

ALL THINGS HOME

A NEWSLETTER FOR HOMEOWNERS, FUTURE HOMEOWNERS AND FUTURE HOME SELLERS



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Hello Winter

4 Ways to Protect Your Home When Temperatures Fall

1. Insulate water pipes to prevent freezing

- Release water from exterior pipes and shut the water off to them. Store hoses in a warm place to prevent cracking.
- Add insulation to water pipes in the basement and exterior to prevent freezing.
- If pipes do freeze, use a hair dryer to thaw them out. Never use a torch or flame for this purpose.

2. Re-caulk windows and doors to prevent drafts

- Exterior silicone around door frames and using a caulk gun on the interior frames can save money on heating bills. Weatherstripping is another option. Kits for windows and doors can be found at your local hardware store.

3. Reverse ceiling fans to push heat down

- In winter, the ceiling fan direction should be clockwise to create and updraft and circulate warm air around the room.

4. Trees and branches can be dangerous if they come down unexpectedly

- Dead trees or branches are more susceptible to falling in the winter due to snow and ice.
- If you are unsure if your trees present a safety concern, contact a local tree service to help make the determination.

Winter 2023

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

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 have been married since March 4, 2022. We celebrated our marriage at Browns Orchards in October 2022. 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) housing statistics as of November 2022:

During the first eleven months of 2022, 6,050 homes were sold in York County, a 10% decrease from this time last year.

The median home sale price for all of York County is \$245,000, an 9% increase from this time in 2021.

Southeastern York County median sales price in between January 1 to November 30, 2022, is \$315,000 up 16% from this time last year.

Real Time December 15 Listings Snapshot

A search of active listings in Stewartstown, Shrewsbury, Glen Rock, New Freedom, Spring Grove, Seven Valleys, Jacobus, Fawn Grove, Red Lion, Delta, and Dallastown, shows 148 homes for sale as of December 15, 2022. Stewartstown boasts the lion's share of available homes at 48. In contrast, Jacobus and Fawn Grove don't have any homes listed.

Housing Market Food for Thought

Elle Hale, 2022 RAYAC President says ""The housing market has been running at a frenzied pace for the past two and a half years, but a cooling is at hand. In the second half of 2022 fast-rising mortgage rates stalled market activity. This market is very nuanced which is why it is more important than ever to discuss your real estate needs and options with a REALTOR® member."

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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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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This information is carried over from the previous newsletter.
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 estimates!

General Lawn Care in 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.



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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 local references!

Winter Facts and Travel Preparedness

- The Winter season begins on Wednesday, December 21, 2022, until the first day of Spring on Monday, March 20, 2023
- According to PennDOT's website, PennDOT maintains about 40,000 miles of roads and 25,400 bridges across the state.
 - 2,199 PennDOT trucks, plows and salt spreaders or operated by roughly 4,700 on- the-road workers
 - PennDOT rents about 452 trucks and hires temporary workers to help with snow removal
 - Over the past five winters, the department has used an average of 801,453 tons of salt
 - PennDOT spreads a mixture of salt and small stones call anti-skid to provide traction
 - In rural areas, the mix of anti-skid and salt is different because salt depends on a certain amount of traffic to be effective
 - Anti-icing is another way PennDOT treats roadways. The roads are treated with saltwater, also referred to as brine, prior to freezing precipitation falling. The water part of the brine evaporates leaving the salt which helps prevent ice from forming a strong bond with the road surface
 - PennDOT has 65 facilities across the state capable of making brine. In the 2021-2022 season, 12.6 million gallons of brine were used on the roadways
- According to The Old Farmer's Almanac, [2022-2023 Winter Weather Forecast | The Old Farmer's Almanac](#) winter in PA, winter will be colder than normal. Precipitation will be near-normal, and snowfall is predicted to be above normal. It is going to be coldest in early December, and late January.
- Ensure you're prepared for winter travel
 - Make sure your gas tank is full in case of traffic backups
 - Put together an emergency kit that includes enough water, meal bars and other snacks to sustain you and your passengers for at least 24 hours
 - Have enough warm blankets for everyone in the car
 - Everyone should have warm socks, boots, gloves, hats, scarves and clothes for layering
 - Check weather forecasts for your travel route
 - Cold weather and older car batteries can leave you in stranded. Check your battery to see when it was installed and how long it is guaranteed.
 - If in doubt, I've had great experiences at Batteries Plus Bulbs, 96 Sofia Drive, Suite 103 in Shrewsbury. 717-996-4100. They check your battery for free and install the new one if it's needed (and purchased there) at no extra charge.



Winter Greetings from the Madison Family!



Our Reception at Browns



Our honeymoon at Universal Studios and Disney!



**Leia
And
Loki**



**We attended the
Lawntrepreneur
Academy in Michigan**

Lawntrepreneur Academy

My wife and I attended the Lawntrepreneur Academy in Michigan for the second year in a row.

It is a business event hosted by green industry leaders, which include but is not limited to, companies from lawn care, landscaping, design, tree services, etc., and focuses on growing and maintaining successful businesses.

This year's focus was knowing your numbers and growing company culture. My favorite speaker was Mark Bradley of LMN (Landscape Management Network). He sold his multimillion-dollar landscaping company to invest in software for the green industry.

He spoke about building company culture and organization. This event was well worth the time and money we spent attending. It gave us a distinct perspective on our business and many things to work on during this off season.

Local Small Business Shout Outs

My wife 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**

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.

Keep Warm and Think Spring!

Be well, Cory Madison

