

ALL THINGS HOME

A NEWSLETTER FOR HOMEOWNERS, FUTURE HOMEOWNERS AND FUTURE HOME SELLERS



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Hello Summer!

Summer In and Around Southern York County!

- Friday June 24 to Sunday, June 26 – **Fawn Grove Olde Tyme Days**
 - 92 N Market St, Fawn Grove
- Monday, June 27 to Saturday, July 2nd – **Shrewsbury Fireman's Carnival** starting at 5:30pm every night
 - Playground Ave, off N Main St behind Shrewsbury Volunteer Fire Company
 - Fireworks Saturday, July 2nd at 10:45pm
- Saturday July 2 - **HARPFEST 2022 Summer Firework Celebration** from 4pm to fireworks conclusion
 - Hopewell Area Parks and Recreation – 16 College Av, Stewartstown
 - Firework display begins around 9:30pm
- Monday, July 4 to Saturday, July 9th – **New Freedom Lions Club Carnival** starting at 6pm each night
 - Goodfellow Community Park in New Freedom
 - Kiddie Fireworks Wed, July 6th at 9:30 pm; adult fireworks Fri, July 9th at 11pm
- Monday, July 11 to Saturday, July 16th – **Mason Dixon Fair** starting at 5pm each night
 - 6988 Delta Road, Delta
- Monday, July 18 to Saturday July 23rd – **Stewartstown Carnival** starting around 6pm each night
 - 16 College Ave, Stewartstown
- Friday, July 22nd to Sunday, July 31 – **York State Fair**
 - 334 Carlisle Ave, York PA
 - Monday – Thursday, open at noon, Friday – Sunday, open at 11am
 - Parking and admission fees apply

SUMMER 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 husband. I married the love of my life and best friend, Kayla, on March 4, 2022.

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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<http://www.extendyourday.com>

Fun Real Estate Facts

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

There is 1.0 months of inventory available in York County, compared to 1.2 in April of 2021. That is a decrease of 15% versus last year!

The median home sale price for all of York County is \$226,000, an 8% increase from 2021.

Southeastern York median sales price in April 2022 is \$285,000.

The median price per square foot is \$161.

The active inventory for April is 513 which is 21% less than 2021.

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

The number of units sold in April is 518 which is 17% less than 2021.

Food for Thought

Elle Hale, 2022 RAYAC President says “a lack of inventory continues to be an issue driving the home buying market. For the first time this year, the number of home sales is slightly less than the same time period last year in York County. As interest rates have risen over 5% and home sale prices continuing to escalate, our concern is housing affordability. According to statistics compiled by the National Association Realtors, purchasing a home is 55% more expensive than a year ago.”

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 this market it's tough to be a buyer as inventory is scarce. We may see more properties hit the market as the school year is coming to an end and families are looking to relocate. With interest rates exceeding 5%, buyers are not going to be able to afford as much due to the loan squeezing their budget. As interest rates increase the buyers buying power decreases and first-time home buyers may be negatively affected. I recommend working with a knowledgeable realtor to navigate the current market.

It is still 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!

Cory Madison – Realtor

Keeping Cool on the Hottest Days of Summer

- Close your blinds and/or keep curtains drawn on windows that receive direct sunlight during any part of the day.
- Apply a reflective, heat reducing window film to combat up to 30 percent of ambient heat coming into your home through the windows.
 - It also works in reverse by keeping more warm air inside during the winter months.
- No air conditioner? Install ceiling fans and/or run standalone fans to keep air circulating.
 - Ceiling fan blades should be set to spin counterclockwise. It will push air down and create a cool breeze.



- Try putting a bucket of ice or frozen water bottles in a tray in front of a standalone fan. The air passing over the ice will be chilled.
- Open windows in the early morning and at night when the outside temperature drops.
- Reduce the use of heat emitting appliances and lights
 - Avoid using the oven
 - Turn off the lights. Incandescent bulbs generate light inefficiently, giving off waste heat in the process.
 - Switch to low-energy light bulbs when possible.



- When outside, make sure you hydrate! Drink lots and lots of water.
- Wear lightweight, light colored, and breathable fabrics like linen or cotton instead of synthetic materials.
- Put your feet in water.
 - Fill a bucket, bowl or bathtub with cold water and cover your feet to your ankles. Studies indicate cold feet cool you down quite a bit.



- Cooling towels work for Extend Your Day LLC as we're outside mowing or landscaping on hot, humid days. They're made from microfiber mesh material. Activating chilling is as easy as soaking and wringing the towel. They can stay chilled for an hour or so.



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www.extendyourday.com

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!

Summer Lawn Care Tips

During the hazy, hot days of summer, the sun can wreak havoc on your yard and gardens. Lawns can dry up and grass can brown out when cut too low. Soil temperatures can rise to the point where the heat radiates from the ground even after the sun sets.

- **Mowing height** is important during the summer months. Extend Your Day recommends keeping the deck set above 3.25 inches. This will help to shade the soil and reduce water evaporation between cuts.
- When watering lawns, gardens, and plants, make sure they've been in the shade for the best time to do so is after the sun has set to help prevent boiling the roots.
- Sharpen mower blades after every 25 hours of use for a cleaner looking cut. Dull blades can make a lawn look raggedy or bruised. If you're able to pull your mower blades, Tom's Mobile Sharpening Service advertises being on site at The Markets at Shrewsbury every Saturday, 8am until 3pm. 717-578-5639.
- Outdoor Pest Control
 - A few of my Extend Your Day LLC customers swear by WONDERCIDE for outdoor pest control. The WONDERCIDE company advertises their products are safe around kids, pets, bees, and butterflies when used as directed.
 - WONDERCIDE (WWW.WONDERCIDE.COM) has outdoor products to control fleas, ticks, mosquitos, and "hundreds of other bugs".

Interesting Facts About Summer

- June 21 is the official first day of Summer 2022. Summer gives way to Fall on September 22, 2022.
- People sometimes refer to really hot summer days using the phrase "dog days of summer". The phrase has more to do with stars than dogs. Toward the end of July, the star Sirius, known as the Dog Star, begins rising in the sky just before or at the same time as the Sun. The Romans believed the combined heat from the Sun and the Dog Star is what made summer days the hottest of the year. In the US, the 2022 Dog Days begin on Sunday, July 3rd and end on Thursday, August 11th.
- Did you know that on a hot day in Paris, the Eiffel Tower grows taller? It's due to thermal expansion of the metal at the base and increase the height by a little more than 6 inches. The top of the tower also tilts away from the sun by up to 7 inches.

Not Just Ear Protection!

What I'm listening to while mowing and landscaping

Top 5 Podcasts/Books and My Takeaways

- **Green Industry Podcast**
 - How important it is to be a professional
- **Bigger Pockets Podcast**
 - The do's and don'ts of real estate investing
- **Green Grind Podcast**
 - Thoughts of how Extend Your Day should consider growing and add employees
- **The Book on Real Estate Investing**
 - Negotiation strategies for real estate investing
- **The E-Myth Landscape Contractor**
 - Steps to make a self-sustainable business



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Free Estimates and Fully Insured

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 MOWING 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.

Baking Soda

The Versatile Product You Probably Already Have

The Shower

- To get rid of pesky limescale, take a wet microfiber cloth and sprinkle a small amount of baking soda and a few drops of dishwasher liquid onto it. Rub the cloth together to make a lather and scrub away!

Drains

- A personal favorite to get rid of any unwanted smells coming from the kitchen drain: Once a week run hot water down any drain and pour about half a cup of baking soda. Let it sit for 15 minutes and rinse with hot water.

Laundry

- Add a cup of baking soda to your load of laundry to keep your bright clothing bright and white clothing white. It also works wonders on hard to remove smells!

Cookware

- For hard to clean pots or pans simply boil water and baking soda inside the pan for 15 minutes. It will leave it sparkling! This trick works on almost any pan besides aluminum.

Carpets and Curtains

- Fill a spray bottle with very hot water, two teaspoons of baking soda and a capful of your favorite fabric softener. Allow to sit for half an hour so all the products can mix together and spray away for an easy refresh!

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 Summer!

Be well, Cory Madison