



The Real Estate News

By

DAVE RYER & ASSOCIATES

SPRING 2015



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• The Spring Market is here!

• Featured Listings of the month

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

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Home Maintenance Tips for Spring

After a long, dark winter, spring's bright sun and warm winds are, well, a breath of fresh air. The only downside? All that sunshine spotlights your leaf-filled gutters, cracked sidewalks and the dead plants in last year's flower beds. Dwight Barnett, a certified master inspector with the American Society of Home Inspectors, shared this checklist to help you target the areas that need maintenance so you can get your chores done quickly, leaving you time to go outside and play in the sunshine.

- Check for loose or leaky gutters. Improper drainage can lead to foundation problems. Make sure downspouts drain away from the foundation and are clear and free of debris.

- Use a screwdriver to probe the wood trim around windows, doors, railings and decks. Make repairs now before the spring rains do more damage to the exposed wood.

- From the ground, examine roof shingles to see if any were lost or damaged during winter. If

your home has an older roof covering, you may want to start a budget for replacement. The summer sun can really damage roof shingles. Shingles that are cracked, buckled or loose or are missing granules need to be replaced. Flashing around plumbing vents, skylights and chimneys need to be checked



and repaired by a qualified roofer.

- Examine the exterior of the chimney for signs of damage. Have the flue cleaned and inspected by a certified chimney sweep.

- Inspect concrete slabs for signs of cracks or movement. All exterior slabs except pool decks should drain away from the home's foundation. Fill cracks with a concrete crack filler or silicone caulk. When weather permits, power-wash and then seal the

concrete.

- Remove firewood stored near the home. Firewood should be stored at least 18 inches off the ground at least 2 feet from the structure.

- Check outside hose faucets for freeze damage. Turn the water on and place your thumb or finger over the opening. If you can stop the flow of water, it is likely the pipe inside the home is damaged and will need to be replaced. While you're at it, check the garden hose for dry rot.

- Have a qualified heating and cooling contractor clean and service the outside unit of the air conditioning system.

Clean coils operate more efficiently, and an annual service call will keep the system working at peak performance levels. Change interior filters on a regular basis.

Check your gas- and battery-powered lawn equipment to make sure it is ready for summer use. Clean equipment and sharp cutting blades will make yardwork easier.

Featured Listings of the Month!



420 Rembert Ct
Highland Village,
TX 75077



8412 Jefferson Way
Lantana, TX
76226



Around Town



Movie in the Park - Big Hero 6 May 1, All Day @ Pilot Knoll Park (940) 455-2228

Little Princess at Studio B - May 8, 2015 @ 7:30 PM Studio B Performing Arts - 2400 Justin Road, Highland Village

Chalk This Way! Sidewalk Chalk Art Festival - May 9, 2015 9 AM to 6 PM Lewisville City Hall and MCL Grand area, 100 North Charles, Lewisville.

Jammin in the Park in The Colony - May 15, 2015 @ 7:30 PM – 9:30 PM 972-625-1106

Fairy Tales with a Texas Twist - Starting May 16th @ Dallas Arboretum 214.515.6615

Family Camp Out Saturday-Sunday, May 16-May 17, 4:30 p.m. to 9 a.m. Experience Flower Mound camping by pitching a tent at Heritage Park . 972.874.6300

Zoo Yoga (ages 3-7 years old with parent) - May 30, 2015 9:00 am –10:30am. @ The Dallas Zoo 469.554.7400

Recipe of the Month Poppy Seed Chicken Pita

Ingredients

- 3 skin-on, bone-in chicken breasts
- Kosher salt
- 1 large orange
- 1/2 cup mayonnaise
- 1/3 cup sour cream or low-fat Greek yogurt
- 1 tablespoon dijon mustard
- 1 stalk celery, chopped
- 1/2 cup chopped pecans, almonds or walnuts, toasted
- 1/4 cup chopped fresh chives
- 1 1/2 tablespoons poppy seeds
- Freshly ground pepper
- 1/2 cup dried apricots, chopped

(optional)

- Torn lettuce leaves, for serving
- 4 whole-wheat pitas, halved

Steps

Cover the chicken with cold water in a saucepan and add 1 teaspoon salt. Remove strips of zest from half of the orange with a vegetable peeler; add the zest to the water. Cover and bring to a boil over high heat, then reduce the heat to medium-low and simmer, uncovered, until the chicken is cooked through,

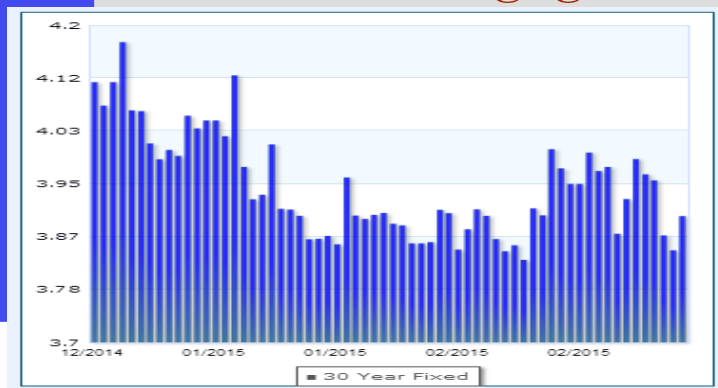
about 18 minutes. Remove the chicken and let cool.

Grate the remaining orange zest into a large bowl; juice the orange into the bowl. Stir in the mayonnaise, sour cream, mustard, celery, nuts, chives, poppy seeds, 1/2 teaspoon salt, and pepper to taste. Add the apricots, if desired.

Shred the chicken, discarding the bones and skin, and toss with the dressing. Stuff a few lettuce leaves and some of the chicken salad into each pita.



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 refinance give Bill Winter a call at First United Bank. He has over 20 years of experience and can be reached 214-502-3813



at

Kids Corner



Young gardeners can use eggshells as pots to start seeds and coffee-stirrer tags to foretell what will pop up where. Plant seeds according to package instructions, and nestle planters in an egg carton on a sunny windowsill, where they can be watered easily. The first leaves to sprout will be the cotyledons or seed leaves, which supply nutrients to the young plant until the first true leaves (resembling those of the parent plant) appear.

When plants have grown to about 3 inches and have at least two sets of true leaves, they are ready to be transplanted to the garden. (Remove them from the eggshells first.)

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

SPRING SAFETY CHECKUP



Do a Helmet Check

Though most states require kids to wear a helmet when they ride a bike, it falls to parents to enforce this rule and to apply it to *any* sport in which kids—even little kids—can reach a high speed.

Protect Skin from the Sun

Just because the sun isn't at its summery brightest, there's no reason to forgo applying sunscreen of SPF 30 or higher.

Test Outdoor Toys

As tempting as it is for your kids to hop aboard that old red

wagon and pull each other around the backyard, any equipment that's being pulled out of storage should be checked for stability and to make sure it's in good working order before anyone uses it.

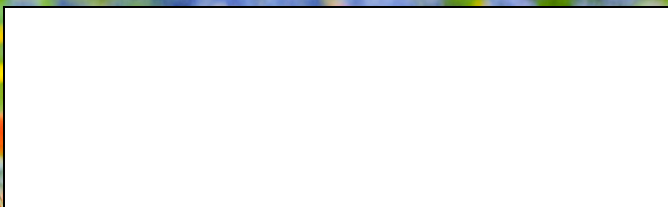
Consider the Sport

Don't forget the other parts of the body that might need protecting depending upon the sport. If your child is just discovering the fun of doing wheeled activities like skating, wheelies, and skateboarding, for instance, it's important to protect his or her wrists. Shin guards and appropriate footwear are particularly important for small soccer players.

Stay Hydrated

With a rush back outdoors, it's often easy to forget to drink water. Provide your child with water plus a banana to balance electrolytes.

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



The Spring Housing Market is in Full Bloom!

Find Local Real Estate Trends in Your Area!

March 2015	Argyle	Bartonville	Canyon Oaks	Copper Canyon	Double Oak	Flower Mound	Highland Village	Lantana
Homes on the Market	97	21	1	11	12	223	57	87
Homes Sold	38	6	1	7	12	207	31	72
Pending Sales	38	2	2	4	5	128	24	29
High Sale Price	\$1,220,000	\$915,000	\$375,100	\$960,000	\$627,500	\$1,050,000	\$352,400	\$995,289
Low Sale Price	\$50,000	\$73,000	\$375,100	\$260,000	\$350,000	\$35,000	\$179,000	\$206,000
Average Sale Price	\$448,709	\$509,250	\$375,100	\$576,643	\$445,723	\$392,765	\$281,608	\$358,716
Aver Price per Sq. Ft	\$135.10	\$160.38	\$100.94	\$156.88	\$127.19	\$122.74	\$107.49	\$112.02
Average Days on Market	143	74	6	128	67	76	71	87
Average % of Sale Price								
To List Price	97%	95%	98%	96%	99%	98%	98%	98%
Price Per Sq.Ft last 6 months	\$132.14	\$204.54	\$109.64	\$157.79	\$137.16	\$120.02	\$113.14	\$112.85

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

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Mortgage Loan Consultant
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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

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bwinter.fubmortgage.com