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# Between FRIENDS

**T**he days are getting shorter, the nights are growing longer, and autumn is in the air. Call me today for helpful tips on preparing your home for Old Man Winter.



**A**s a real estate professional, I know the anxiety that a home system or appliance breakdown can create for a home seller during the listing period or for the buyer after close-of-sale. Fortunately, you can eliminate that stress with a home warranty that provides coverage for both the seller and the buyer!

A Home Warranty Plan is a service contract that protects your major systems and appliances for a specified period of time. Should a failure occur during the term of the Plan, a qualified contractor is dispatched to repair or replace the covered item for a reasonable service call fee. Help is only a phone call away, 24/7, 365 days a year!

## OLD REPUBLIC HOME PROTECTION



Protect your budget against the high cost to repair or replace home systems and appliances.

*People Helping People™*



Visit [www.orhp.com](http://www.orhp.com) or talk to your real estate professional to learn more.

**I** give my clients 100% because I want to make every transaction as smooth and stress-free as possible. If you have real estate needs, or know someone who does, call me today!

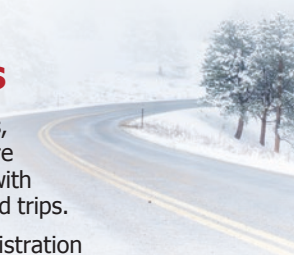


## Health & Safety

### Stay Safe on Holiday Road Trips

**D**riving in winter weather can be frightening and hazardous, and it never hurts to be prepared—even if you live in a more temperate climate. The following tips can help you deal with road emergencies and drive safer and smarter on your holiday road trips.

1. Maintain your car. The Occupational Safety and Health Administration recommends checking the battery, windshield wipers, coolant/antifreeze levels, and tire treads before taking a road trip.
2. Plan your route and allow plenty of time to reach your destination. Check the weather beforehand, and leave early if necessary to avoid speeding or driving recklessly in harsh conditions.
3. Avoid cruise control on wet, icy, or snowy roads—it can cause you to lose control of your vehicle. The use of cruise control also diminishes your focus.
4. Keep the following items in your car: a flashlight, jumper cables, abrasive material (like cat litter or even floor mats), shovel, ice scraper/snow brush, emergency flares, blankets, water, and nonperishable snacks.
5. Unsure what to do in icy or snowy conditions? AAA offers Winter Driving Tips online at [exchange.aaa.com/safety/driving-advice](http://exchange.aaa.com/safety/driving-advice), or pick up their "How to Go on Ice and Snow" brochure in your local AAA office before you begin your road trip.



## Real Estate Today

### Selling Your Home in the Fall

**S**pring may be considered the best time to sell a home, but there's still plenty of opportunity to sell in the fall! Putting your home on the market this time of year simply requires a different blueprint for success.

Curb appeal matters. Rake the lawn and sweep surfaces to remove fallen leaves. Cut back dead flowers and bushes, and add a pop of color by filling flower pots with bright fall blooms—verbena, viola, and chrysanthemum are all great choices! Set a pumpkin or two outside the front door for a festive touch.



Ensure your home is well lit. As winter approaches, earlier sunsets may affect home showings held later in the day. Dark homes are harder to sell, especially when it's chilly out. Add a floor lamp to brighten up the space, or set up path lighting around outdoor landscaping.

Remember, buyers are looking to purchase homes any time of year. With a little extra effort, selling your home in the fall can be a piece of cake... or pumpkin pie!

**5 lbs red potatoes, diced with peel**

**1 cup water or chicken broth**

**1 cup butter, cut into chunks**

**1 Tbsp salt**

**1 tsp garlic powder**

**1/2 tsp onion powder**

**1/2 tsp ground black pepper**

**1 cup milk**

**Additional salt and pepper to taste**

Place potatoes, water or chicken broth, and butter into a slow cooker.

Add salt, garlic powder, onion powder, and black pepper.

Cover and cook on high for 3-4 hours, or cook on low for 6-7 hours.

Mash potatoes until smooth using a masher or a fork, slowly adding milk until the potatoes reach desired consistency.

Season with additional salt and pepper to taste.

Keep warm in the slow cooker until ready to serve.



## Household Tips **Cut the Clutter**

**G**et a handle on clutter and remove the excess stuff in your home! You'll find it takes significantly less time to organize your clutter than to repeatedly sift through it looking for lost items. Joshua Becker, a leading voice in the modern minimalist movement, offers the following tips for living clutter free.

- Everything that enters your home should go into one of the following three categories:  
1. Your "To Do" basket 2. Another family member's "To Do" basket 3. The garbage  
This technique is perfect for keeping mail from piling up.
- Break down large tasks into smaller, more manageable ones. For example, instead of attempting to clean out an entire closet, clean one shelf every Saturday morning. By the end of the month, you will have completed the entire job!
- Establish a routine. Rather than waiting until the clutter gets out of control, set aside some time once a week to put things back in their proper places. Assign each family member a room or area in your home to clean and organize, and pick a specific day and time to do it. Together, you'll clear out the extra stuff throughout your home, transforming it in a single day!

