

Christy's

# SMART MOVE FOR HOMEOWNERS

Working Hard to Keep You Informed

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## Knowing the Value

Most investment advisors will tell you it's smart to keep track of the value of your portfolio. In fact, you should not only know its market value today – but also whether the portfolio design still meets your needs.

The same is true when it comes to your home.

Like any investment, you should periodically check the current value of your property. Even if you have no plans to move anytime soon, it's good information to know. In fact, you might be surprised by how much your home is worth today!

In addition, you should check that your home still meets your needs. If it does, great. If it doesn't, then you'll be in an informed position to consider the options.

How can I help?

As your REALTOR®, I can stop by and give you a clear idea of your home's current value, answer your questions, and provide expert advice as needed.

Give me a call. I'm here to help.

All the best!

*Christy*

*think,  
act... live!*

*"The real opportunity for success lies within the person, and not in the job."*  
**Zig Ziglar**

*"When I let go of what I am, I become what I might be."*  
**Lao Tzu**

*"Give to the world the best you have, and the best will come back to you."*  
**Mary Ainge De Vere**

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## July Trivia

Americans began observing the Fourth of July as early as 1777, when the first-ever major celebration in Philadelphia included a parade, a thirteen-shot cannon salute, and fireworks. When did Independence Day become an official holiday?

*Call, text or email me with the answer to be entered into the drawing for this month's \$50 gift card.*

*Check out past winners and get the answers to previous trivia questions on my website, [www.buyandsellincolorado.com](http://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.*

## Molds Can Infest Compost, Gardens, Patios and Balconies



We know that damp bathrooms are a common place for mold to grow, but the summer months can also create an ideal environment for mold in other unexpected places. For example, indoor containers for food scraps can sprout white, pink or green mold overnight, as can garden or balcony compost bins. Although most types are not toxic, you should isolate and dispose of such molds to avoid potential risks to people and pets. White or green molds on patios, decks and balconies can be eliminated by a brisk scrubbing with a strong disinfectant.

## Simple Decor Changes Can Make a Noticeable Difference

Every once in a while it's a good idea to take a fresh and methodical view of your kitchen, bathroom, dining room or family room. You may discover areas that could use an upgrade, and you may even find inspiration for a refreshing makeover. Start by examining the larger or more visible items, like window coverings and furnishings. Keeping a consistent color theme in mind, consider which items might or must be replaced, recovered or repainted. Sometimes updating just one focal piece can update an entire space. Next, assess the lighting available, and give consideration to new fixtures where appropriate. Then, review the shape, style and state of your hardware, such as



cupboard knobs and handles, drawer pulls, switch plates, curtain rods, etc. Determine whether they will complement your vision, or need to be upgraded with a more unified motif. Often changing those small items can actually make a big difference.

## No-Tools Toilet Installation

If you've been thinking of replacing your toilet, but haven't wanted to hire a plumber to do it, you'll be happy to know that it's now possible to install a replacement toilet easily and without tools. Some manufacturers are now putting all the standard connecting and moving parts into a complete kit that fits your new toilet purchase. As a result, installation is rather simple, as long as the toilet you're replacing has a standard-sized tank connection to your water supply, and a standard-sized anchor flange on the floor. Kits now include tank bolts and water supply connections that typically require tightening by hand, or with a supplied wrench. So, if you can lift your toilet into position, you can probably install it yourself.



## Stay Cool Outdoors with a Patio Mister

Once a luxurious comfort available only at golf clubs, terrace restaurants and outdoor bars, patio misting systems are becoming very affordable options for homeowners. For those with exterior living spaces that get too much unshielded sunlight exposure or too little breeze during the height of the summer, these systems can be a welcome cooling option. Depending on your budget and needs, including the size of the area in question, you can choose an inexpensive do-it-yourself system, or pay a plumbing professional to ensure top performance. Either way, before you decide on a system, be mindful that you will need to have access to sufficient water pressure, and may also require proper drainage or an adequate runoff slope to avoid unwanted pooling. In addition, consider attaching your system to a supply splitter that lets you divert your water for other purposes, such as watering your lawn. For optimal



performance and easy maintenance, choose a system that has nozzles that can be easily cleaned to prevent calcium build-up, and lines that can be easily drained.