

Over the Fence

NEWS FROM YOUR REAL ESTATE PROFESSIONAL...

Advantage Realty



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Happy Father's Day!

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June Home To-Do List: 10 Maintenance Tips for Inside and Out

Indoors

1. Clean the dryer vent
2. Flush the water heater
3. Replace the furnace/AC filter
4. Clean carpets
5. Remove mildew from bathroom surfaces

Outdoors

1. Pressure wash the deck, replace loose fasteners, fix warped or cracked lumber, apply stain or sealer
2. Tip your mower on its side and scrape its deck clean, sharpen the mower's blade, brush grass clippings out of the string trimmer head
3. Pressure wash or clean vinyl/aluminum siding
4. Shear hedges to shape
5. Prune azaleas and other shrubs that are done flowering

Taken from popularmechanics.com

Tip for Gas Dryer Vents

If you have a gas dryer in your home then you should clean out the entire vent system.

Take the lint trap out and scrub it. The lint trap may not be clean, even if you empty it each time you use it. Hold the trap under running water. The trap may look clean, but the water may not go through the holes. There may be a film left behind that does not come off unless the lint trap is scrubbed.

Clean out the exterior vent cap. Cleaning once a year or more will help your dryer vent properly.

American Flag Etiquette

General guidelines from the Flag Code include these:

- The flag should be lighted at all times, either by sunlight or by an appropriate light source.
- The flag should be flown in fair weather, unless the flag is designed for inclement weather use.
- The flag should not be used for any decoration in general. Bunting of blue, white and red stripes is available for these purposes. The blue stripe of the bunting should be on the top.
- The flag should never be used for receiving, holding, carrying, or delivering anything.
- When the flag is lowered, no part of it should touch the ground or any other object.
- The flag should be cleaned and mended when necessary.

For flag etiquette rules for display, visit <http://www.usa-flag-site.org/etiquette.shtml>



It's National Rose Month

Take time this month to stop and smell the roses and consider that:

- Since 1986 the rose has been the official National Floral Emblem of the United States.
- George Washington was the first rose breeder in the U.S.
- Roses are native plants in the U.S.
- Roses are big business: 1.2 billion are sold annually.
- Rose are the birthday flower for June.
- Rose hips (the part left on the plant after a rose is done blooming) contain more Vitamin C than almost any other fruit or vegetable.
- Roses are truly ageless. Recently, archaeologists discovered the fossilized remains of wild roses over 40 million years old.

Tips for Cut Roses:

- Limp roses can be revived by standing up to their necks in lukewarm water in a cool room.
- Do not bash the stems as this prevents them taking up water effectively.
- Don't remove thorns unless for a hand-held posy, as these can cause wounds where bacteria can enter.





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However you send Father's Day, make it happy and safe. Happy Father's Day to all you wonderful men who have given so much to your family and this country.

**Best wishes,
 Joanne**

Happy Fathers Day



Repair, Replace, Relax with Fidelity National Home Warranty (FNHW). A home warranty from FNHW provides both the home buyer and seller with "peace of mind" when it comes to repairs and/or replacement of a home's major systems and appliances. FNHW prides itself on superior customer service, including quick response time and efficient solutions for homeowners' problems and needs. The homeowner only needs to make one call and pay one small service fee when a problem or a repair need arises.



If you are thinking of buying or selling a home in the near future, please call for a personal interview and property assessment with no obligation.



This is not intended as a solicitation if your property is currently listed with another agent. These materials contain information and articles obtained from third parties. FNHW does not endorse the recommendations of any third party nor guarantee the information provided is complete or correct.



June is National Iced Tea Month

Celebrate with a Tall, Cool, Healthful Glass Every Day

It's cool and refreshing, potentially good for your health, and almost universally loved all across the U.S. Today, 80 percent of the 2.2 billion gallons of tea consumed by Americans each year is served over ice.

Iced tea was created in America nearly 100 years ago because visitors to the 1904 St. Louis World's Fair weren't interested in drinking hot tea on a hot day—so quick-thinking English tea merchant Richard Blechynden added ice, and the rest is history.

Not Just Good— Good For You

Numerous scientific studies suggest that tea—including iced tea—may provide certain health benefits. In particular:

- Flavonoids, found in both black and green tea, may have even stronger antioxidant properties than many fruits and vegetables
- Tea contains approximately the same amount of fluoride as fluoridated water. Drinking tea may help support healthy tooth enamel.
- Drinking tea plays a significant role in maintaining fluid balance, which is crucial for normal body function.
- Most adults need about two quarts of fluid daily, which should come from beverages and some fruits and vegetables.

Tea Council of the USA

*Ancient Chinese Proverb:
 "Better to be deprived of food for three days, than tea for one."*

PEACH ICED TEA

Ingredients:

- 3 12-oz cans of peach juice
- 2 quarts tea
- 1 cup sugar
- 1/4 cup lemon juice

Preparation:

Combine everything and chill. Serve over ice.

CRANBERRY ICED TEA

Ingredients:

- 4 quarts water
- 1 cup sugar
- 15 tea bags
- 12 oz frozen cranberry juice concentrate

Preparation:

Heat water to boiling and add sugar. Stir until sugar dissolves. Add tea bags, remove from heat and let steep for 4 to 5 minutes. Remove tea bags, and add cranberry juice concentrate.

Stir until melted and mixed, then allow to cool to room temperature before refrigerating. Serve over ice.