



Fall  
2022

# N AMY Shair's TRIANGLE NEWSLETTER

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## Make Your Outdoor Living Space Irresistible

As the weather begins to cool with the coming of fall, it's time to expand your indoor living space to the outdoors. It can increase the value of your home & add features future buyers are looking for. Jazz up your outdoor space with these ideas:

- Blur the Line Between Inside & Outside— Creating a seamless transition can be as easy as adding comfy cushions outside or switching out a door with French or sliding glass doors.
- Make it Easy to Use All Your Devices—Our devices & electronics have conspired to keep us inside. Break free by getting a Wi-Fi antenna to boost the range outdoors or add some wireless speakers for a simple DIY sound enhancement.
- Crank Up the Mood Lighting—Outdoor lighting dresses up your home's appeal, makes it safer, & lets you spend more time outside. Use up-lighting to highlight trees or other focal points. Illuminate walkways & steps with landscape solar lights. Or hang string lights to set an enchanting tone.
- Personalize It—Make it your own space by painting a faux rug with your favorite colors, create a path made with interesting found materials, create a one of a kind outdoor chandelier, build custom seating or any other features you crave.
- Add Fun Stuff to Do—A fire pit is always a winner. For the kids add a playhouse or paint a fence with chalkboard paint for both kids and adults to enjoy.

There are so many options to enhance your outdoor space, if you need a recommendation for a vendor to help with these projects or any other ideas to upgrade your home, give me a call!

— Amy



## Fall Festivals in NC

Fall is a time for pumpkins, apples & fall foliage in NC! For many, the best way to ring in this new season is to partake in an outdoor festival. There are plenty of options all over the state!

Yadkin Valley Pumpkin Festival in Elkin. On Sept 24th join local growers as they compete in the Great Pumpkin Weigh-Off, enjoy local made gifts & yummy concessions.

Brushy Mountain Apple Festival in North Wilkesboro. Oct 1st is one of the largest one-day arts & crafts festivals in the Southeast & of course plenty of apples & apple cider!

Autumn Leaves Festival in Mt. Airy. The weekend of Oct 14th—16th thousands gather in the town of “Mayberry” to celebrate the end of apple & tobacco harvesting season. Enjoy arts & crafts, soul food & bluegrass music.

Don't forget the state fair in Raleigh from Oct 13th—23rd!

Family Events, Weddings & Company Celebrations/  
Events:



**Call Amy Lin**

**919-481-2366**

## Planning to Retire? Your Equity Can Help You Reach Your Goals.

If you just retired or are thinking about retirement, you may be considering your options & trying to picture this new stage of your life. One thing to consider is whether or not your current home will suit your new lifestyle. If your home doesn't have the features or benefits you're looking for, the good news is, you may be in a better position to move than you realize. If you own a home, you've likely built-up equity & that can help you fund your next move. According to the National Association of Realtors (NAR) “A homeowner who purchased a typical home five years ago would have gained \$125,300 from just price appreciation alone.”

CoreLogic reports that over the last twelve months the average homeowner in the US gained roughly \$64,000 in equity due to home price appreciation alone. You can use this built up equity to achieve your retirement homeownership goals, whether it is to downsize, move closer to family or buy a home in your dream destination. It may cover some, if not all, of what you need as your down payment for your new home.

Retirement is a big step & so is buying or selling a home. I am here to help you look at your current home's value & find your next home to fit all your changing needs.



## MARKET WATCH

Here in the Triangle, the market is changing. Sellers need to do more to make sure their home is in good shape before showings begin. Buyers are now able to be picky and we are seeing fewer multiple offer situations. Deposit amounts have decreased, allowing more buyers to be competitive. House prices are not falling, but sellers who need to sell quickly will price their houses lower. New construction prices are still rising but builders are paying more of buyer's closing costs, but builders are still not allowing buyers to make selections yet, due to supply issues.



# 5 Myths Costing You Time & Money

Every home improvement TV show and website offer tips on taking care of your home. Add in the info from your well-meaning friends, and you have a massive amount of home care tips, but some of them can cost you money.

## Myth #1: Stone Countertops Are Indestructible

Fact: Even rock can be damaged. Granite or Quartz are the best bet as they don't stain or scratch.

## Myth #2: Your Smoke Detector's Test Button is Foolproof

Fact: The test button doesn't tell you what you really need to know. It tells you if the alarm sound is working but not if the sensor that detects smoke is working.

## Myth #3: Gutter Guards Are Maintenance-Free

Fact: You have to clean gutter guards, too; however, they can lessen your work & reduce cleanings to once every few years.

## Myth #4: A Trendy Kitchen Redo Will Increase My Home's Value

Fact: Décor trends come and go as fast as viral videos. If you are looking to remodel stick with timeless elements like Shaker cabinets, wood floors and subway tiles.

## Myth #5: Turning Off Your AC When You Leave Saves Energy

Fact: Turning your AC off when you leave could actually cost you money. When you turn it back on, all the savings will be lost as the unit works to cool your hot home. The best option is to install a programmable thermostat and only change it 5 to 7 degrees when you leave.



Will your roof be ready for winter? For roofing, siding and gutters:

**Call Cameron Honour**  
**919-621-0300**



## Fool Burglars Into Thinking You're Home

You love your home, but sometimes you have to leave it. Whether it's for eight hours a day or eight days on a tropical beach, allowing your biggest investment to fend for itself can be stressful. You could deter burglars by never leaving again or you can do the next best thing, and make it look like someone is there all the time. For some techy solutions, light up a room from the road, there are many options of smart plugs/switches that allow you to talk to your lights. Use a tablet or computer to play a daily noise maker app. Install a Camera doorbell and tell the nosy neighbor or stranger you're busy in the kitchen while you're miles away. Use some no-tech approaches: Hire a house sitter. Ask friends, family & neighbors to use your patio, play in the yard & gather newspapers & mail. Invite a neighbor to park a car in your driveway. Install a fake security camera. Get a dog, nothing deters bad guys like a barking, slobbery security guard.