



June 2017

Talk About Frederick
www.talkaboutfrederick.com



Upcoming Frederick Events June 2017

For more details about upcoming events, go to the websites for the Downtown Frederick Partnership, Celebrate Frederick, or the Tourism calendar.

- **Alive @ Five** June 1 thru Sept 21, Thursdays, 5:00 PM – 8:00 PM at Carroll Creek Amphitheater.
- **Frederick Festival of the Arts** - June 2: 7 - 9pm, June 3: 10 am - 6 pm, June 4: 11 am - 5 pm, 100 S. East St.
- **June First Saturday** - June 3 • 5:00 PM – 9:00 PM Downtown Frederick.
- **Yoga Classes** June 1 – Sept 14, Thursdays, 6:00 AM – 7:00 AM Sky Stage 59 S Carroll St. Donation
- **Summerfest Family Theater** Thursday June 29, July 6, 13, 20, 27, Aug 3, 10 at 10:00 AM Baker Park Bandshell.
- **Summer Concert Series** June 11, 18, 25, July 9, 16, 23, 30, Aug 6, 13, 20, 27 Sun. 7:00 PM, Baker Park Bandshell
- **Walking Tour** – June 4 • 1:30 PM– 3:00 PM Heritage Frederick, 24 E Church St. \$
- **Frederick Jazz Festival** Saturday June 27 12:30 PM – 7:00 PM, Carroll Creek Amphitheater.
- **Meeting of the Minds, Artists Coffee** - Sunday, June 11, 10:00 AM – 1:00 PM, The ArtistAngle Gallery, 124 S Carroll St, Coffee and conversation with artists
- **4th of July Celebration** July 4, opening ceremony, noon. See celebratefrederick.com for schedule. Baker Park.
- **Movie Night on the Creek** Friday July 16, 21, Aug 18, Sept 15, Oct 20, 7:00–11:00 PM Carroll Creek Amphitheater.

Frederick Farmers Markets

- ① **W. Frederick Farmers Market**, Saturdays, Apr – Nov, 797 E Patrick St., 10 AM – 1 PM
- ② **Frederick City Farmers Market**, Sundays, May- Oct, 9 AM – 1 PM, 331 N Market St.
- ③ **Carroll Creek Farmers Market** Tuesdays, June – Aug, 4:30 – 7:30 PM, Carroll Creek Amphitheater
- ④ **YMCA Farmers Market**, Tuesdays, May – Oct, 3:30 – 6:30 PM, 1000 N. Market St
- ⑤ **Shab Row**, Thursdays, June-Oct, 3 – 6 PM, 100 N East St,
- ⑥ **Frederick Fairgrounds** Saturdays, all year, 8 AM – 2 PM

Thought of the Day

My mission in life is not merely to survive, but to thrive; and to do so with some passion, some compassion, some humor, and some style. ~ Maya Angelou

Bacon Cheddar Deviled Eggs

Ingredients

- 12 eggs
- 1/2 cup mayonnaise
- 4 slices bacon
- 2 tablespoons finely shredded Cheddar cheese
- 1 tablespoon mustard



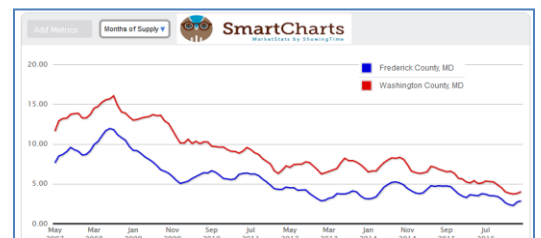
Directions

- Place eggs in a saucepan, cover with cold water. Bring water to a boil and immediately remove from heat. Cover, and let eggs stand in hot water for 10 to 12 min. Remove from hot water, and cool. To cool more quickly, rinse eggs under cold running water.
- Meanwhile, place bacon in a large, deep skillet. Cook over medium-high heat until evenly brown. (Alternatively, wrap bacon in paper towels and cook in the microwave for about 1 minute per slice.) Crumble and set aside.
- Peel the hard-cooked eggs, and cut in half lengthwise. Remove yolks to a small bowl. Mash egg yolks with mayonnaise, crumbled bacon and cheese. Stir in mustard. Fill egg white halves with the yolk mixture and refrigerate until serving.

Recipe from: <http://allrecipes.com/recipe/bacon-cheddar-deviled-eggs/>

The Spring Housing Market

The average sold price for a Frederick County home in April 2017 was up 10% over 2016. The number of units sold remained the same as last year. In Washington County the average sold price was up 4.5% up over 2016, while units sold dropped 7%. Inventory is at a 10 year low in both counties – 4 months in FredCo and 2.9 months in WashCo.



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Each office Independently Owned and Operated.

If you are currently working with another Broker please do not consider this a solicitation.



Home On The Market? Make These Repairs

Making repairs as soon as they are needed is an effective way to avoid costly disasters. When your home is on the market, however, it is particularly important to resolve these problems before they escalate.

Here are a few home repairs that you need to deal with as soon as possible:

- **A leaky roof.** A leaky roof can cause mold growth and structural damage, and could even start a fire if water makes contact with electrical wiring. Storms and wind can compromise shingles, causing leaks and other problems in the future. You could start to see water stains on the ceiling or walls when trying to show your house, which may send buyers away. A home inspection is likely to reveal roof problems.
- **Faulty electrical wiring.** Seemingly harmless problems like flickering lights or outlets that are warm to the touch may indicate serious threats to your home. If you notice these signs, it may mean that your electrical system is overtaxed or the home is wired

improperly - which could cause an electrical fire. Call an electrician immediately.

- **Clogged gutters.** Keeping your gutters clean allows them to serve their intended purpose of directing rainwater away from the home and preventing damage to the walls and foundation. In addition, prospective buyers may notice the clogged gutters and assume that your home is not properly maintained. To avoid this, clean out gutters twice a year.
- **Pest invasions.** Common insects and other pests can cause significant damage to your home. For example, insects like termites can devour wood framing, while rodents can chew through insulation or even wires, creating a risk of fire. Furthermore, the waste left behind by pests may be hazardous to the health of the home's occupants. If you see, hear, or find damage from critters, assume that you may have an infestation and contact a pest control company.
- **Gas leaks.** A gas leak is an imminent emergency, since it could lead to fire or an explosion. If you notice a rotten egg-like odor - particularly in the lowest level of your home - get out of the house and call your gas company immediately. Wiseagent.com

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Thinking About a Pool?

Many Americans still long for a dip in their own backyard pool – but does the cost of a pool match its long-term value? The truth is every homeowner is different and the perceived value of a swimming pool varies from one buyer to the next.

The Cost - Although the cost will vary depending on where you live and how big of a pool you want, the Wall Street Journal reports you should probably budget between \$25,000 to \$50,000 for an in-ground pool. The initial investment goes up from there when you add landscaping and fencing, furniture, umbrellas, etc.

Additional ongoing costs you should be aware of include an increase in home owner's insurance, a tax increase, maintenance expenses like opening/closing the pool and heating.

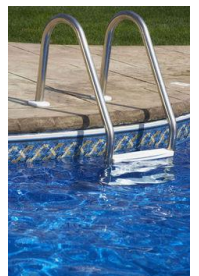
Swimming Pools Add Value & Limit Your Buyer Pool

Pools can add value to your home. That being said, a swimming pool could limit your home's selling power. Buyers with small children may see your home as an accident waiting to happen. Others may not want the annual maintenance fees, home

owner's insurance, and tax increase that comes along with the amenity.

Do Your Research - Answer these questions before put in a pool:

- Can you afford the annual maintenance costs?
- Are you willing to invest in landscaping? Buyers want the whole experience of a pool which includes landscaping, patios, or other additions to the backyard.
- Is there a community pool nearby? If there is, buyers may not perceive the pool as valuable.
- Are you willing to take on the risk associated with owning a pool?
- Are you going to live in your home for another five years?



Once you've asked yourself these questions, it's smart to get an appraisers opinion and talk to a real estate agent familiar with your neighborhood. Wiseagent.com