

# ALL THINGS HOME

A NEWSLETTER FOR HOMEOWNERS, FUTURE HOMEOWNERS AND FUTURE HOME SELLERS



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## Tips to Do Now to Prepare Your Lawn Equipment for Spring!

1. Wash your lawn mowers, weed whackers and blowers to remove caked on debris
2. Remove lawnmower blades and have them sharpened
3. Drain all gas out of your mower or use storage fuel stabilizer in the gas tank
4. Check tire pressures on mowers
5. Make sure you have spark plugs and oil or other necessary components if you plan to service your own lawn equipment in the spring
6. If you prefer to take your equipment to have it serviced, book an appointment with your lawn equipment service provider over the winter before they get busy with everyone who waited for spring

## Winter and Your Trees

- Check trees for dead limbs and have them removed or cut down.
- Winter is a great time to prune trees since they go into a dormant state. In late winter, remove overgrown unwanted lower branches on evergreens – both shrubs and trees.
- Young trees should be watered once or twice per month during the winter when temperatures exceed 40 degrees

## Winterizing Tips

- \* Shut off water to outside spigots
- \* Drain garden hoses and store in a warm place to prevent cracks
- \* In extreme weather, ensure indoor pipes are protected from freezing
- \* If your windows are drafty, plastic sheeting or pre-made products for insulating windows may help cut down on heating costs

## Winter 2022

Hello! My name is Cory Madison. I hope you're healthy and warm this winter!

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 first 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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## First Time Homebuyers in 2021!!



## Things We Learned During Our Buying Journey

Purchasing our home as first-time buyers was a lot like riding a roller coaster. I was our buying Realtor and searched a long time for the property that would fit our needs. My fiancée and I finally found one out of our price range, but the property checked most of our boxes.

We were able to view the property more than once prior to submitting an offer. Depending on the market, multiple showings may not always be an option. If they are, and you typically deal with trusted contractors, invite them to the second or third showing to get their opinions. If there are trivial things done improperly or halfway done, take a closer look at the big-ticket items. Ask the listing agent the age of the roof, the age of the home, typical charges for electric, water, sewer, gas, trash pickup, etc., and any other questions you have.

Included in our offer to the seller was a Home Inspection contingency. We were able to walk through with the home inspector and got a very in-depth knowledge of the good, the bad and the ugly. We were able to leverage this knowledge in submitting our final offer to the seller.

We are incredibly happy in our new home and will be able to go into our next purchase armed with the knowledge we've gained. Buying my own home allows me to be a better Realtor. I will be able to draw on my recent experiences to better serve my buyers and sellers.

## Fun Real Estate Facts

The REALTORS® Association of York & Adams Counties (RAYAC) reports 2021 was a record-breaking year in real estate.

Reports through December 2021 indicate a total of 1,282 homes sold in Adams County, a 2% increase from 2020, and in York County 7,346 homes sold, a 10% increase from last year.

Per RAYAC President Elle Hale, "As we look into 2022, the predictions of low inventory will continue to be the driving force of the market, the number of homes sales may decline slightly, but will still be above pre-pandemic levels, and the median home sale price is predicted to have a moderate increase."

In 2021, the median home sale price in Adams County was \$250,000 and \$224,900 in York County.

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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## Curb Appeal – What is it and How Do I Get it?

**What is Curb Appeal?** The term is used to describe the general attractiveness of a home or property from the sidewalk or curb to a potential buyer

**Sounds great! How do I get it?** There are so many ways to beautify your home’s exterior! Take a critical look at your home from the front yard, sidewalk, or street. Is your landscaping clean and appealing, could your home’s siding benefit from a power washing, is there debris in your yard that could be removed? If you’ve found areas for improvement, make a list! Even better, make a table! Here’s an example:

Area To Improve	Self or Hire	Priority	Anticipated Cost	Added curb appeal rating
Landscaping: Clean out beds, trim shrubs, weed, mulch or stone	Self	High	\$\$ Time Effort Cost of stone or mulch	10
Power Washing	Hire	Medium High	\$\$ to hire a reputable company who is <b>insured</b> (my company, Extend Your Day LLC is NOT insured for power washing) If you have a power washer, it’s cheaper to DIY.	10
Junk removal from side yard	Self or Hire	Medium High	\$ to \$\$ depending on amount of junk If you have a means to transport to YCSWA, they charge by weight in/weight out. You toss your junk into a pit. It can be cathartic or exhausting. You choose!	5 – 10 depending on what is removed
Painting fences, window trim, house	Self or Hire	Medium High	Depends on the square footage needing paint.	8

The list of clean up and beautification projects can go on and on! You don’t need to spend a ton of money to make sure your home has great curb appeal. Remember, less is more! Clean, uncluttered spaces allow potential buyers to imagine the possibilities! Even if you’re not planning on selling, creating curb appeal for your home is infinitely satisfying!






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**Services to help you find more time in your day**

- ✓ Lawn Care
- ✓ Landscaping
- ✓ Leaf Clean up
- ✓ 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 plenty of local references!

## Freezing Temperatures and Snowstorm Preparedness if You're Traveling

Ensure you're as ready as you can be in case of emergency while driving by:

- Having your battery checked or noting your battery age prior to travel - wintry weather can wreak havoc on older batteries
- Ensuring you have as close to a full tank of gas as possible prior to driving
- Bringing an emergency kit including enough water, meal bars, and other snacks to sustain travelers for 24 hours or more
- Making sure you're carrying warm blankets for you and your passengers
- Making sure all vehicle occupants have warm socks, boots, gloves and hats and scarves for layering
- Checking weather forecasts for your travel route

Thanks for reading!

I hope you enjoyed this newsletter!

Feedback including the good, the bad and the ugly is welcome and appreciated.

**Think Spring!**

Be well, Cory Madison