

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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Hello Winter!

Winter in Pennsylvania

Winter begins on December 21, 2023. Spring begins on March 19, 2024.

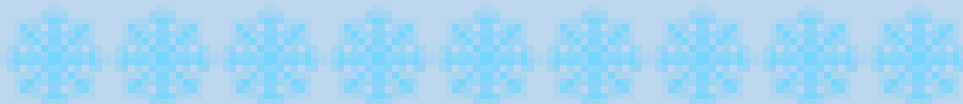
2024 is a Leap Year meaning a day, February 29th, is added to the calendar. 2024 will have 366 days to keep the calendar synchronized to the seasons. It takes the sun approximately 365.25 days to orbit earth, so the Leap Year occurs about every 4 years.

It's an El Niño winter for the first time in 4 years

This occurs when the sea surface temperature in the central and Eastern Pacific Ocean, along the Equator is at least 32 degrees warmer than the long-term average.

Pennsylvania is leaning above normal for this winter's El Niño, meaning it may be a bit warmer and mild.

If we do get snow, Extend Your Day LLC is ready to take care of our snow removal customers!



Winter 2023/2024

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

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 started dating in 2016 and 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, home buying, and business over the last several years continually look for ways to learn and grow as a realtor and a business owner.

The purpose of this newsletter is to inform, share my experiences, and, most of all, have you get to know me.

Please enjoy this edition! Feedback is always welcome and very much appreciated. Let me know what you'd like to see in future publications.

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Helping you find more time in your day is what we do!

I started my company 6 years ago in 2017. Since then, I've learned a ton about business, myself, my wife, my family and friends, and my customers. I am forever grateful for everyone's support.

I am passionate about offering outstanding home services that will help you find more time in your day. Providing exceptional customer service is my number one goal.

I am always looking to make smart equipment updates to provide services at reasonable cost.

Here's an overview of the Extend Your Day LLC equipment and the service each provides



The Dodge Ram with dump insert. Used for just about every job we do. It hauls the landscape trailer, and the large and small open trailers. We haul landscape debris and change out the sides for leaf cleanup.



The Landscape Trailer. We haul mowers, weed whackers, blowers, and gas for mowing and landscaping jobs. At times, the trailer is used for moving and hauling.

The Multi Force. It is our most diverse piece of equipment. It's our stand on mower, mulch carrier, leaf blower, and snowplow.



The Ferris. The zero-turn mower with bagger attachment. Used during the regular mowing season and assists with leaf cleanup.

Seasonal Setups

Winter

The Multi Force plow attachment. If it ever snows, we'll be ready!



Spring and Fall

The Multi Force aerator attachment. This is used to create holes in a lawn to alleviate soil compaction and 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.



Fall/Winter Leaf Cleanups

The Multi Force blower attachment and the debris loader make quick work of leaf cleanups and haul aways. The blower has some serious power!



Howard Hanna Advantage

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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Real Estate Snapshot

On 12/6/23, Housingwire.com reported the mortgage market had its strongest week in months. Falling mortgage rates attributed to purchase applications rising 35% from prior weeks. Looking into 2024, Forbes forecasts mortgage rates will continue to ease as inflation improves and Fed rate cuts get closer. Mortgage rates could near 6.5% by the end of 2024.

The REALTORS® Association of York & Adams Counties (RAYAC) November 2023 Housing Statistics report indicates a total of 4,957 homes were sold in York County in the first eleven months of 2023, an 18% decrease from the first eleven months of 2022.

Also in York County, the median sales price was \$263,500, an 8% increase from last year.

Reid Weinbrom, 2023 RAYAC President emphasized, "As we near the conclusion of 2023, we're poised to establish the highest-ever recorded median home sale prices in both York and Adams Counties. The inventory has seen a slight increase compared to last year, giving buyers a bit more flexibility. Given the nuances in the evolving real estate market, working with a real estate professional is now more crucial than ever"

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 previous newsletters.
It's a helpful guide to determine which services you might want to perform or have done 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 and 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 – 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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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

Winter Home Maintenance Checklist



Change/check the HVAC Filter Twice a Winter

- Your furnace fan works to pull in a lot of air filled with dust and dirt. It's a good idea to check the HVAC filter now and halfway through the winter to see if it needs to be changed. Clogged filters can cause cold spots and reduce airflow, making your furnace work overtime.

Check and Clean Gutters and Downspouts

- Make sure leaves from the fall have been removed. It's just as important in the winter months to make sure heavy snow and ice doesn't cause gutters to become blocked and pull away from the roof.

Check Trees and Shrubs

- Winter storms producing heavy winds, ice, and snow can cause damage to trees and shrubs. Make sure to keep branches trimmed away from the roof and powerlines. Check for issues often over the course of the winter.

Add insulation to Water Pipes

- Take steps to make sure interior pipes don't freeze and burst. Tubular insulation (sort of looks like a pool noodle) or pipe wrap can help. The pipes can generally be accessed from the basement or through access panels in the home. The pipes on the outer edges of the home, even if inside, may be vulnerable to freezing.

Other Winter Tips

- Cover outdoor air conditioning unit(s) to prevent snow and ice buildup.
- Vacuum bath fans, refrigerator, and freezer coils often to get rid of dust.
- Check the sump pump, make sure to check and unclog the exterior drain.
- Keep a winter car emergency kit or two in your trunk and the gas tank full.
- Ensure portable generators have had oil and filter changes since last use.
 - Inspect the air intake system for debris and make sure the electrical system wiring looks intact.
 - Perform a function test.
 - Have gas cans filled prior to bad weather events.

In Search of

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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Local Business Shout Outs

My wife, my family, and I have personally and professionally dealt with some great local businesses. I thought is 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.



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Be Well, Cory Madison