

ALL THINGS HOME

A NEWSLETTER FOR HOMEOWNERS, FUTURE HOMEOWNERS AND FUTURE HOME SELLERS



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Extend Your Day LLC

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Welcome Spring!

A Few Local Happenings

- **Animal Rescue Inc. Doggie Egg Hunt and Fundraiser**
 - Saturday, April 1st, event begins with a Doggie Egg Hunt at Marge Goodfellow Park, 1 Playground Alley, New Freedom, PA, from 10:00am until 12:00pm
 - 5,000 treat filled eggs will be available for dogs to hunt, photos with the Easer Bunny, raffle baskets and adoptable dogs.
 - Admission is \$10 per dog.
 - Remember to bring your own basket.
 - From 12pm to 6pm, AleCraft Brewery, 15 S Main St, Railroad, PA will donate 10% of sales to Animal Rescue, Inc.
 - Dogs are welcome in the outside dining area!
- **Lions Club Pit Beef Sale**
 - Saturday, April 8th, Stewartstown Saubel's Parking Lot, 10am until 1pm
- **Shrewsbury Volunteer Fire Company Food Truck Friday**
 - Friday, April 14, 21 W Forrest Av, Shrewsbury, PA, from 5pm to 8pm

Spring 2023

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

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 celebrated our first anniversary on March 4, 2023.

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 and very much appreciated. 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) February 2023 housing statistics report indicates:

In York County, 631 homes were sold during the first two months of 2023, which is a 28% decrease from this time last year.

The median home sale price for all of York County is \$239,900, a 12% increase from this time in 2022.

The 2023 median sales price in South Eastern York County School District is \$325,000. This time in 2022, the median sales price was \$278,000. The number of homes sold in the in the school district decreased by 31%, from 42 to 29.

In the Southern York School district, median home sale price decreased by 4%, from \$312,500 to \$300,000. At the end of February 2023, 28 homes were sold, whereas 38 were sold by this time in 2022, a decrease of 39%.

Housing Market Food for Thought

Reid Weinbrom, 2023 RAYAC President says, "Inventory still continues to be the top issue facing our market. York County has less than one month's supply of inventory, putting it at historically low levels. If there was more inventory available, we know we have buyers who are still anxious to purchase."

Real Estate Discussion

In the current market, home buyers may find buying power decreasing as mortgage interest rates are hovering between 6 and 7%.

If you're in the market to buy or 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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This information is carried over from previous newsletters.
It's a helpful guide to determine which services you might want 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.



Extend Your Day LLC

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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

Warning! Shameless plug for my company!

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

Did You Know? The Spring Edition!

- Spring in Pennsylvania begins on Monday, March 20, 2023, until the first day of summer on Wednesday, June 21, 2023.
- Our clocks sprang forward on March 12, 2023, at 2:00am which put us on Eastern Daylight Time (EDT). We see the sunrise and sunsets about an hour later than we did on March 11th. The clocks will “fall back” one hour on November 5, 2023. We’ll switch back to Eastern Standard Time (EST).
 - In the early 1970’s, Congress passed a law to make Daylight Savings Time permanent year-round. This was an experimental for only two years. The idea was that having more sunlight in the evening would reduce the nation’s energy consumption.
 - It was unpopular with most Americans, because they didn’t like going to work and school in the dark for months at a time.
 - It didn’t reduce energy consumption as intended and Congress repealed the law in 1974.
 - Lawmakers seem to be back at it. This time they’re proposing permanent Standard Time. We’ll have to wait and see what happens, if anything.
 - Arizona and Hawaii are the only two states that do not follow daylight savings.
- The Farmers Almanac predicts near-normal precipitation and mild temperatures over spring of 2023.
- The first spring flowers are typically daffodils, lilies, tulips, iris, and lilacs, to name a few.
- The spring equinox (first day of Spring) is the day when there are 12 hours of daylight and 12 hours of darkness in both the north and south hemisphere. Neither hemisphere is tilted more toward or away from the sun than the other.
- In the North Pole, the spring equinox marks the start of six months of uninterrupted daylight. In the South Pole, six months of darkness begin.
- Spring is typically the most popular season to buy or sell a house. Buyers are usually hesitant to move during the winter when the weather is colder, and kids are still in school.
 - *Contact me, Cory Madison – Realtor with Howard Hanna Real Estate Services in Shrewsbury, PA, 717-235-6911, if you’re interested in finding your dream home or estimating your current homes value.*

Things to Consider for Spring Cleaning

The Spring season officially begins on March 20th this year. As warmer weather moves in, consider these spring cleaning items to help boost your regular cleaning routine.

1. Clean your washing machine. Even though its sole purpose is to clean things, detergent buildup should be mediated every so often. You could buy washing machine cleaner, or you can make your own:
 - a. Add one cup of baking soda to the washing machine drum then one cup of cleaning vinegar to the fabric softener compart. Run the machine on the hottest washing cycle. into the drum of the washer. Note: While not harmful, if you mix the baking soda and vinegar, they neutralize each other, so keep them separate to get the best clean.
2. Dishwasher filters need to be cleaned. Who even knew there were dishwasher filters?! Depending on your dishwasher brand and age, this task can hover somewhere between “no problem” and “are you kidding me?!” More likely than not, there’s a YouTube video that can walk you through the process step by step for the brand and model of your dishwasher.
3. Vacuum under all your furniture. Move the couches, dressers, entertainment centers, tables, beds, and anything else that can be a home to extra dust and fuzz. One or two rooms at a time is more manageable that the whole house at once.
4. The tops of mirrors, woodwork, frames, built in shelves, ceiling fan blades, slats on window coverings, and lampshades might not be part of your regular cleaning routine. If not, wipe these items down with a wet rag or a dust rag. Don’t forget the baseboards too!
5. When is the last time you swapped your shower curtain liner and/or washed your shower curtain? If you give the answer more than a few seconds thought, then it might be time. Buying a new liner instead of cleaning the old one is probably the easiest Make sure to read the care instructions on the shower curtain. Most can be washed in the washing machine. Just be careful not to shrink them in the dryer!
6. Trash can cleanouts.... if you don’t already do them, now is a great time to start! Wiping down and disinfecting indoor trash can be done monthly to get rid of general ick and funky odors. Just make sure the inside is completely dry before putting in a new liner.
7. Don’t ask me how, but I recently found out that Dawn Platinum Powerwash Dishwashing Spray does an amazing job at getting pancake syrup out of carpet. 😊 Spray it on the syrup and wipe it up with a wet towel. Let it dry, then vacuum. It’s like it was never there.
8. Your pillows, not just the pillowcases! The actual pillows should be cleaned between two and four times a year according to Good Housekeeping. Look at the tags and wash according to instructions.

These are just a few things to consider as part of your deep spring cleaning. Setting up a schedule, working top to bottom, opening the windows for ventilation and scrubber brushes with extenders will help make cleaning easier-ish!

REAL ESTATE B.O.L.O.!

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

Please Contact Me!

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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Spring Greetings from the Extend Your Day Field Team!



Cory Madison
Owner/Operator



Mark Madison
Field Operations

Cory and Mark will be the faces you'll see this season as Mark joined the team at the beginning of 2023. Mark is Cory's Dad, so this is truly a family company. Kayla, Cory's wife, has moved from Field Operations to Office Administrator.



Kayla Madison
Office Administrator



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