

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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Hello Summer!

IT'S CARNIVAL SEASON!

Mon 6/26 – Sat 7/1 * SHREWSBURY FIREMAN'S CARNIVAL

Charles Sweeney Memorial Park

N Main St & Playground Av, Shrewsbury, PA 17361

Mon 7/3 – Sat 7/8 * NEW FREEDOM LIONS CLUB CARNIVAL

Marge Goodfellow Community Park

New Freedom, PA 17349

Mon 7/10 – Sat 7/15 * MASON DIXON FAIR

Mason Dixon Fairgrounds

6988 Delta Rd, Delta PA 17314

Mon 7/17 – Sat 7/22 * STEWARTSTOWN EUREKA VFD CARNIVAL

Stewartstown Community Fairgrounds

16 College Av, Stewartstown, PA 17363

Summer 2023

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

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, Keyla, and I were married on March 4th, 2022.

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 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) May 2023 Housing Statistics report indicates:

In York County, 2,045 homes were sold during between January 1 and May 31, 2023, a 20% decrease from this same period in 2022.

The median home sale price for all of York County is \$255,500, a 9% increase from this time in 2022.

The 2023 median sales price in Southeastern York County School District is \$316,845. This time in 2022, the median sales price was \$291,200. The number of homes sold in the in the school district decreased by 4%, from 110 to 106.

In the Southern York School district, median home sale price increased by 3%, from \$318,735 to \$328,000. By the end of May 2023, 93 homes were sold, whereas 124 were sold by this time in 2022, a decrease of 25%.

Reid Weinbrom, 2023 RAYAC President says, "The housing market in York and Adams Counties is witnessing a steady increase in median home sale prices alongside a decline in the number of home sales compared to the previous year. This can be attributed to the basic principles of supply and demand. The demand for homes remains strong, with numerous eager and financially capable buyers in our community. However, the limited inventory of available homes is unable to meet this demand. Sellers who choose to list their homes are still experiencing a high demand, often resulting in multiple competitive offers."

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

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 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/aasl/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

Warning! Shameless plug for my company!

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

Did You Know? The Summer Edition!

- Summer in Pennsylvania is 95 consecutive days beginning on Wednesday, June 21, 2023, until the first day of Fall on Saturday, September 23, 2023.
- June 21st is the day of the summer solstice.
 - It is the longest day of the year and occurs when one of the Earth's poles is tilted toward the sun at its most extreme angle.
 - We experience summer solstice here in the Northern Hemisphere in June while at the same time it is December in the Southern Hemisphere and winter solstice.
- Other than cloudy days, the North Pole is in full daylight all summer long. At the same time, it is winter in the South Pole and in full darkness.
- In summer, the hottest part of the day is between 11:00 am and 3:00 pm.
- Historically, July has the most lightning storms, around 100,000 in the U.S.
- July is National Ice Cream Month. The biggest scoop ever was created by Kemps Dairy in Cedarburg, Wisconsin. It stood 5' 6" high, 6' 2" wide and was made by using about 733 containers of Strawberry ice cream. It weighed in at 3,010 pounds.
- It is reported that Americans eat enough hot dogs on July 4th to stretch from Washington, D.C. to Los Angeles five times.
- In the last 40 years, the number of sea turtle nests in Florida has increased more than 85,000%. This is largely thanks to the Endangered Species Act of 1973.
- Tug-of-war was once an Olympic sport. It was first played at the Paris Games in 1900 and was included in the Olympics until 1920 at the Antwerp Games. The rules stipulated that an eight-man team had to pull their opponents 6 feet to win.
- Extend Your Day LLC works longer days in the summer than in the winter!

IS BIRD POO A PROBLEM FOR YOU?

The last few months have been a real challenge to find the right spots to park to keep my and my wife's car clear of bird bombs! It's pretty much a losing battle. Leaving bird poo on your car can be a real problem for your paint. I've found a couple of products and tips to remove the poo.

1. Bird droppings and tree saps are capable of damaging paint quickly due to the acids they contain. Both tend to harden and bond tighter to paint as they dry which makes them more difficult to remove. Time matters!
2. Getting these messes back to a liquid state makes them easier to remove.
3. Using a clean microfiber cloth folded into sections, choose a product such as Chemical Guys Quick Detailer, some club soda or seltzer water, or a spray bottle mixed with a small amount of dish soap, a little bit of baking soda, and hot water (leave on for 5 – 10 minutes) and dab at the mess once it's liquified. Be careful not to wipe as there may be bird seed and other grit that may scratch the paint. Use a clean spot of the rag each time you lift some of the goo off.

MAYONNAISE FOR FURNITURE???? YEP, MAYONNAISE!!!

One of our cats REALLY didn't want to get her nails trimmed. She jumped on top of a tall cabinet and somehow managed to dig those nails into the front and make long, deep scratches in the wood. We were not happy in the least, but she's cute, so she gets to stay. Anyway, we got some great advice from a career furniture salesman.

- He suggested we not waste money on furniture sticks and markers. He said they usually end up not matching and, instead, highlight the scratches.
- MAYONNAISE he said! Take a little bit of mayonnaise and rub it into the scratches. Leave it there for a day or two before buffing it off the furniture with a dry paper towel or soft cloth.
- We tried it and it were really impressed with the results!

We've since found out that mayonnaise can also be used to remove water stains from wood.

Give it a try and let us know if it works on your furniture!

MAYONNAISE, WHO KNEW?

Be on the Lookout!



for 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 Resource Spotlight

The Stewartstown Food Pantry

[Stewartstown Food Pantry - Home](#)

From the website: The Stewartstown Food Pantry is a ministry of Stewartstown United Methodist Church. The food pantry provides access to nutritious food to anyone experiencing food insecurity or financial hardship. The intent is to treat each person with respect, dignity, and grace; provide opportunity to increase self-sufficiency and instill hope. The goal is for the pantry to have a meaningful, enduring impact.

Distributions every other Saturday from 9:30 am to 1:30pm in the SUMC overflow parking lot, located next to 10 Church St in Stewartstown. Anyone desiring can receive food, cleaning, and personal items that are most useful to them. Appointments can be made through the contact form on the website or by calling 717-501-6018. Appointments are recommended to minimize wait time.

The Stewartstown Food Pantry are people from the community working together to care for one another and come from all faiths or no faith.

There are ways you can help. Donations of food, cleaning, and personal items, monetary donations and volunteer opportunities are described on the website.

More Community Resources

YMCA Southern Community Services

YMCA Southern Community Services – YMCA of the Roses
<https://www.rosesymca.org/scs/>
717-235-0446 ext. 408

Offering essential social and support services to residents of Southern York County living in the Southern, Southeastern, Dallastown, and Red Lion school districts.

Area Agency on Aging - York County

York County Area Agency on Aging
[Agency on Aging | York County, PA \(yorkcountypa.gov\)](https://www.yorkcountypa.gov/aging)
717-771-9610

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

Meals on Wheels - York County

Information on meals delivered to your home
[Meals on Wheels | York County PA](https://www.mealsonwheels.org/york-county-pa)
717-771-9610

Home Delivered Meals Program is designed to provide a well-balanced daily meal to homebound older adults who are unable to prepare adequate meals for themselves and have no other means for assuring healthful nutrition.

findhelp.org

[Search and Connect to Social Care \(by zip code\)](https://findhelp.org)

Search and connect to support. Financial assistance, food pantries, medical care, and other free or reduced-cost help starts here.

United Way of Pennsylvania

[PA 211 - Get Connected. Get Help.](https://www.unitedway.org/pa)

Dial 211 or text your zip code to 898-211 to talk with a resource specialist for free. Visit the search page to explore programs available in your community. There's a chat option to connect with a resource specialist as well.



6 Ways to Use Dawn Platinum Powerwash for Cleaning

Its unique spray technology allows the suds to cut through grease and crud without water. Spray on and let sit for a few minutes for tough stains.

Not just for dishes!

1. Make stainless steel appliances shine

Remove greasy fingerprints from stainless steel appliances by spraying the surfaces and wiping with a clean rag. Smells better than the stainless-steel cleaners IMO and does a great job.

2. Window cleaning

Combining Dawn dish soap and vinegar in a spray bottle is a great DIY for cleaning windows. Using Dawn Powerwash is a quicker and easier way to clean windows and the foamy suds will have longer contact with the glass.

3. Windowsill and door tracks

Clean the dirt in windowsill and door tracks by using Dawn Powerwash to loosen the grime. Let it sit, then wipe away all that black stuff with paper towels or rags.

4. Carpet stains

Using Dawn soap is a gentle and effective way to break up stains. It's not harsh like some of the carpet stain removers and safe around kids and pets. Spray on the stain, let sit then wipe off with a rag. Make sure to rinse out the soap once the stain is gone.

5. Degrease kitchen cabinets

Spray it on the grime and ick, let sit a few minutes and wipe off

6. Treat grease stains on clothes

Spray onto stubborn greasy spots to start breaking down those stains right away due to Dawn soaps grease-cutting abilities.

**Best Wishes from the
Extend Your Day Team
for a happy and healthy summer!**



Cory Madison
Owner/Operator



Mark Madison
Field Operations

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