

# ALL THINGS HOME

A NEWSLETTER FOR HOMEOWNERS, FUTURE HOMEOWNERS AND FUTURE HOME SELLERS



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## Extend Your Day LLC

Cory Madison • Owner/Operator

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### Stewartstown Fall Fest

**October 8, 2022 – 10am until 4pm**  
**Stewartstown Community Fairgrounds**  
**16 College Avenue, Stewartstown PA 17363**

It's that time of year again! The Stewartstown Lions Club is hosting the 13<sup>th</sup> annual Stewartstown Fall Fest! This free community event will have delicious food, live entertainment, arts and crafts, vendors, pumpkin painting, scarecrow stuffing, and a 50/50 raffle among many other locally sponsored activities. This is a family fun event you don't want to miss! Stop by to see:

- |                           |                              |
|---------------------------|------------------------------|
| Chainsaw Carvings by Jake | Lillian's Heaven-Sent Sweets |
| Tastefully Simple         | Caroline James Collections   |
| Rogue to Riches           | Crafts from the Heart        |
| Scentsy                   | Our Three Cubs               |
| Dog Danas                 | American Legion Auxiliary    |
| New Freedom Lions Club    |                              |

## FALL 2022

Hello! My name is Cory Madison. I hope this newsletter finds you well and looking forward to the cooler weather that fall brings.

I'm the owner of Extend Your Day LLC and a Realtor with Howard Hanna Real Estate Services out of the Shrewsbury, PA office.

I was born and raised in Stewartstown, PA and am still local to the area. My wife Kayla and I have been married for a little over six months. We are members of the Stewartstown, PA Lions Club and really enjoy working as Lions to give back to the community.

I've learned so much about landscaping, real estate and home buying over the last few years. Some information was easy to come by and some, not so much.

The purpose of this newsletter is to inform, share my experiences, and to have you get to know me.

Please enjoy this edition! Feedback is always welcome. Let me know if the articles and content are helpful or not and what you'd like to see in future publications.

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## Real Estate Snapshot

The REALTORS® Association of York & Adams Counties (RAYAC) reports for the month of July 2022:

During the first seven months of 2022, 3,833 homes were sold in York County, a 4% decrease from this time last year.

The median home sale price for all of York County is \$241,000, an 11% increase from this time in 2021.

Southeastern York County median sales price in April 2022 is \$296,950 up 12% from this time last year.

## Real Time September Listings Snapshot

A search of active listings in Stewartstown, Shrewsbury, Glen Rock, New Freedom, Red Lion and Dallastown, shows 136 homes for sale as of September 10, 2022. Stewartstown boasts the lion's share of available homes at 52. In contrast, Shrewsbury, Glen Rock and New Freedom each have 12 homes on the market.

## Housing Market Food for Thought

Elle Hale, 2022 RAYAC President says "The real estate market has had a small shift in York County. With the rise in interest rates over 5%, the number of home sales in York County has a small decline year to date compared to 2021. It is important to keep in mind that 2021 was an exceptional year breaking the record of the number of home sales ever recorded in York County. The median home sale price continues to rise. According to our predictions, the median home sale price will continue to increase in York & Adams Counties through 2023."

If you're thinking of selling your home, please contact me to see the sales price you can expect, local buyer insights and more!

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## Real Estate Discussion

In the current market, home buyers may find buying power decreasing as mortgage interest rates top 5%. This, combined with low sales inventory and rising median sales price, still make this a good time to sell!

If you choose to sell, contact me so I can walk you through Howard Hanna's Buy Before You Sell program which, as the program name says, helps you buy your new home before you even sell your current home!

## Howard Hanna's Buy Before You Sell Overview

### Should I Buy or Sell My House First?

This program offers you the ability to buy a new home before you've sold your current house. We've created a seamless experience that makes it easier for you to buy a house before selling your current house. You can obtain your dream home the moment you discover it and finance the purchase by leveraging the equity in your current property. And the best part is, there's no rush to move out of your old house while you get settled into your new place.

### Move Faster With Buy Before You Sell

The Buy Before You Sell program allows you to buy a new home right away confidently and conveniently, while simultaneously selling your own house. No need to deal with the worry of selling your current home first or making a contingency offer. It's truly a great way to transition to a new home.

We help you move faster, so you can spend more time doing the things you love in your new home. You'll have room to breathe, rather than focusing on an urgent need to sell your home before you can purchase a new one. So go ahead and take the next step with complete confidence.

### Find Your Next Dream Home Today

So, should you buy or sell your house first? It's up to you, but Howard Hanna's Buy Before You Sell program gives you another option for buying a home before selling your current house. Connect with your local neighborhood real estate agent to begin the search for your next dream home today!

### Contact Me for More Information!

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# Fall Lawn Care in Southern York County PA

## Aeration – Early to mid-spring or late summer to early fall

\*This service is provided by Extend Your Day, LLC – Call or text Cory for a free estimate\*

Aeration is the process of creating holes in a lawn to alleviate soil compaction reduce thatch, while allowing a better flow of oxygen, water, and nutrients to roots. It allows the grass roots to dig deep into the soil which allows for strong and resilient growth.

## Seeding – Late summer to early fall is best for establishing a new lawn from seed

\*This service is provided by Extend Your Day, LLC – Call or text Cory for a free estimate\*

In general, new lawns are more successful when there is less weed competition and new grass will have 2 seasons of cool weather to establish before encountering the stress of summer heat.

## Overseeding – Late winter, spring, or early fall

\*This service is provided by Extend Your Day, LLC – Call or text Cory for a free estimate\*

Aeration prior to overseeding in spring or early fall provides seed the soil contact and space needed to germinate and develop successfully

## Fertilization – Mid to late spring and/or late summer to early fall

Annual applications of nitrogen fertilizers can help maintain good quality lawns and, in some cases, improve lawns that need a quality boost.

## Sodding – Just about any time of year, but try to avoid the hottest, driest parts of summer

Sod can be placed any time of year when temperatures are cooler, and rainfall or watering opportunities are more plentiful.

## Liming – Fall or early winter

Soil PH should generally fall between 6.0 and 7.0 in our area. If soil is too acidic, apply lime based on a soil test recommendation. You can obtain a test kit online from Penn State: <http://agsci.psu.edu/aas/soil-testing/soil-fertility-testing> The cost for the sample kit is about \$9.00 and, once submitted and analyzed, recommendations for liming and fertilization will be sent to you.

## Weed Control – Between March 15 and April 15

The best weed control is a dense, properly managed lawn. The lawn care suggestions above will help achieve that goal. Even so, sometimes weeds can still emerge. When this happens, the use of preemergent herbicides can control annual weeds such as crabgrass if they're applied prior to weed seed germination near the dates listed.



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[www.extendyourday.com](http://www.extendyourday.com)

Services to help you find more time in your day

- ✓ Lawn Care
- ✓ Landscaping
- ✓ Leaf Cleanup
- ✓ Residential Snow Removal
- ✓ Junk Removal
- ✓ Furniture Hauling
- ✓ Help Around the House
- ✓ Anything Else, Just Ask!

Free Estimates and Fully Insured

Warning! Shameless plug for my company!

Free estimates, fully insured, and can provide local references!

## Things to Do Now to Get Your Home's Exterior Ready for Fall

- If early spring flowering bulbs such as tulips, daffodils, and crocuses are going to be part of your 2023 garden, look for bulbs that are winter hardy in USDA hardiness zones 5 to 7, which most fall bulbs are.
  - Plant bulbs in full sun and rich, well-draining soil before the first frost.
  - Dig a hole that is 2 to three times as wide as the bulbs, making sure the soil is well turned. Cover with 2 – 5 inches of mulch.
- Leaves, leaves, and more leaves! A heavy layer of leaves on the lawn or in the garden can smother grass and plants and prevent spring growth. It's a good idea to get rid of leaves once the trees are mostly bare.
- Weeding the garden! A final weeding of your garden in the fall can help prevent weeds from going to seed, which, in turn, will produce hundreds of new weeds in the spring next year.
- If fall rain has the lawn growing, it's a good idea to do a final mowing at about 3.25 inches so it's ready for spring next year.
- Power wash siding and walkways.
- Wash exterior windows and doors before it gets too cold.

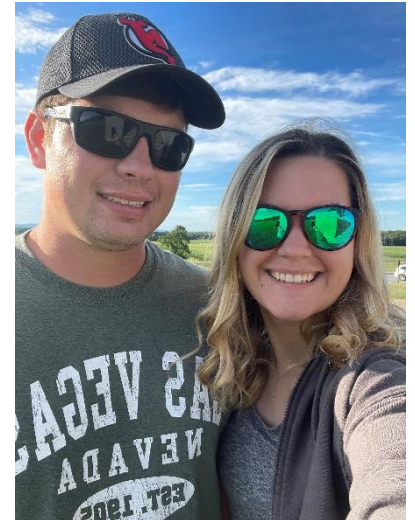
## Interesting Facts About Fall

- The official first day of Fall is on Thursday, September 22, 2022, and gives way to Winter on Wednesday, December 21, 2022, in the northern hemisphere. In the southern hemisphere temperate zone, spring begins on September 1, summer on December 1, fall on March 1 and winter on June 1. The countries that make up the southern hemisphere are below the equator. Africa, Asia, Antarctica, Oceania/Australia and New Zealand, and South America are continents in the southern hemisphere.
- Americans typically refer to this season as "fall" while the British use the word "autumn". Prior to the 16<sup>th</sup> century, it was referred to as "harvest".
- Leaves change colors in the fall due to the temperatures dropping and the days becoming shorter when trees get less direct sunlight. As a result, the chlorophyll in the leaves breaks down, revealing yellow and orange pigments. They were already there, just masked during the warmer months. Once chlorophyll is lost, the leaves can't make food in the form of photosynthesis, so the leaves die and fall from trees.
- There are more than 7,500 apple varieties grown around the globe and approximately 2,500 types grown in the US.
- It has been reported that Halloween is ranked as the second largest commercial in the country with Christmas being the first. Americans spent about \$9 billion on Halloween in 2019, and even with COVID, still forked over about \$8 billion.

# Happy Fall from the Madison Family!



**Kayla, Cory, Leia and Loki**





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✓ Landscaping	✓ Furniture Hauling
✓ Leaf Cleanup	✓ Help Around the House
✓ Residential Snow Removal	✓ Anything Else, Just Ask!

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## FALL LEAF CLEANUP and RESIDENTIAL SNOW REMOVAL QUOTES

Extend Your Day LLC provides free estimates for all services. If you're interested in getting a jump on fall lawn care or any other job, contact Cory @ 717-818-2032.

### CURRENT CUSTOMERS

Extend Your Day LLC thanks you for your continued loyalty! We strive to provide the best service possible and would very much appreciate if you could leave us a Google review. If you can't justify giving a 5-star review, please contact Cory right away so he can remediate any concerns.

Leaving a review is simple! Type Extend Your Day LLC into Google and click the leave a review button.

# Fall Home Cleaning Checklist

Tips to get your house ready for spending more time indoors and the holidays

## All Around the House

- Wipe down the walls and clean baseboards
- Change the furnace filter
- Wash the windows, windowsills, and the window and sliding door grooves
- Remove, clean and store (if possible), window screens
- Wash curtains
- Clean doors, and don't forget to disinfect doorknobs
- Disinfect light switches and light switch plates
- Dust the tops of doors and doorframes
- Clean the floors under area rugs
- Vacuum upholstered furniture
- Dust ceiling fans and set them to turn so air circulates upward
- Clean kitchen and bathroom grout
- Clean the inside of the refrigerator
- Clean and condition wood kitchen and bathroom cabinets
- Replace filmy shower curtain liners
- Clean bathroom light fixtures
- Clean and disinfect waste cans

Thanks for reading!

I hope you enjoyed this newsletter!

As always, feedback including the good, the bad and the ugly is welcome and appreciated.

Happy Fall Y'all!

Be well, Cory Madison

