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# Between FRIENDS

"Personal, professional service"

[ChristianRealtySanAntonio.com](http://ChristianRealtySanAntonio.com)

**B**uying or selling a home on your own can be a bit overwhelming. Contact me to learn how my knowledge and experience can guide you through your next transaction.



**A**re you in the market for a new home? The time is right to make the move, as prices and interest rates are attractive. Of course, investing in a home is more than a financial decision—the pride that comes with homeownership is truly invaluable.

I recommend that my clients include an Old Republic Home Warranty Plan with their home purchase or sale. A home warranty helps protect your budget from unexpected repair or replacement costs caused by the breakdown of your home's heating, plumbing, electrical systems, and most built-in appliances. Optional coverage choices are available for buyers to custom-fit the warranty to the unique needs of their home.



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**I**s someone you know thinking about buying or selling a home? Send them my way! I can offer advice for staging a home, securing financing, negotiating contracts, and more.



## Health & Safety

### Garage Door Safety

**A** garage door is perhaps the largest, heaviest moving object in your home, and it's likely used every day. The following tips will help ensure that your garage door is properly maintained and operated at all times.



A safe garage door begins with maintenance—clean and oil the hinges, rollers, and tracks every six months. Conduct a visual inspection monthly for signs of damage or wear, and call a trained repair technician to diagnose any issues. For automatic opener systems, the Consumer Product Safety Commission (CPSC) recommends testing the reversing mechanism once a month by placing a roll of paper towels in the path of the door. If the door touches the roll and does not reverse, call a technician. If your opener system is more than 10 years old, consider a replacement that includes standard safety features like auto-reverse.

The CPSC and the National Safety Council also have guidelines for families with young children. Warn children that garage doors can be dangerous and do not let them play around or under doors. Adults should keep remote and wall controls out of the reach of children. Consult the owner's manual for instructions on how to use the emergency release feature in case of an emergency.

## Real Estate Today

### What Makes a Home a Good Buy?



**H**ome buyers spend a lot of time searching for a home that meets their current needs, but don't always take into account the property's future salability.

Here are three factors to consider when house hunting:

**Value** – The first thing to consider before you buy a home is its future monetary potential. Talk with your real estate agent about the current market and how changes might affect the home's value over time to ensure you're making a good investment.

**Location** – A house might be the ugly duckling on the block, but if it's located in a good school district with high neighborhood walkability and low crime, that house instantly becomes a swan to potential buyers.

**Demand** – Home features that are popular and trendy today may not be down the line when you're ready to sell. Keep in mind that real estate trends are like fashion fads: one day they're in and the next day they're out. Opting for more conventional features when house hunting might increase future demand for your home.

# Savor the Flavor

## Simple Sugar Cookies

**1 cup unsalted butter, warmed to room temperature**  
**1 1/2 cup granulated white sugar, divided**  
**1 cup packed brown sugar**  
**2 tsp vanilla extract**  
**1 large egg**  
**3 cups all-purpose flour**  
**3/4 tsp baking powder**  
**1/4 tsp salt**

Beat butter, 1 cup of white sugar, brown sugar, and vanilla extract in a stand mixer with a paddle attachment until light and fluffy.

Add egg and beat to mix. Beat on low speed and slowly add the flour, baking powder, and salt.

Wrap the dough and chill in the refrigerator for at least two hours.

Preheat oven to 375° and line a baking sheet with parchment paper or a silicone mat.

Remove the dough from the refrigerator.

Roll dough between the palms of your hands to form 1 1/2 inch balls.

Roll the balls of dough in remaining sugar and place on the baking sheet about 2 inches apart.

Press the balls into disks and sprinkle a little extra sugar on each.

Bake at 375° for 12 minutes, or until edges turn golden brown.

Cool for 10 minutes on the baking sheet, then transfer to a wire rack to cool completely.



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## Household Tips Back-to-School Safety Tips for Parents

The start of a new school year can be an exciting and stressful time for children and parents. Send kids off to school safely by going over these safety topics as a family.

**Transportation** – Warn children of the potential safety hazards when getting on and off the bus, and when walking to the bus stop. Kids who ride their bikes to school should use hand signals, follow traffic rules, and wear helmets. Teach children who walk to school to always use crosswalks, watch for cars making sudden turns into and out of driveways, and never walk while texting or talking on the phone.

**Bullying** – To protect your child from being bullied, or becoming a perpetrator, help them understand that acting in abusive ways is unacceptable and harmful to all involved. Remind your child to express his or her feelings and emotions with kind words instead of destructive behaviors.

**Violence** – All schools work to prevent school violence and ensure schools are very safe places. Be familiar with your child's school emergency plan, and verify that it properly monitors all who enter and exit the school grounds.

