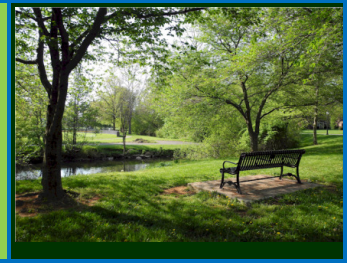
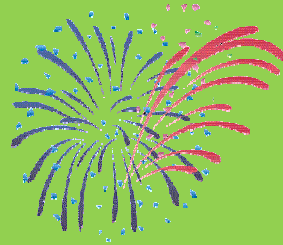


July 2015

Talk About Frederick
www.talkaboutfrederick.com



Upcoming Events Downtown Frederick

- **Fourth of July Celebration** July 4, opening ceremonies at noon. See [Celebrate Frederick.com](http://CelebrateFrederick.com) for schedule. Baker Park.
- **Yoga in the Park** Yoga on Saturdays, 8:30 AM – 9:30 AM, at the Bell Tower in Baker Park
- **Free Yoga on the Creek** July 2, 9, 16, 23, 30, Thursdays, 7:00 AM – 8:00 AM at Carroll Creek Amphitheater.
- **Farmers Markets** ① **Shab Row**, Thursdays, 3:00 – 6:00 PM at 100 N East St, Frederick, MD 21701, ② **Frederick City Farmers Market**, Sundays 9:00 AM – 1:00 PM, 331 N Market Street.
- **Alive @ Five** July 2, 9, 16, 23, 30 Thursdays, 5:00 PM – 8:00 PM at Carroll Creek Amphitheater.
- **Corvette Show** July 11, Saturday, 11:00 AM – 5:00 PM, Eveready Square/Shab Row at 100 N East Street.
- **Summer Concert Series** July 12, 19, 26 Sundays, 7:00 PM – 8:30 PM, Baker Park Bandshell.
- **Levitt AMP Frederick Music Series** Tuesdays - July 7, 14, 21, 28, 7:00 PM – 8:30 PM Carroll Creek Amphitheater.
- **Movie Night on the Creek** Fridays, July 24, 31, 7:00 PM – 11:00 PM at the Carroll Creek Amphitheater.
- **Summerfest Family Theater** Thursday mornings at 10:00 AM at the Baker Park Bandshell.

Lavender Lemonade

Ingredients

- 2 cups boiling water
- 1 cup lavender flower
- 2 cups cold water
- 1 cup lemon juice
- 1 cup sugar



Directions

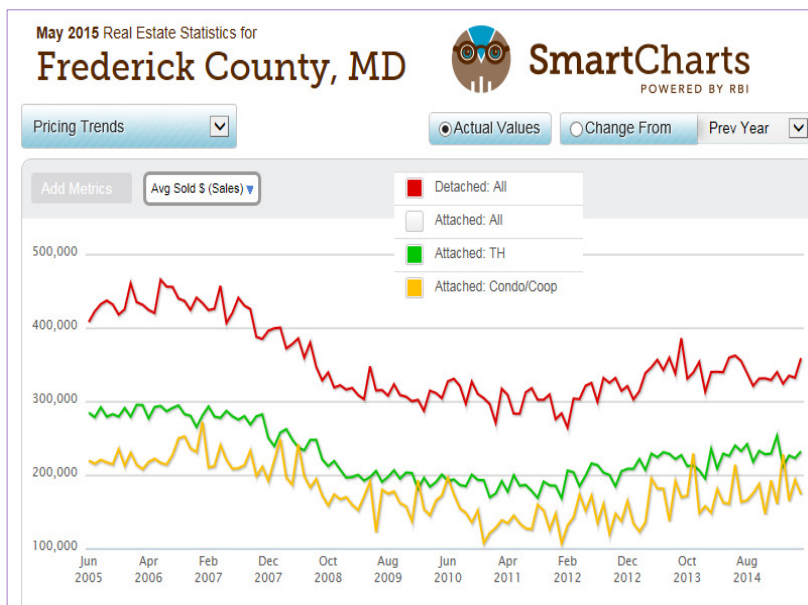
- Place the lavender in a pitcher and then proceed to pour the boiling water over the lavender
- Cover the pitcher with plastic wrap and allow the mixture to steep 10 minutes
- Strain and discard the lavender from the mixture and return the water to the pitcher
- Add the cold water, lemon juice, and sugar to the pitcher and stir until the sugar dissolves Refrigerate until serving.

<http://www.allrecipes.com/recipe/lavender-lemonade/>

Frederick County Housing Stats May 2015 vs May 2014

The average price of detached homes sold in May has held steady for the past two years, while condos and townhouses rose somewhat. Four statistics that help define the health of the housing market are shown below:

- ① **Average sales price:** detached \$359K (-.2%), townhouses \$232K (+2.8%), and condos \$174K (+8.1%). See 10 year trend by home type at left.
- ② **Days on Market:** average of 69 days (+15%). Homes are taking longer to go under contract.
- ③ **Total Homes sold:** 349 (+12%)
- ④ **Months of Supply:** 4.75 months (+4%). Six months of housing supply is considered an even market (neither buyer's nor seller's advantage). Frederick County has had a sellers market (under 6 mo. supply) since Dec 2009 but is edging up.



Guidelines for Staging Your Home That Help You Decorate Like a Pro

Staging enhances a home so it appeals to today's buyers. Staging tips can also help homeowners who wish to remain in their homes, but are ready for a quick makeover. If your budget does not allow for a professional staging service, consider implementing the following tips from the experts:

DO

- Eliminate clutter and superfluous furniture. Stagers often begin by removing up to a half of the furniture in a house in order to make rooms appear larger. By minimizing the number of personal items displayed, such as photos, buyers will more easily be able to visualize their own belongings in the home.
- Let the light in. Opening window shades and adding several lamps will create bright and airy spaces that are attractive to buyers.
- Transform bedrooms and baths into relaxing retreats. A bedroom that is adorned with soothing colors, soft lighting, and luxurious bedding will appear irresistibly inviting to buyers. For bathrooms, particularly the master bath, boost appeal by adding a few spa-like touches, like rolled towels, candles, plants, and even a small water feature.
- Employ the **Rule of Three** when accessorizing. One basic principle of interior design holds that accessories are more visually appealing when arranged in groups of three.



DON'T

- Don't attempt to make rooms appear larger by simply pushing furniture against the walls. Instead, arrange furniture functionally so that buyers may easily see the flow of the room. For example, center chairs and sofas around a coffee table, ensuring enough space between items so that the room does not appear cramped.
- Don't neglect the front yard. First impressions are critical, and buyers will form their first impressions of your property based on the front yard and entryway. Spruce up the yard by trimming overgrown plants and adding some colorful flowers. Ensure that the entrance is inviting by adding a new welcome mat and a fresh coat of paint on the front door.
- Don't go overboard with heavy fragrances. While it is important to free your home of pet or cooking odors, fragrances arising from heavily scented candles and other air fresheners are likely to be irritating to many buyers. Try freshening the air by opening windows, turning on fans, and lighting candles with a more delicate scent before showing the home.
- Don't hide excess belongings in closets while decluttering. One of buyers' top priorities is sufficient storage space. Assume that buyers will peek into closets, cabinets, and drawers. Impress them with uncluttered closets that display efficient storage systems.

When Tossing Trash in Downtown Frederick – Recycle!



Before you toss your trash downtown, check out the trash can to see if it has a **dual flow** top. Dual flow trash cans have a slot for trash and a slot for recycled materials (cans, bottles, paper, etc.). The Downtown Frederick Partnership purchased three dual flow cans installed on the corners of Patrick and Market Streets thanks to the Comcast Foundation.



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