

# The Real Estate News

By

DAVE RYER & ASSOCIATES

WINTER 2013



**Dave Ryer**

972-317-9408

dave@daveryer.com

www.daveryer.com



• Wishing you a Merry Christmas!

• Featured Listings of the month

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

## INSIDE THIS ISSUE:

Fireplace and Winter Care 1

Recipe of the Month 2

Mortgage Rates at a Glance 2

Kids Corner 3

Recommended Vendors 3

Christmas Tree Safety 3

Real Estate Trends 4

## Fireplace and Winter Care

The cold weather is upon us and we approach the time in which we switch over from cooling our homes to heating our homes. In making this transition it is important to remember safety measures required to protect your home and your loved ones from avoidable accidents.

More than one-third of Americans use fireplaces, wood stoves and other fuel-fired appliances as primary heat sources in their homes. Unfortunately, many people are unaware of the fire risks when heating with wood and solid fuels.

Heating fires account for 36% of residential home fires in rural areas every year. Often these fires are due to creosote buildup in chimneys and stovepipes. All home heating systems require regular maintenance to function safely and efficiently. The U.S. Fire Administration (USFA) encourages you to practice the following fire safety steps to keep those home fires safely burning. Remember, fire safety is your personal responsibility ...Fire Stops With You!

### Keep Fireplaces and Wood Stoves Clean

- Have your chimney or wood stove inspected and cleaned annually by a certified chimney specialist. Clear the area around the hearth of debris, decorations and flammable materials.
- Leave glass doors open while burning a fire. Leaving the doors open ensures that the fire receives enough air to ensure complete combustion and

keeps creosote from building up in the chimney.

- Close glass doors when the fire is out to keep air from the chimney opening from getting into the room. Most glass fireplace doors have a metal mesh screen which should be closed when the glass doors are open. This mesh screen helps



keep embers from getting out of the fireplace area.

- Always use a metal mesh screen with fireplaces that do not have a glass fireplace door.
- Install stovepipe thermometers to help monitor flue temperatures.
- Keep air inlets on wood stoves open, and never restrict air supply to fireplaces. Otherwise you may cause creosote buildup that could lead to a chimney fire.
- Use fire-resistant materials on walls around wood stoves.

### Safely Burn Fuels

- Never use flammable liquids to start a fire.
- Use only seasoned hardwood. Soft, moist wood accelerates creosote buildup.

In pellet stoves, burn only dry, seasoned wood pellets.

- Build small fires that burn completely and produce less smoke.
- Never burn cardboard boxes, trash or debris in your fireplace or wood stove.
- When building a fire, place logs at the rear of the fireplace on an adequate supporting grate.
- Never leave a fire in the fireplace unattended. Extinguish the fire before going to bed or leaving the house.
- Allow ashes to cool before disposing of them. Place ashes in a tightly covered metal container and keep the ash container at least 10 feet away from your home and any other nearby buildings. Never empty the ash directly into a trash can. Douse and saturate the ashes with water.

### Protect the Outside of Your Home

- Stack firewood outdoors at least 30 feet away from your home.
- Keep the roof clear of leaves, pine needles and other debris.
- Cover the chimney with a mesh screen spark arrester.
- Remove branches hanging above the chimney, flues or vents.

### Protect the Inside of Your Home

- Install smoke alarms on every level of your home and inside and outside of sleeping areas. Test them monthly and change the batteries at least once a year. Consider installing the new long life smoke alarms.
- Provide proper venting systems for all heating equipment.
- Extend all vent pipes at least three feet above the roof.

## Featured Listings of the Month!



836 George St  
Lantana, TX  
76226



581 Waketon Rd  
Double Oak, TX  
75077



# Holiday Performances

**Rudolph the Red Nosed Reindeer** - November 29—December 29 - *Majestic Theater 1925 Elm Street, Dallas* Tickets by phone: 214-880-0202 [www.attpac.org](http://www.attpac.org)

**A Christmas Carol** - November 21—December 25 - *Dallas Theater Center 2400 Flora Street, Dallas* Tickets by phone: 214-880-0202 [www.dallastheatercenter.org](http://www.dallastheatercenter.org)

**The Nutcracker** - December 23—December 27 - *Bass Performing Hall presented by Texas Ballet Theater 4th & Calhoun Streets, Fort Worth* Tickets by phone: 877-212-4280 [www.basshall.com](http://www.basshall.com)

**Irving Berlin's White Christmas The Musical** - December 17 - December 29 - *Music Hall at Fair Park 909 1st Avenue, Dallas* Tickets by phone: 855-289-2856 [www.dallas-theater.com](http://www.dallas-theater.com)

**Sparkle! Christmas at The Anatole** - November 29—January 4 - *Hilton Anatole Hotel 2201 Stemmons Freeway, Dallas* Tickets by phone: 214-761-7814 [www.christmasattheanatole.com](http://www.christmasattheanatole.com)



## Recipe of the Month

## Candy Cane Fudge

### Ingredients

- 2 (10 ounce) packages of vanilla baking chips
- 1 (14 ounce) can sweetened condensed milk
- 1/2 teaspoon of peppermint extract
- 1 1/2 cups of crushed candy canes
- 1 dash of red or green food coloring

### Directions

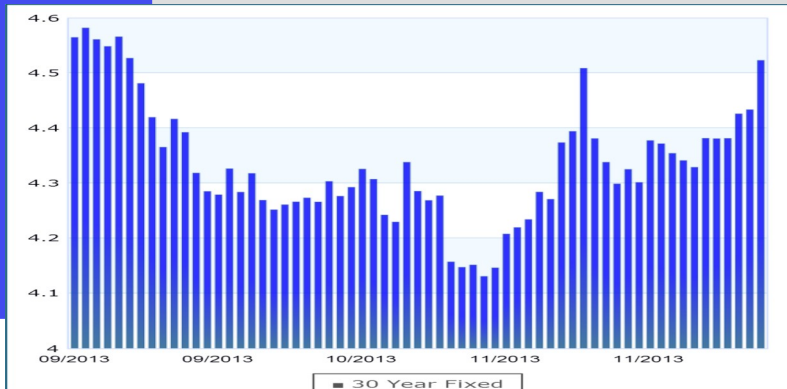
1. Line an 8" square baking pan with aluminum foil, and grease the foil.

2. Combine vanilla chips and sweetened condensed milk in saucepan over medium heat. Stir frequently until almost melted. Remove from heat and continue to stir until smooth. When chips are completely melted, stir in the peppermint extract, food coloring, and candy canes.

3. Spread evenly on bottom of prepared pan, chill for 2 hours, then cut into squares.



## 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



Holiday Crafts:  
**Yarn Snowman**

**Supplies:**  
3 White Styro-

foam Balls (different sizes or all the same)

White yarn (1 skein is plenty, I had about half of one and ran out during my last ball.)

Block of wood , Paint, Glue

3/8in Ribbon (1 yard each of green,

white, red)

Half of a popcicle stick or anything for the lollipop stick

Buttons for eyes, and body or whatever you want to use

Sticks or pipe cleaners or whatever for arms

Fabric or felt

Embellishments (I used modeling clay for the nose and candy pieces.)

**Step 1:** Paint your wood however you like

**Step 2:** Cover your balls haphazardly with yarn, until you get the look you want. If you have a color other than white styrofoam just paint it before you cover it with yarn. That way if you have blank spaces they won't be as obvious.

Then glue them together however you choose. I used hot glue.

**Step 3:** Make your lollipop. Take your ribbon and glue all three ends together. Fold the glued end over and glue again. Then just wrap the ribbon around in a circle gluing every couple of turns or so. Be sure you hold the ribbon tight. Glue your popcicle stick to the back, then cut a piece of felt or foam the size of your lollipop and glue it over the popcicle stick on the back of the lollipop to hold it all together. You can add a bow like I did if you want added cuteness. All the pictures I took of this step were blurry beyond repair, but hopefully your cool like me and can figure it out by looking at the picture

**Step 4:**

Glue your snowman to the wood and embellish.

And that's pretty much it. Super cute, super easy, super flexible. That's what I like to see!

### Office News:

We want to welcome our newest team member to Dave Ryer & Associate



**Sharon Ross**

She can be reached at 972-317-9419

## 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

## CHRISTMAS TREE SAFETY



Each year, fire departments respond to an average of 210 structure fires caused by Christmas trees. Carefully decorating Christmas trees can help make your holidays safer.

### Picking the tree

• If you have an artificial tree, be sure it is labeled, certified, or identified by the manufacturer as fire retardant.

• Choose a tree with fresh, green needles that do not fall off when touched.

### Placing the tree

• Before placing the tree in the stand, cut 1" - 2" from the base of the trunk.

• Make sure the tree is at least three feet away from any heat source, like fireplaces, radiators, candles, heat vents or lights.

- Make sure the tree is not blocking an exit.
- Add water to the tree stand. Be sure to add water daily.

### Lighting the tree

- Use lights that have the label of an independent testing laboratory. Some lights are only for indoor or outdoor use, but not both.
- Replace any string of lights with worn or broken cords or loose bulb connections. Connect no more than three strands of mini string sets and a maximum of 50 bulbs for screw-in bulbs. Read manufacturer's instructions for number of LED strands to connect.
- Never use lit candles to decorate the tree.
- Always turn off Christmas tree lights before leaving home or going to bed.

### After Christmas

- Get rid of the tree when it begins dropping needles. Dried-out trees are a fire danger and should not be left in the home or garage, or placed outside against the home. Check with your local community to find a recycling program. Bring outdoor electrical lights inside after the holidays to prevent hazards and make them last longer.

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

*Merry Christmas!*  
*From my family to yours.*



Be sure to visit our NEW and IMPROVED website! [www.daveryer.com](http://www.daveryer.com)

## Find Local Real Estate Trends in Your Area!

October 2013	Argyle	Bartonville	Canyon Oaks	Copper Canyon	Double Oak	Flower Mound	Highland Village	Lantana
Homes on the Market	51	16	1	13	15	177	56	78
Homes Sold	23	4	2	1	10	244	56	61
Pending Sales	16	4	1	2	4	100	26	26
High Sale Price	\$799,900	\$1,648,000	\$525,000	\$108,000	\$855,000	\$1,950,000	\$949,000	\$777,500
Low Sale Price	\$145,299	\$200,000	\$430,000	\$108,000	\$290,000	\$72,000	\$141,800	\$155,000
Average Sale Price	\$373,816	\$824,250	\$477,500	\$108,000	\$465,125	\$316,584	\$334,120	\$344,417
Aver Price per Sq. Ft	\$128.70	\$179.16	\$128.67	\$86.54	\$133.75	\$107.87	\$109.19	\$106.93
Average Days on Market	71	72	37	47	58	44	53	63
Average % of Sale Price								
To List Price	97%	94%	98%	91%	97%	98%	97%	97%
Price Per Sq.Ft last 6 months	\$134.09	\$172.55	\$131.00	\$126.98	\$139.51	\$109.16	\$107.83	\$105.33

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 SEPTEMBER 15, 2013 TO DECEMBER 15, 2013. 6 MONTH STATISTICS ARE GATHERED FOR THE PREVIOUS 6 MONTH PERIOD. CALL DAVE RYER FOR FURTHER INFORMA-

Bill Winter  
 Mortgage Loan Consultant  
 NMLS # 469225  
 214.502.3813  
[bwinter@firstunitedbank.com](mailto: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

