, looking back to 2005 when the average sales price was in the \$173,000 range showing an increase of over 7% over the 3 year period. This is very good news when looking at national statistics. Cheyenne has been a bright spot compared to the national challenges most major markets have endured.

With fewer buyers in the market as a seller you must be in near perfect showing condition and priced lean and mean. Each and every showing opportunity is pure gold. Buyers are doing their research and expecting to receive incentives such as "seller paid closing costs", interest rate buy-downs or pricing concessions. Foreclosure properties currently offered for sale are definitely at a higher than usual level although not near numbers seen in other areas. Wyoming has one of the nation's lowest foreclosure rates.

The rental market is in great shape with an increased demand and rental income holding at values from the recent past. Short-term residents, folks who will only be in Cheyenne for a short period, say under 2 years are making the decision to rent instead of buying due to the uncertainty in the market. Additionally people moving to Cheyenne from other areas where the markets they are leaving are showing serious declines aren't in a position to buy until they sell those properties.

There are many buyers out there who recognize this is a great time to buy. Recently we overheard a statement that "this is the kind of market that 2 years from now people are going to be saying...I wish I would have bought then".

We see some strong sectors of the market emerging and are prepared to help you navigate your options and opportunities in today's real estate environment. We value your trust and confidence and look forward to exploring an approach that fits your plan.

Today (11/25/2008), 30-year fixed-rate Conforming Conventional loans are available at 5.5%, FHA & VA 30-year fixed are at 5.375%... Interest rates are at extremely attractive levels right now, and your choices in homes are abundant. Don't be paralyzed by uncertainty, take advantage of these positives and buy the home you've been wanting.



# Simplify the Season

*Adapted from an article by Victor M. Parachin*

Be intentional rather than doing the same thing year after year. Ask family members what they really want to do and who's going to do it. By allowing others to pitch in and help, you make the family celebration fun and relaxing for everyone.

Avoid debt. Rather than go into debt keep gift giving small and simple. It is the thought that counts.

Give thanks. Practice patience. Be cheerful. Cultivate joy. Sing.

Cultivate courtesy. Be especially kind and courteous to sales personnel. They will feel better and so will you.

Extend compassion to a stranger. Gladly let someone get ahead of you in a store line, especially if that person looks like he's had a bad day.

Cut down on gift giving. Ask yourself: "Do I absolutely have to give a gift to everyone from neighbors to employer to postal carrier to child's teacher?"

Try new ways of sending Christmas greetings. Consider sending this year's Christmas newsletter and good wishes via e-mail to your family and friends who are hooked up to the internet.

Make amends. Reach out to someone who's wronged you or someone you have offended. Forgive and let yourself be forgiven.

Exercise. A lot of frustration and weight gain during the holidays can be avoided by maintaining a regular exercise regimen. Go to a gym, jog, mall walk early in the morning or take the kids sledding, and join them going up and down the hill.

Drink more water. The holiday season is filled with drinks which dehydrate the body: hot chocolate, gourmet coffee, sodas.

Remind yourself of the reason for the season.