

# The Real Estate News

By

DAVE RYER & ASSOCIATES

FALL 2015



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• The Autumn Market is here!

• Featured Listings of the month

• Helping you, your family, and friends is Dave's priority.

### INSIDE THIS ISSUE:

Fall Lawn Maintenance Checklist. 1

Recipe of the Month 2

Mortgage Rates at a Glance 2

Kids Corner 3

Recommended Vendors 3

Playground Safety 3

Real Estate Trends 4

## Fall Lawn Maintenance Checklist

Now is a great time to get your lawn in shape for the cooler months ahead. Although this can be one of the busiest seasons for Fort Worthians, it's the perfect time to take advantage of the moderate weather and prepare for the winter before the first frost

### Landscape, Yard and Garden

- Although grass appears to stop growing in the fall, the roots are actually growing deeper to prepare for winter. Clear leaves from lawn, re-seed patchy areas, and plant spring flowering bulbs.
- Now is the best time to fertilize your lawn. Use a high phosphorous mix to ensure healthy grass in the spring.
- Prune your trees and shrubs after the leaves turn to encourage healthy growth.

- Trim any tree limbs that are dangerously close to power lines or the roof of your house. Snow and ice can cause damage in the winter.

- Organize your garage. Clean

freeze and expand breaking the pipes.

### Other Exterior

- Make sure your roof is in good shape. Inspect for missing and loose shingles. It's better to proactively deal with repairs in the fall than to discover a leaky roof during a storm.
- Examine your pool cover for damage and replace if necessary.
- Inspect your driveway for cracks. Clean out and repair any damage with driveway filler, then coat with a commercial sealer.
- Check foundation for cracks and caulk around the areas where masonry meets siding and where pipes or wires enter the house. Openings in the structure can cause water to get in and freeze, resulting in cracks and mold build up.



- and store summer garden tools.
- Prepare your yard equipment for storage. This includes draining fuel from all gas-operated equipment such as lawn mowers, leaf blowers, and chain saws.
- Drain garden hoses and store them inside. Any water left in exterior pipes and faucets can

## Featured Listings of the Month!



3008 Lake Creek  
Highland Village,  
TX 75077



311 Marshall Way  
Lantana, TX  
76226





## Looking for some fun things to do this fall? Here's a few!

**Flower Mound Pumpkin Patch** • 5100 Cross Timbers Rd  
Flower Mound TX 75028 • (817) 430-4536

**State Fair Of Texas** • September 25-Oct 18 • 3921 Martin Luther King Jr., Blvd.  
Dallas, TX • 214-565-9931

**Halloween at the Dallas Zoo** • October 25 5:00 pm • 650 S RL Thornton Freeway •  
469.554.7500

**Dallas World Aquarium** • 1801 N. Griffin St. Dallas, TX • 214/720-2224

**Noble Planetarium** • 1600 Gendy St. Fort Worth, TX • 817/255-9300

**Galaxt Drive-In Theaters** • 5301 N Interstate Highway 45  
Ennis TX 75119 • (972) 875-5505

**Ice Skating at Dr Pepper Star Center** • Varying locations. Euless, Farmers Branch, Frisco,  
McKinney and Plano • 214/387-5600

**Latte Da Dairy Family Farm** • 1304 Bridle Bit Road Flower Mound, TX • 817/490-5004

**Duck Creek Blackberry Farm** • 5037 Duck Creek Road Sanger, TX • 940/458-3217

## Recipe of the Month **Apple Butter Pork Loin**

### Ingredients

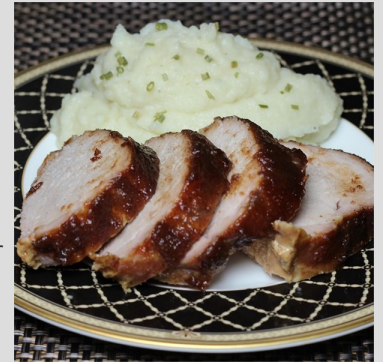
- 2 (2 pound) boneless pork loin roast
- 1/4 cup brown sugar
- 2 tablespoons water
- seasoning salt to taste
- 2 cups apple juice
- 1/2 cup apple butter
- 1/4 teaspoon ground cinnamon
- 1/4 teaspoon ground cloves

### Steps

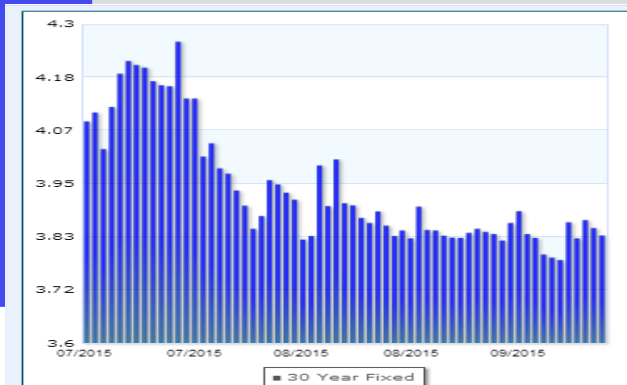
1. Preheat the oven to 350 degrees F (175 degrees C).
2. Season the pork loins with seasoning salt, and place them in a 9x13 inch baking dish or small roasting pan. Pour apple juice over the pork, and cover the dish with a lid or aluminum foil.
3. Bake for 1 hour in the preheated
4. Cover, and

oven. While the pork is roasting, mix together the apple butter, brown sugar, water, cinnamon, and cloves.

Remove pork roasts from the oven, and spread with apple butter mixture.



## Mortgage Rates at a Glance!



Home owners have been refinancing at record rates and buyers find current interest rates hard to resist. Nearly at all time lows, mortgage rates won't stay down forever.

To get a home loan quote for purchase or refinancing give Bill Winter a call at First United Bank. He has over 20 years of experience and can be reached at 214-502-3813





# Kids Corner : Fall Wind Chimes



1. Prep some **balsa wood** strips by puncturing it with this a single hole punch. Older kids can do it themselves but you may want to prepare this for 3-5 year olds.
2. Set out some **liquid watercolors** in baby jars and drop different colors on the balsa wood with **droppers**. Then use a **paint brush** to move the color around.
3. Paint about the same amount of wood beads in the same way, so you can separate the balsa wood on the wind chimes.
4. Once all your beads and balsa wood painted, and dried, string them onto **lanyard**.
5. The last step is to wrap the lanyard to a stick (You can go on a nature hunt for this part!) I wrapped the wood around the stick and then wrapped a piece of wire around that to hold it in place. I did this part for the kids. Older kids can do this easily though. Then they picked the color cord they wanted to hang up the wind chime and I tied it to each side of the stick.



## List of Recommended Vendors

Slab Tech	(Foundation repair—Larry Blakely)	(214) 709-7880
Mr. Appliance	(Appliance repair)	(972) 395-5910
Terry Deweese	(Brick layer/mortar repair/stonework)	(214) 673-4209
Brick Doctor	(Brick layer/mortar repair)	(817) 540-1800
Carpet Masters	(carpet cleaning/stretching)	(972) 724-2022
Texas Framing & Construction	(Construction)	(972) 983-8122
All Surface Repair	(Counter Tops & Tub Resurfacing )	(214) 631-8719
Marco Vasquez	(Drywall Repair & Texture, paint )	(940) 765-3025
Milestone Electric	(Electrician)	(214) 348-5100
Builders electric	(Electricians)	(817) 919-0267
Beech's Overhead Door	(Garage Door Installation & Repair)	(817) 481-6362
Fashion Glass & Mirror	(Shower Enclosures )	(972) 223-8936

Home Warranty

American Home Shield	(800) 776-4662
Old Republic Home Warranty	(800) 445-6999
HWA (Home Warranty of America)	(888) 492-7359

Home Inspectors

CM Home Inspections	(817) 992-9940
Lighthouse Engineering & Inspections	(972) 577-1077
Texas Best Inspections	(817) 689-6506

## PLAYGROUND SAFETY CHECKLIST

Use this simple checklist to help make sure your local community or school playground is a safe place to play.

### Public Playground Safety Checklist

1. Make sure surfaces around playground equipment have at least 12 inches of wood chips, mulch, sand, or pea gravel, or are mats made of safety-tested rubber or rubber-like materials.
2. Check that protective surfacing extends at least 6 feet in all directions from play equipment. For swings, be sure surfacing extends, in back and front, twice the height of the suspending bar.
3. Make sure play structures more than 30 inches high are spaced at least 9 feet apart.
4. Check for dangerous hardware, like open "S" hooks or protruding bolt ends.

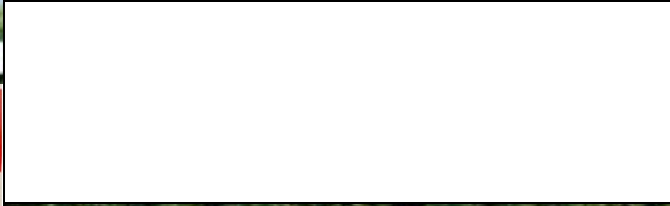
5. Make sure spaces that could trap children, such as openings in guardrails or between ladder rungs, measure less than 3.5 inches or more than 9 inches.
6. Check for sharp points or edges in equipment.
7. Look out for tripping hazards, like exposed concrete footings, tree stumps, and rocks.
8. Make sure elevated surfaces, like platforms and ramps, have guardrails to prevent falls.
9. Check playgrounds regularly to see that equipment and surfacing are in good condition.

Carefully supervise children on playgrounds to make sure they're safe. quicker than you might expect.



Dave Ryer & Associates  
 RE/MAX Cross Country  
 1990 Justin Road  
 Highland Village, TX 75077

**The Sign you want.**  
 The Agent you need.



**Ask me about The Fall Housing Market!**

## Find Local Real Estate Trends in Your Area!

July 2015	Argyle	Bartonville	Canyon Oaks	Copper Canyon	Double Oak	Flower Mound	Highland Village	Lantana
Homes on the Market	88	21	2	7	6	310	60	89
Homes Sold	57	8	4	5	15	378	78	91
Pending Sales	18	1	0	1	4	84	14	34
High Sale Price	\$1,890,000	\$1,200,000	\$549,929	\$1,100,000	\$665,000	\$2,900,000	\$729,000	\$795,000
Low Sale Price	\$202,500	\$340,000	\$388,000	\$385,000	\$275,000	\$142,000	\$66,134	\$210,000
Average Sale Price	\$519,276	\$752,375	\$453,207	\$674,000	\$469,003	\$386,577	\$356,815	\$371,695
Aver Price per Sq. Ft	\$144.15	\$187.75	\$133.40	\$158.45	\$139.01	\$128.31	\$120.03	\$116.49
Average Days on Market	84	52	42	35	35	32	31	52
Average % of Sale Price								
To List Price	96%	98%	98%	95%	99%	99%	98%	98%
Price Per Sq.Ft last 6 months	\$136.21	\$181.11	\$139.95	\$155.80	\$140.83	\$128.31	\$118.60	\$115.82

THIS INFORMATION IS GATHERED FROM MLS AND IS DEEMED RELIABLE BUT NOT GUARANTEED. THE STATISTICS USED MAY NOT NECESSARILY REPRESENT THE VALUE OF YOUR HOME SINCE NO TWO HOMES ARE ALIKE AND FEATURE AMMENITIES AND LOTS. SOME AREAS INVOLVE PROPERTY IN MULTIPLE AREAS AND MAY EFFECT PRICE PER SQUARE FOOT. COMPILED FROM MLS DATA FOR THE LAST 90 DAYS. 6 MONTH STATISTICS ARE GATHERED FOR THE PREVIOUS 180 DAY PERIOD. CALL DAVE RYER FOR FURTHER INFORMATION 972-317-9408

**Bill Winter**  
 Mortgage Loan Consultant  
 NMLS # 469225  
 214.502.3813  
 bwinter@firstunitedbank.com



You have an advocate with First United.  
 Call Bill today and let him guide you through the home loan process.

FHA, VA & Conventional  
 Conforming and Jumbo  
 Construction to Permanent

USDA  
 Doctor Loan Program  
 Purchase, Refinance, Cash-Out Refinance

