

ALL THINGS HOME

A NEWSLETTER FOR HOMEOWNERS, FUTURE HOMEOWNERS AND FUTURE HOME SELLERS



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Hello Spring!

Spring Lawn Care Tips for Southeastern PA

- Remove leaves, sticks and other debris from your lawn
- If there's a buildup of thatch (dead grass, leaves and other organic matter) between the growing grass and the soil, it's a good idea to lightly de-thatch using a hard rake, a verticutter or de-thatcher attachment for a lawnmower
 - Proceed with caution! De-thatching using equipment heavier than a hard rake can damage your lawn by removing healthy grass as well as thatch.
 - Alternatively, aerating the lawn helps loosen the soil and decompose the excessive thatch layer at a faster rate. Aerating is the process of creating holes in the lawn so oxygen, water and nutrients can infiltrate deeper into the soil. It is generally easier on the lawn.
 - Spike aerators punch holes in the lawn, while core aerators work to remove grass and soil plugs. It's recommended to leave these plugs to decompose on their own, which takes about a week.
 - Both types of aerators can be rented or purchased. I'm familiar with Harvey's Rent-All in York PA and both types of equipment are listed as available on their website.
<https://harveysrentall.com/>
 - Regardless of which process is chosen, the lawn should be watered the day before.
- After aeration is a great time to overseed thin or bare patches of the lawn because it will be in a state for the seed to enter the soil and have space to germinate and develop.
- In mid to late spring, consider fertilizing with a nitrogen fertilizer.

SPRING 2022

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

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

I was born and raised in Stewartstown, PA and am still local to the area.

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 second 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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Fun Real Estate Facts

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

On average, sellers are receiving 100% asking price for a property when listed with a realtor.

There are only seven tenths of a months' worth of inventory available in York County. Not even a month!

8 days is the average time a home sat on the market.

The median home sale price for all of York County is 209,900.

Southeastern York median sales price in January 2022 is 266,050.

Take Aways from HannaCon 2022

I just returned from Howard Hanna's annual convention, HannaCon in Las Vegas, NV! The convention was packed with educational sessions to further our real estate knowledge and amazing speakers. Our keynote speaker was Magic Johnson!

Between the breakout sessions and agent panels here are my top 5 takeaways:

- 1.) Setting expectations in any relationship is key
- 2.) Competition gives you the opportunity to make yourself better
- 3.) Giving back to the community you live in is so important
- 4.) Learning to build capacity, you can't do everything yourself
- 5.) Consistency is always undefeated

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

Interest rates are on the rise! For homebuyers, this may result in being able to afford less. Because the real estate market is still extremely hot due to low inventory, prices and competition for homes coming on to the market will continue.

It is an amazing time to sell! If you choose to do so, and you're planning on moving to a new home, it's a good idea to find your new home **before** you sell your current home

Howard Hanna has a program, Buy Before You Sell, which 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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MUCH ADO ABOUT MULCH

Mulch is an excellent choice for flower beds and trees (if done properly) to because it helps improve the quality of the soil and protect your plants. It also provides a finished look to your gardens.

Choosing Mulch Color:

- What color mulch to choose is different for each home. If you can't decide:
 - Black will make your house pop and draw attention to its architecture and natural beauty.
 - Brown/natural is not as eye-catching but will provide a clean look to the home.
 - Red, depending on the home, may match certain color schemes but can be a mess and may stain home, walkways, or other surfaces.

Measuring for Mulch:

- The amount of mulch you need for your home depends on the square footage you are mulching. When placing an order for bulk mulch, the measurement is typically by cubic yard. One cubic yard covers about 324 square feet.
- To calculate how much mulch you need, take your total square footage times the depth of the mulch you'll be laying and divide by 324. Extend Your Day LLC typically spreads at a 3-inch depth which allows nice coverage over old mulch or bare spots. Typically, I will order a half yard more for a few reasons: Errors in measuring, potential spillage, smaller scoops by the mulch vendor, and to have a little extra just in case. This is something Extend Your Day LLC does to be over prepared but not something everyone has to do.

Mulch Ordering:

- If you're looking to mulch your property yourself, 14 bags of big box store mulch equals roughly one cubic yard.
- Buying mulch by the bag is good for small gardens and easy transportation. Ordering from a company will typically give you a much better quality of mulch that stays brighter longer and will be easier to spread.

Installation:

- Before installing your 2022 mulch, survey your existing gardens to determine if there are any areas where mulch should be removed. It is good practice to remove some old mulch in high areas every year, so you don't pile inches and inches of mulch over time.
- A great looking mulch job also starts with clearly defined garden edge. Dig an edge between the garden and the grass deep enough to allow the mulch to lay and clearly defines the flower bed from the grass.
- Spread mulch from the back of the bed to the front of the bed. DO NOT mound around trees, shrubs, or flowers as this will hurt their root system, or even worse, create mold that may cause harm or even kill whatever you mound it around.
- As you spread, lightly run pitchfork over areas of mulch. This practice removes bumps in mulch.
- Extend Your Day LLC typically hand mulches the edge of the gardens this ensures the edges look perfect. In my opinion, defined edges are the most important part of a finished mulch job.



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Services to help you find more time in your day

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

Free Estimates and Fully Insured

Warning! Shameless plug for my company!

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

DAWN ORIGINAL BLUE DISH SOAP



NOT JUST FOR DISHES!

1. LAUNDRY PRE-TREATER FOR OILY STAINS

Apply Dawn directly to oil-based stains such as grease, butter, motor oil, cooking oil, lipstick, etc. on fabrics. Scrub with a small brush or toothbrush until the oil is removed and launder as usual.

2. WINDOW CLEANING

Mix 3 drops of dawn to 1 gallon of water and fill a spray bottle with the solution. Spritz windows and wipe clean.

3. HAIR CLEANER

Use Dawn as shampoo to remove excess oil or hair product buildup. This can also work for baby oil or Vaseline that kids (OR ADULTS!) get in their hair. Use only occasionally as it will dry out the scalp

4. REMOVE STICKERS AND LABELS

Cover the sticker or label in Dawn and let it sit for a while. You should be able to slide it off after several minutes with no residue left behind,

5. EYEGGLASS DEFOGGER

If your glasses fog up, try rubbing a small drop of Dawn on the lenses and wipe clean.

6. MAKE AN ICE PACK

Fill a sturdy zip lock bag about half-way. Squeeze the air out and seal it. Put it in the freezer until it's like a gel.

7. MAKE BUBBLES

Ingredients: 6 cups of water, 1 cup of dawn and ¼ cup of corn syrup

Stir together the water and Dawn – do this slowly to reduce foaminess

Mix in the syrup

Cover and let sit overnight

8. UNCLOG THE TOILET

Pour a cup of Dawn into the toilet bowl. Let sit for about 15 minutes. Pour a bucket of hot or boiling of hot water into the bowl and flush.

9. HARD WATER STAIN REMOVER FROM GLASS AND IN THE TOILET

Combine 1-1/4 cups of water, 1 cup of vinegar, ¼ cup of Dawn and ½ cup of lemon juice in A 24 OZ spray bottle and shake it up.

10. REMOVE OIL STAINS FROM CONCRETE

Absorb fresh oil spills with kitty litter and discard. Add Dawn to a bucket of hot water and scrub with a brush or scrub broom using some elbow grease until the oil stain disappears.

Interesting Facts About Spring

- According to the Farmers' Almanac, Spring begins on Sunday, March 20, 2022, at 11:33am and will last until Summer begins on Tuesday, June 21, 2022, at 5:14am.
- Daylight Savings Time begins on Sunday, March 13th. Spring ahead 1 hour at midnight.
- Honeybees are most likely to swarm in the spring. Seeing this could be scary, but they're actually most friendly when they're swarming.
- The first day of Fall in the Northern Hemisphere is the first day of Spring in the Southern Hemisphere.
- The first flowers of Spring are usually daffodils, lilacs, lilies, irises, and dandelions.
- In the North Pole, Spring starts 6 months of daylight with no darkness.

Spring Mower Care

- Check your mower documentation to determine the recommended maintenance schedule. Tune-ups can extend the life of your mower and quality of your cuts.
 - Remove the spark plug – this will ensure the mower won't start while working on your mower
 - If the spark plug appears to be in good shape but is black with carbon or wet with gas, a good cleaning with a wire brus and adjusting the gap between the electrodes may be all that is needed.
 - Fuel Filter
 - If the filter is clogged, the mower might stall when accelerating, misfire randomly, have no engine power or the engine fails to start.
 - The filter can be cleaned if it looks dirty using a good fuel filter cleaner.
 - Air Filter
 - If a paper filter, hold it up to the light. If it looks cloudy it may need to be changed.
 - If a foam filter, brown or yellow stains indicate a change might be necessary
 - Clean under the mower deck. A power washer can get caked on debris pretty easily.
 - Check out the mower blades and have them sharpened if they appear dull.






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

Free Estimates and Fully Insured

March 2022							April 2022						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
		1	2	3	4	5						1	2
6	7	8	9	10	11	12	3	4	5	6	7	8	9
13	14	15	16	17	18	19	10	11	12	13	14	15	16
20	21	22	23	24	25	26	17	18	19	20	21	22	23
27	28	29	30	31			24	25	26	27	28	29	30

www.printablecalendar.com

SPRING CLEANUP and MULCH QUOTES

Extend Your Day LLC is currently providing free property cleanup and mulching estimates. If you're interested in a free estimate, contact Cory @ 717-818-2032

CURRENT MOWING CUSTOMERS

Extend Your Day LLC customers can expect the first cut of the season the first week of April – weather permitting.



Decluttering – Tips and Tricks

Many people like a tidy, organized home with uncluttered surfaces – a place for everything and everything in its place. Lots of times that's easier said than done. If you plan to sell your home, it becomes necessary to eliminate the clutter for staging purposes so potential homebuyers can imagine their belongings in the spaces in the home. Here are a few tips that might make a difference in getting started.

1. Set aside 10 – 15 minutes a day to declutter. Start with small, manageable spaces. Choose that junk drawer in the kitchen, that space underneath the sink in the bathroom, or even the glovebox in the car. The key is to make a start!
2. Let go of extra items. As you go through your spaces, ask yourself questions like: How many coffee cups do I really need? Do I need 400 pens and pencils, or can I reduce that number to gain back my space? In changing how you think about what amount of an item is enough, you'll be able to avoid collecting the same items after you declutter.
3. Keep only what you've used in the last year. Using a timeline for items will help you make keep, donate, trash, or sell choices. Organize your items into receptacles for each choice. If you haven't used something in the last year, chances are it's an item that is best suited for somewhere other than your home.
4. It may take time to see big results but use the small ones as little victories and maintain your momentum! Committing to decluttering is a start! Keep in mind it takes an average of 66 days to form a new habit. Take before and after pictures to keep you motivated. Make it a challenge by setting goals and rewards! It all starts with that one junk drawer! Good luck!

Extend Your Day LLC offers junk removal, is insured, and provides free estimates!
Call or text Cory at 717-818-2032 if you find yourself requiring this type of service.

Thanks for reading!

I hope you enjoyed this newsletter!

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

Hello Spring!

Be well, Cory Madison