

MODERN Times

your property management newsletter

MARCH 2012

Destination not only driving force in travel industry

Travel experts say vacationers are increasingly matching their interests and passions, whether it is cooking, yoga, wine-making, culture or a longing for adventure, with the places they decide to visit.

"Travel continues to evolve from something they want to something they actually need," Ellen Bettridge, vice president of the American Express Retail Travel Network, said ahead of the opening of the New York Times Travel Show. "We are hearing from travelers that it is not always about the destination, but also about what their passion points are, what motivates them, what they love to do in their life."

Doug Duda, a chef and host of the cable television show "The Well-Seasoned Traveler," said in addition to culture, art and adventures, food and wine are playing a bigger part in travel choices.

"I think people are building their travel around, for example the South Beach Wine and Food Festival (in Miami) or the New York City Wine and Food Festival, and coming to town at that time of year to have access to dining experiences that just aren't available any other time of year," he said.

Duda attributes the rise in culinary destinations to celebrity chefs, television food shows and countries, regions and U.S. states promoting their unique culinary experiences from Singapore's hawker food centers or cooking classes in France to wine trails in California or cheese trips in New England.



Although the culinary experience is a big draw, on the flip side Bettridge said there is also increasing interest in hiking tours and outdoor, active vacations and expedition-type holidays in all age groups.

And despite the lackluster economy, Bettridge said data from American Express shows U.S. consumers are planning to spend 11 percent more on vacations in 2012 than last year.

"Travel is coming back strong. We are very pleased by the indicators we have," she said.

source: Reuters Online

TENANT SPOTLIGHT!



Phoenix Physician Services has evolved since 1999 from a small, local consultancy to a national, multi-disciplined consulting and recruitment services firm solving business challenges in the health and client care marketplace. We offer a wealth of information and insights, contacts and connections, lessons and results that equip us to serve you well. Give us the opportunity and we will complete your

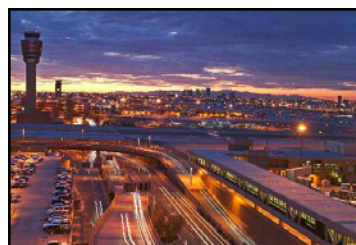
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Our corporate office is located at **5070 North 40th Street**, Suite 135, Phoenix, Arizona, 85018. Phoenix Physician Services has worked across the nation consulting various types of practices and healthcare related businesses. Our consultants are available 360 days a year and 24 hours a day regardless of the state you are in.

New ramps to improve Sky Harbor access for East Valley residents

Two new ramps are scheduled to open on State Route 143 by Monday, March 5th. Portions of the freeway will be closed the weekend prior as crews prepare the lanes for traffic.

This will be the first time drivers heading out of the airport toward Tempe, Mesa, Gilbert and Chandler will have a link to southbound Route 143, said Doug Nintzel, spokesman for the Arizona Department of Transportation.



INSIDE THIS ISSUE:

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Spring home makeover ideas to inspire

As the signs of spring make their first appearances in nature, it's time to wake up your home design, as well.

Brighten Your View With spring in the air, you want to maximize the natural light that flows into your rooms. Choose something light and airy, like a soft drapery or a sheer window shading.

Get Organized Extra clutter and crowding in your home décor can drain your energy. So, in the spirit of Spring's renewal and rebirth, start organizing all the clutter that has accumulated throughout the winter. Overwhelming? Take it room by room, one week at a time. Slowly but surely, your cupboards, medicine cabinets, and even closets will bring feelings of peace and calm.

A Change Will Do You Good Look around you—most of your furniture has probably had the same position for years. Change it! Simply switching the placement of a couch or repositioning the TV can make you feel like you have a whole new room.

Color Me Beautiful Adding a new color, brightening up the existing one or changing the texture can give the room a completely new feel.

Think Outside the Home After winter has left its cold, often dingy mark, the outside of your home needs some extra TLC. Be sure to wash the doors (especially your front door) and windows, and touch up the paint if necessary. Hang a wreath of silk spring flowers or place pots of the real thing on your porch!

Clean! You can't have a spring home makeover without cleaning, and it doesn't have to be something you dread. Start by making a "to-do" list for each room - everything needs sprucing up this time of year. Clean or replace shelf liners, and dust everything from the countertops to the dresser drawer handles. Once you have your "to-do" list, play your favorite music and enjoy the prospect of a fresh start for Spring!

Catch a free ride: trolleys serve spring training games



Scottsdale's free trolleys will again serve Scottsdale Stadium during the San Francisco Giants spring training games this season. Trolleys also connect to all that Downtown Scottsdale has to offer, including great dining and shopping, several public art installations and walking audio tours. The Giants' first spring training game with the Arizona Diamondbacks starts at 1:05 p.m. on Saturday, March 3, at Scottsdale Stadium.

Scottsdale offers free parking throughout the Downtown area along the Downtown Trolley route or within a short walking distance. Parking lots adjacent to the stadium do fill quickly so fans should arrive early or plan ahead. To see all the trolley routes, parking areas and more visit www.scottsdaleaz.gov/trolley. To request a free Downtown Events Trolley map, send an email to sferrara@scottsdaleaz.gov or call (480) 312-2655.



ARE YOU AN ARIZONA EXPERT?

Test your knowledge with these fun facts about the Grand Canyon State

1. WHY DOES ARIZONA OPT OUT OF DAYLIGHT SAVING TIME?

- A. Congress left it up to individual jurisdictions whether or not to observe daylight saving time in the Uniform Time Act of 1966
- B. In the first year, Arizona tried daylight saving time with the rest of the nation and there was so much opposition and negative reaction, that they asked Congress for an exemption.
- C. When it began, there was little air conditioning in Arizona, and Arizonans felt they didn't need another hour of sweltering heat.
- D. All of the above.

2. WHAT TOY DID JOHN LLOYD WRIGHT, SON OF ARCHITECT FRANK LLOYD WRIGHT, INVENT IN 1916?

- A. Lincoln Logs
- B. Legos
- C. Erector Sets
- E. Slinky

3. ACCORDING TO SECTION 28-910 OF THE ARIZONA REVISED STATUTES OF 1995, ANY MOTORIST WHO DRIVES AROUND A BARRICADE TO ENTER A FLOODED STRETCH OF ROADWAY MAY BE CHARGED FOR THE COST OF HIS OR HER RESCUE. WHAT IS THE STATUTE, ENACTED IN 1995, MORE COMMONLY CALLED?

- A. The Stupid Motorist Law
- B. The Do Not Go Around the Barricade Law
- C. The Monsoon Season Protection Law
- D. The Helicopter Rescue Reimbursement Law
- E. The Pay Back Law



*Answers under calendar on page 6

Maintenance Request?

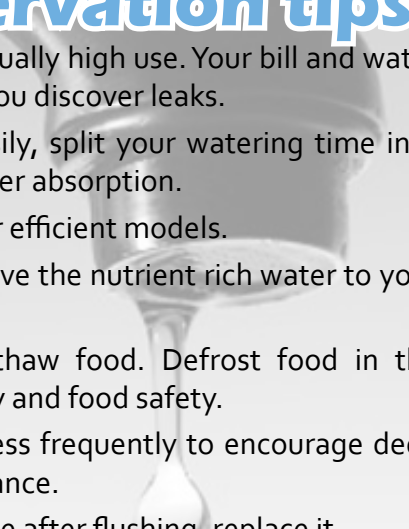
MODE's in-house Building Engineers are HVAC certified and are capable of handling commercial plumbing, air conditioning, electrical and overall maintenance and trouble-shooting.

Our maintenance staff is equipped and prepared for direct maintenance activities, preventative maintenance, predictive maintenance, repair, replacement, and renovation & improvement so **don't hesitate to contact a MODE representative to place a maintenance request.**

480.294.6000

Water conservation tips

- Monitor your water bill for unusually high use. Your bill and water meter are tools that can help you discover leaks.
- If water runs off your lawn easily, split your watering time into shorter periods to allow for better absorption.
- Upgrade older toilets with water efficient models.
- When cleaning out fish tanks, give the nutrient rich water to your plants.
- Don't use running water to thaw food. Defrost food in the refrigerator for water efficiency and food safety.
- Water your plants deeply but less frequently to encourage deep root growth and drought tolerance.
- If your toilet flapper doesn't close after flushing, replace it.
- When the kids want to cool off, use the spinkler in an area where your lawn needs it most.
- Turn off the water while you wash your hair to save up to 150 gallons a month.



FIND YOUR BEAUTY

We allow ourselves to appreciate the beauty of nature-flowers, whatever the length of their stem or the shape of their petals; clouds in the sky, however wispy or puffy - so why don't we treat ourselves with the same admiration? Just like every bloom, blade of grass or ray of sun, we are beautiful. Sometimes, you have to slow down long enough to let that sink in.



DID YOU KNOW...

THE SHAMROCK, which was also called the "seamroy" by the Celts, was a sacred plant in ancient Ireland because it symbolized the rebirth of spring.



Clear clutter for a cause

Charity begins at home: Donate your *spring cleaning* castoffs to those in need.

YOUR DESKTOP Hook up disadvantaged students with your retired PC. List the goods you can give - used computers, printers, software - at Cristina.org and the National Cristina Foundation will find a partner non-profit to distribute them.

YOUR CELL Send that old flip phone to the National Coalition Against Domestic Violence (free shipping labels at NCADV.org), which refurbishes phones and sells them to fund financial ed and other programs for abuse survivors.

YOUR RIDE Pass off your clunker to Elizabeth Glaser Pediatric AIDS Foundation (PedAIDS.org). Partner Cars 4 Causes will tow it for free from your driveway. Proceeds support pediatric HIV research and treatment.

YOUR BUSINESS DUDS Help needy women look polished for job interviews by dropping off gently used suits, dress pants, shirts and shoes at one of DressForSuccess.org's 115 locations.

YOUR SPECS Ship used frames and lenses to NewEyesForTheNeedy.org to provide clear vision for an adult or child overseas. Got 20/20 vision? Donate your old nonprescription sunglasses.

YOUR FANCY DRESS Give gowns in good shape to make a less fortunate teen feel like a prom queen. Log on to DonateMyDress.org to find a local drive.

PATTY & FLOYD!

PET & OWNER OF THE MONTH

My name is Floyd and I am a lovable 3 year old white Labrador retriever. Even though I am a chubby 105 lbs, I still chase birds, rabbits and lizards. I bet there is not one lizard left on my street with a tail! I was sent to boot camp last year because my mom thought I had bad habits and chewed up all of her shoes and swallowed her socks. Now I can do lots of dumb tricks and act like a disciplined dog.... but we all know that I really just do it for bones.

Interested in nominating a co-worker? Send a photograph and a short bio about the pair to lwagner@modecommercial.com



MARCH 2012

SUN	MON	TUES	WED	THURS	FRI	SAT
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

Answers from page 3: 1. D 2. A 3. A

events calendar

- Purim**
March 8th
- Daylight Savings Time**
March 11th
- Good Samaritan Day**
March 13th
- Pi Day**
March 14th
- Ides of March**
March 15th
- St. Patrick's Day**
March 17th
- First Day of Spring**
March 20th
- Spring Training**
Arizona Ballparks
March 3 - 15
- Great American Beer Festival**
Tempe Beach Park
March 3
- Starry Nights**
Prescott Valley
March 17
- Fine Art & Wine Affaire**
Fountain Hills
March 23-25
- Anthem Days**
Spring Festival in Anthem
March 24-25

March Observance & Fun Facts

Birthstone: *AQUAMARINE, BLOODSTONE & JADE*

Fruits & Veggies for the Month of March: *KIWI, GUAVA, GRAPEFRUIT, TAMARILLO, FEIJOA, RED BANANA, KIWANO MELON, GREEN ONION & LEEKS*

March Flower: *DAFFODIL*

Astrological Signs: *PISCES (until 20th) & ARIES (21ST on)*



BREAKFAST - the most important meal of the day

TOP MARGARITA SPOTS IN THE PHOENIX AREA

1. Los Sombreros 2534 N. Scottsdale Road
2. Barrio Cafe 2814 N. 16th St.
3. Z' Tejas Grill Various Locations
4. Padre's 1044 E. Camelback Road
5. Roaring Fork 4800 N. Scottsdale Road
6. Sierra Bonita Grill 6933 N. Seventh St.
7. Houston's 6113 N. Scottsdale Road



BANANA CREAM PIE

INGREDIENTS

- 3/4 cup white sugar
- 1/3 cup all-purpose flour
- 1/4 teaspoon salt
- 2 cups milk
- 3 egg yolks, beaten
- 2 tablespoons butter
- 1 1/4 teaspoons vanilla extract
- 1 (9 inch) pie crust, baked
- 4 bananas, sliced

DIRECTIONS

1. In a saucepan, combine the sugar, flour, and salt. Add milk in gradually while stirring gently. Cook over medium heat, stirring constantly, until the mixture is bubbly. Keep stirring and cook for about 2 more minutes, and then remove from the burner.
2. Stir a small quantity of the hot mixture into the beaten egg yolks, and immediately add egg yolk mixture to the rest of the hot mixture. Cook for 2 more minutes; remember to keep stirring. Remove the mixture from the stove, and add butter and vanilla. Stir until the whole thing has a smooth consistency.
3. Slice bananas into the cooled baked pastry shell. Top with pudding mixture.
4. Bake at 350 degrees F (175 degrees C) for 12 to 15 minutes. Chill for an hour.

