

Christy's SMART MOVE FOR HOMEOWNERS

Working Hard to Keep You Informed

No. 4 2016



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Smooth and Stress-Free

They say that "April showers bring May flowers". The idea, of course, is that we sometimes have to go through some unpleasant times before good things happen.

I'm sure that's true in some situations. But I'm determined to make sure it isn't that way when one of my clients is selling or buying a home.

You see, a lot of people associate the buying/selling process with stress, inconvenience and uncertainty. After all, there is a lot that needs to happen in order to prepare and sell a home — and buy another.

My job as your REALTOR® is to make that process as smooth and stress-free as possible. In other words, skip over the "April showers" and get right to the "May flowers"!

All the best!

Christy

*think,
act... live!*

"We know what we are, but know not what we may be."

William Shakespeare

"We can't help everyone, but everyone can help someone."

Ronald Reagan

"Let us make our future now, and let us make our dreams tomorrow's reality."

Malala Yousafzai

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April Trivia

Did you know that April and July always start on the same day of the week? So do March and November. What two months never start on the same day of the week as any other month?

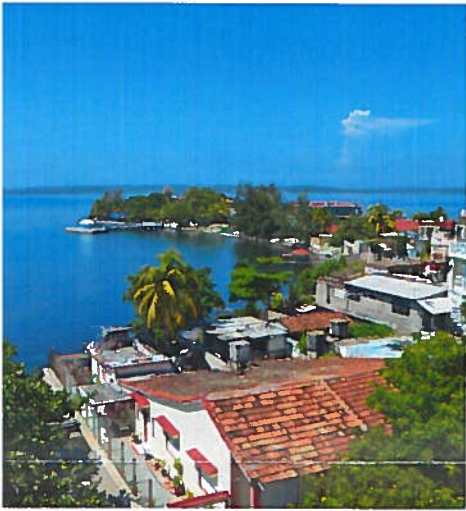
Call, text or email me with your answer to be entered into the monthly drawing to win a \$50 gift card.

Check out past winners and get the answers to previous trivia questions on my website, www.buyandsellincolorado.com

*My job as your REALTOR®
is to help you with
all your needs –
before, during and
after the sale.*

If you want market statistics for your area, please call.

Less Common Options for Summer Getaways



As a homeowner, you might be well served to think about leveraging your real estate asset into an enjoyable and potentially profitable vacation opportunity. Home swapping or renting out your own residence while you are away can help cut vacation costs. Another option is to purchase time-share options in a leisure development. Of course, buying your own property might be the best investment of all, especially if you have the equity in your current home, and the time to investigate real estate opportunities in out-of-town, or even out-of-country locations. Imagine redirecting the cost of a family trip towards a down payment on a vacation property!

How to Keep Your Home Cooler this Summer

Extreme weather patterns can result in extended summer heat waves, so it makes sense to consider ways to keep your home cool without relying only on your air conditioning. Using venetian or solid blinds to control the amount of sunlight exposure in a room can be a very easy way to keep your home cooler without spending energy. In particular, consider covering windows that face west, as they will generate heat from intense afternoon sunlight. If you spend most of your time in only one or two rooms, consider single-room air conditioning or portable fans to lower the temperature where needed without using expensive central AC to cool unused space. Likewise, install ceiling fans to draw air up from the cooler floor level. (In the winter, a reverse motor drive or adjustable blades can draw rising heated air back down to living spaces.) If possible, consider low-energy lighting, outdoor cooking, and installing exterior awnings over windows with

New Materials for Your Next Deck

Decking choices used to be restricted to various natural wood species, pressure-treated lumber, or molded composites made of wood and plastics. Now the range has expanded significantly, to include a much wider selection of materials, including aluminum, stone, concrete and recycled rubber, to name a few. Some of the most advanced composite types capture the actual look and feel of real wood, but offer maximum durability and resistance to fungus and mold, plus unmatched comfort underfoot and a dizzying array of available colors. One of the more unique choices now available is a bamboo-based decking that does not mimic the texture of traditional wooden boards. Instead, its



two sides have distinctly different surfaces, one of which provides added texture for climbing stairs, or for creating a variation in the typical plank pattern. So, if a new deck is something you are considering in the future, give yourself the time to make the best possible choice, and be sure to give your budget enough room to accommodate some surprising inspirations.

Security Systems Require Diligent Installation & Operation

Cyber criminals are becoming more and more sophisticated in their hacking initiatives. Their techniques now go beyond well-known scams such as email "phishing". Therefore, as the latest technologies enable many of us to embrace user-friendly conveniences, we must be sure to question the complexity and safety on each one. Consider some install-it-yourself remote-controlled baby monitors and security cameras that communicate to your tablet or smartphone. If basic password-protection codes are overlooked and left unchanged from their factory settings (which can be as simple as 0000 or 1234), the system could be easily accessible to intrusive manipulation of the "on-off" switches, audio controls, and



even scanning and zooming commands. Ultimately, the ease of operation that enables do-it-yourself installation of remote-controlled units can also make it easy for hackers to tap into them. Be sure to take proper precautions upon installation. If you don't understand the full range of essential encryption steps necessary for the safe operation of any unit or system that wirelessly transfers private information, consult a professional.



significant sun exposure. For houses, planting fast-growing deciduous trees can provide additional shade in future summers (and let the sun shine through during winters).