

ALL THINGS HOME

A NEWSLETTER FOR HOMEOWNERS, FUTURE HOMEOWNERS AND FUTURE HOME SELLERS



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Happy Fall!

A Few Local Fall Happenings

Shrewsbury Fireman's Fall Festival 21 W Forrest Ave, Shrewsbury

Friday, September 29, 3pm – 8pm & Saturday, September 30, 11am – 8pm

Features rides, games, food, vendors, and live entertainment.

All proceeds benefit the Shrewsbury Volunteer Fire Company

Harvest Festival at The Markets at Shrewsbury

12025 Susquehanna Trail S, Glen Rock

Saturday, October 7, 10am – 3pm

Fun activities for kids including a bungee house and face painting, and fun and shopping for the adults. Live music from 11am – 2pm with the Village Idiots

Stewartstown Fall Fest 16 College Av, Stewartstown Fair Grounds

Saturday, October 14, 9am – 5pm

Features food, live music, entertainment, arts and crafts, vendors, local artisans, and much more.

All profits from the festival support scholarships, local families in need, blindness, diabetes, and many other local projects through the Stewartstown Lions

Fall 2023

Hello! My name is Cory Madison. I hope this newsletter finds you well and looking forward to Fall!

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 were married on March 4th, 2022. We just celebrated 7 years together!

We are members of the Stewartstown, PA Lions Club. We really enjoy working as Lions to give back to the community.

I've learned so much about landscaping, real estate and home buying, and business over the last several 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 have you get to know me.

Please enjoy this edition! Feedback is always welcome and very much appreciated. Let me know what you'd like to see in future publications.

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New This Fall!

**Extend Your Day Efficiency Improvement
for Fall Leaf Cleanup**

Debris Loader with Custom Built Containment Box



Free Estimates

- * **New! Curbside Leaf Pickup**
- * **Full Service Leaf Cleanup**
- * **Aeration and Overseeding**
- * **Anything Else, Just Ask!**



Call or text Cory @ 717-818-2032 to find out more

Real Estate Snapshot

The REALTORS® Association of York & Adams Counties (RAYAC) **August 2023** Housing Statistics report indicates:

In York County, 3,561 homes were sold during the first eight months of 2023, a 20% decrease from this time last year.

The median home sale price for all of York County was \$263,900, an 8% increase from this time last year.

RAYAC's school district statistics comparison between January 1 to August 31 2023-2022 indicates the 2023 median sales price in South Eastern York County School District increased 12% to \$335,000 from \$300,000 in the same time-period in 2022. The number of homes sold in the school district decreased by 13%, from 193 to 168.

In the Southern York School district, median home sale price increased by 1%, from \$327,000 to \$330,000. By the end of August 2023, 169 homes were sold, whereas 199 were sold by this time in 2022, a decrease of 15%.

In August 2023 in all of York County, new listings numbered 625, bringing the total listings to 732. On average, days on the market in August was 6 and 100% received List Price.

Reid Weinbrom, 2023 RAYAC President says, "The continuous shortage of available housing inventory, coupled with strong buyer demand, consistently impacts sales prices, leading many sellers to receive multiple offers shortly after listing their properties."

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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Howard Hanna Advantage

If you're in the market to buy or sell, contact me so I can walk you through Howard Hanna's industry leading programs for home buyers and home sellers.

Howard Hanna's 100% Money Back Guarantee

Unlike any other real estate company, Howard Hanna stands behind the value of the properties we sell. The Howard Hanna 100% Money Back Guarantee helps you buy with confidence. If the buyer of a guaranteed home listed by Howard Hanna is not satisfied, we will buy back the home for 100% of its purchased price. Certain restrictions apply. Contact me for details!

Apartment Dwellers Trade-In Program

You've heard of our 'Buy Before You Sell' program: Now you can buy before your lease is up. Did you find the perfect home, but are bound by the terms of your current apartment lease? If you're on the fence about breaking your current lease, you can rest easy. Howard Hanna will relieve you of that obligation when you buy a home.

Howard Hanna's Buy Before You Sell Overview

This program allows us to advance up to 70% of your current home's appraised value and use that equity to purchase a new home. Whether you are looking for an upgrade to a larger home, a house in a better school district or just to relocate, the 'Buy Before You Sell' program is key in answering the age-old question: Do I sell before I buy?

My First Home Program

Part of our First Time Homebuyer Initiative, this program makes it easier and more affordable to become a homeowner, enabling borrowers to finance many of the closing costs associated with purchasing a home. The program is offered in conjunction with an FHA mortgage and is available to potential homebuyers who have not owned a property within the past three years.

Contact Me for More Information!

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This information is carried over from previous newsletters.
It's a helpful guide to determine which services you might want to perform or have done and when.
As always, please contact Extend Your Day LLC to book your free, no obligation estimates!

Lawn Care Calendar for 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

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

Extend Your Day LLC

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

Fall in PA and Other “Did You Know’s: the 2023 Edition!

Fall in Pennsylvania is 89.8 consecutive days beginning on Saturday, September 23, 2023, until the first day of winter on Thursday, December 21, 2023.



Apple picking in Pennsylvania spans from mid-July to early November with dozens of varieties ripening at different times. Farms and Orchards open for Fall produce and activities close by include:

Shaw Orchards: On the Mason Dixon Line at 5594 Norrisville Rd, White Hall, MD 717-382-8879

Orchard Valley Farm: 8773 Yellow Church Rd, Seven Valleys, PA 717-850-0079

Maple Lawn Farms, Inc. Orchards and Farm Market: 2885 New Park Rd, New Park, PA 171-382-4878

Susquehanna Orchards, Inc.: 560 Orchard Rd, Delta, PA 717-852-5839

Browns Orchards & Farm Market: 8892 Susquehanna Trail S, Loganville, PA 714-428-2036

Burton’s Pumpkin Patch: 3353 Rinley Rd, Stewartstown, PA 717-434-8510 (opens September 22)

Family Tree Farm: 4802 Dairy Road, Red Lion, PA 717-332-6275

Pumpkin Patch Farms 17510 Susquehanna Trail S, New Freedom, PA 717-881-9120

Check these businesses out on the web or Facebook for more details!

Fall Color Predictions

Several sources indicate the most sensational fall foliage in Pennsylvania will be during the week of October 16 in the eastern, southern, and western parts of the state. Check out smokymountains.com for an interactive Fall foliage prediction map as well as some of the science behind autumn leaves changing their color.

As of August 16, 2023, the National Oceanic and Atmospheric Administration (NOAA) has increased the likelihood of an above-normal Atlantic hurricane season to 60% from the original May outlook which was a 30% chance. For a hurricane to form, there needs to be warm water, moist air, and converging winds.

HALLOWEEN 2023

Local Event

10/13/2023 5pm – 8pm

**Trunk or Treat & Food Truck
Friday**

**Shrewsbury Volunteer Fire Company
21 W Forrest Ave, Shrewsbury, PA**

A little further away

Weekends 9/15 – 10/29

**HERSHEYPARK Halloween &
Dark Nights**

**100 Hersheypark Dr.
Hershey, PA**

Hours, Tickets and More:

[Hersheypark Halloween](#) | [Hersheypark](#)

Fall Home Maintenance Checklist



Consider these home maintenance chores before the temperatures drop.

Seal air leaks

- Find and seal drafts throughout your home. Check the caulk and/or weatherstripping around doors and windows. As an alternative, use a heavy-duty, clear plastic sheet taped to the inside of the window frames to reduce drafts.

Check your roof

- Look for potential signs of a roof leak such as water spots on ceilings or walls, missing, cracked or damaged shingles, missing or damaged flashing, or wet spots and/or wet roof decking in the attic.

Clean your gutters and downspouts

- To prevent stormwater from finding its way inside your home make sure the gutters and downspouts are not clogged. This home maintenance chore can be tedious and dangerous, especially when using a ladder. Stepladders are prone to tipping if you get off balance. A sturdy extension ladder with someone standing at the base to stabilize the ladder is recommended. Hiring a professional is another way to take care of clogged gutters and downspouts.

Protect outside faucets from freezing temperatures

- Take steps before winter to make sure your outside faucets don't freeze and burst. Close any shut-off valves for the outside faucets. Once that's done, open the outside faucet to drain the line. If there aren't any shut-off valves, you could try outdoor faucet covers found online or at a hardware store.

Perform general safety checks

- Not a complete list by any means. Make sure your chimney is clean and safe to use, have your yearly furnace check performed, insulate exposed pipes to prevent freezing, and check smoke and carbon monoxide detectors.

Prepare your lawn and gardens for winter

- Removing leaves, aerating, and overseeding is done in the fall to prep your lawn for spring. The Lawn Care Calendar for Southern York County on page 4 of this newsletter is a helpful guide to determine which lawn services during the year you may want to perform or schedule.

In Search of

REAL ESTATE

If you know of a home coming to the market that is/has:

- ✓ Rancher Style Home
- ✓ Minimal Steps
- ✓ 3 Bedroom, 2 Bath
- ✓ Primary Bedroom has Connected Bath
- ✓ 1 – 2 Car Garage
- ✓ Laundry on Main Floor
- ✓ .33 Acres +
- ✓ Along the Susquehanna Trail from Shrewsbury to York

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Community Resources, Events and Organizations

Local Senior Centers provide safe, welcoming environments for independent seniors 60 years of age and older. Nutritional meals are provided along with educational and recreational activities. Visit their websites for more information.

Stewartstown Senior Center 26 S. Main Street, P.O. Box 235 Stewartstown, PA 17363
717-993-3488

Monday – Friday 9:00am – 3:00pm (check center for holiday hours)

Link: [Home - Stewartstown Area Senior Citizen Center Inc \(stewsenior.org\)](https://stewsenior.org)

South Central York County Senior Center New Freedom Community Center 150 E Main St.
New Freedom, PA 17349

717-235-6060

Monday – Friday 8:15am – 2:15pm (check center for holiday hours)

Link: [South Central York County SeniorCenter | New Freedom, PA, USA | scycseniorcenter.org](https://scycseniorcenter.org)

Area Agency on Aging – York County 717-771-9610

Promotes the independence of older adults through education, advocacy, and coordination of community-based services.

[Agency on Aging | York County, PA \(yorkcountypa.gov\)](https://yorkcountypa.gov)

Hopewell Area Recreation and Parks (HARP)

2023 New York City Day on Your Own Bus Trip

6:30 AM Departure from HARP Parking Lot 16 College Avenue Stewartstown, PA 17363

11:00 AM Arrive at New York City, New York

7:00pm Departing New York City, New York with an estimated time of arrival at HARP Parking Lot between 11:30 PM-12:00 AM

Registration fee is \$80 per person for residents and \$90 per person for non-residents with a registration deadline of November 19th, 2023.

[New York City Day on Your Own Bus Trip \(harp-online.org\)](https://harp-online.org)

Cleaning with Vinegar

Vinegar is an inexpensive disinfectant, deodorizer, and degreaser.

Glass Shower Doors with Hard Water or Soap Scum Stains

In a spray bottle, mix 1-part white vinegar with 1-part Dawn dish soap. Spray on glass door and either close it or put an old towel under it to collect drips. Use a cloth to scrub the surface after about 20 – 30 minutes. Dry completely.

Showerhead

You can remove hard water build-up from your bathroom showerhead by slowly mixing 1/3 cup of baking soda and 1 cup of white vinegar in a gallon size bag. Attach the liquid-filled bubbling bag around the showerhead using rubber bands, let it soak overnight then use a clean cloth to remove any remaining cleaning residue and wash the showerhead clean.

Microwave

Pour about 2 inches of vinegar into a microwave safe bowl. Heat for 2 minutes. The vinegar will steam clean the inside of the microwave. Remove the bowl and use a dry cloth to easily wipe the inside of the microwave clean.

Washing Machine

PLEASE NOTE: Bleach and vinegar should never be mixed when cleaning. This cleaning information is 2 separate steps!

Step 1: Use a diluted bleach solution to pre-treat the inside of your washing machine and run it through a full cycle.

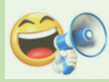
Step 2: In a separate cycle, repeat the process with diluted vinegar to leave the inside of your washing machine completely clean.

Bath Towels

When bath towels start to feel scratchy, it's easy to fluff them up. Use ½ cup of white vinegar in the fabric softener dispenser when you run them through the laundry.

Grilling Utensils

Keep grilling tools clean during use by keeping a cloth dampened with white vinegar nearby as you grill. It's an easy way to disinfect thermometer probes and utensils that touch meat while cooking at the same time.



Local Business Shout Outs

My wife, my family, and I have personally and professionally dealt with some great local businesses. I thought it would be beneficial to give them a shout out here.

Satin Hawk Design LLC – We use Alex for all our special memory photos, including our engagement and reception. We love her work!
717-714-8760

Countryside Cutters – We’ve used this business twice for very large trees. They’re extremely professional and reasonably priced.
717-825-6023

EvenFlo Drain Cleaning and Plumbing, LLC – Josh was able to sort out plumbing issues in our multi-unit home. He went above and beyond by labeling all the pipes in the basement.
717-880-3273

...more Local Business Shout Outs

Junk Monkeys LLC – I met Rick Bentley through a real estate club in which we are both members. Rick is out of Stewartstown, PA. He is very professional and will do a fantastic job for you!
717-496-3431

Culpepper and Sons Contracting – are a tree and excavating company out of Fawn Grove. I met Chris Culpepper over a year ago. He’s a great guy, very dependable, and does excellent work.
717-962-4665



Thank you so much for reading!

I hope you enjoyed this edition of the newsletter!

Please let me know if there’s anything you’d like to see or not see in future editions. All feedback is greatly appreciated.



Be Well, Cory Madison