



News You Can Use

Brought to you by Nancy L. Fritz

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Welcome Fall: It's Time for Leaf Peeping Again!

Even summer lovers mourning the end of their favorite season can admit that fall foliage is something to be admired. But some of us take that admiration one step further. Enter leaf peeping. Leaf peeping is a niche type of tourism, where fall leaf enthusiasts travel to areas where the foliage is particularly spectacular. Organized leaf viewing tours are often called foliage excursions, while some enthusiasts refer to their own outings as “leaf peepshows.”

Observing the reds, oranges, and yellows isn't just a nice seasonal pastime; it's also big business. According to a 2014 Associated Press report, leaf peeping tourists who visit New England spend close to \$3 billion. In New Brunswick, tourism officials have also cited increased tourism specifically related to fall leaves. Interested in doing some leaf peeping of your own? Here are four of the best places to do it.

Kancamagus Highway, New Hampshire: This nearly 56-kilometer stretch of backcountry is known as the “Kanc” to locals. Spend one or two days winding your way through gorgeous dense forest land.

Algonquin Park, Ontario: Start planning your visit to this huge northern Ontario provincial park in early September with up-to-the-minute online fall color reports.

Mohawk Trail, Massachusetts: In addition to stunning fall colors, this historic route (it was once a Native American trading trail) also offers views of both the Berkshires and Taconic mountains.

Saint John River, New Brunswick: Follow the river as it snakes through hills, valleys, and mountains and gawk at the canopy of fiery fall trees.

Want to Sell Your Home Fast? Get My Free Guide



Preparing your home for sale can make the difference between getting the price you want – or ending up disappointed.

Discover some easy things you can do by requesting my free guide, “50 Tips to Prepare Your Home for a Speedy, Top-Price Sale.”

Just call me at 989-871-4567 and I'll send it right out to you.

You Don't Want to Forget This Maintenance Task

Many homeowners focus on fall clean-up and winterizing in September, but don't forget an often-overlooked task: dryer vent cleaning.

This seems like a simple to-do, and it is. Yet it's commonly forgotten, which can lead to serious issues such as fire and carbon monoxide poisoning when the ductwork cannot vent properly.

To prevent these hazardous situations, make it a habit to clean your dryer vent regularly. Clean the small lint trap after each load, and clean the entire vent system once a year.

Depending on your laundry habits, you may need to clean the vent more often. If your clothes require more than one cycle to dry, your clothing has an odd, burning smell, or your laundry room feels unusually warm while the dryer is running, these are warning signs that you need to clean your vent.

When it's time for this cleaning, use the following simple procedure to get the job done quickly and effectively.

1. Disconnect: Complete this process carefully. Start by unplugging your dryer from the power source. Then, remove any clamps from the vent pipe so you can detach it from the dryer. Next, pull the pipe away from the wall duct. If you have a gas dryer, take extra care during this process. You may need to contact a professional to avoid the risk of disturbing the gas line.

2. Clean: Use a vent cleaning kit to thoroughly clean your duct and vent. This kit will include a brush that extends the entire length of the duct to remove all debris. It might be easiest to work from the exterior of your home.

3. Reassemble: Reattach everything and enjoy a clean, efficient, safe dryer.

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Finding the Perfect Hues for Your Home

How do you usually choose the colors for your walls? Many consider their favorite shades, or they try to match existing furniture or other décor. This is how some people like to do it, but did you know that there are optimal colors for each room type? The next time you're ready to splash a new color on your surroundings, consider choosing a hue that suits the room's purpose. Here are some guidelines you can use as you pick your paint.

Bedrooms: Green. This color is typically associated with calmness and relaxation. Green in the bedroom can help you rest well after a hectic day.

Offices: Blue. This shade is a productivity booster. As a calming color, it can help lower your heart rate so you can focus, yet it also stimulates energy so you can work hard.

Dining rooms: Red. The color red is believed to make people hungry. It's an exciting color that whets the appetite, making it ideal for the dining room.

Kitchens: Yellow. When cooking, this bright, cheerful color adds to the joys of

food preparation. It also creates an inviting atmosphere for the heart of your home, where family and guests often gather.

Living rooms: White. By reflecting light, white makes a room appear larger. This hue also encourages relaxation. These qualities make it the perfect choice for lounge spaces.

Media rooms: Black. It sounds extreme, but consider the atmosphere of a movie theater. Black, or another dark shade, allows viewers to focus on the screen as the only light-colored area of the room. The darkness also reduces reflections and improves viewing color. Thinking that some of these may be too bold? Is your kitchen white, and you want it to stay that way?

If these colors don't appeal to you for paint selections, consider adding splashes of these shades in each room. Add red decorations around the dining table. Add some green throw pillows in your bedroom. You might be surprised at how well these accents enhance the ambiance of each space.

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Nancy L. Fritz

Ask the Agent: This Month's Question

Should I price my home higher to leave room for negotiations?

This is a common strategy for sellers, and it doesn't always go as planned. The results of this tactic are generally the opposite of what the sellers hope, unfortunately. Let me explain.

A home must be priced in the "strike zone" for buyers to make an offer. If your home is priced outside of this zone, you may not receive offers, and your home could sit on the market longer. Since time on the market is the number one enemy for sellers, this is not a good situation. The longer a home remains on the market, the more buyers will wonder "What is wrong with this listing?"

To prevent your home from getting stale as it sits on the market, we need to price it just right. When you're ready to list your home, I will complete a comparative market analysis (CMA) to evaluate what similar homes are selling for in your market. I will then recommend a price that will get your home sold quickly, for as much as possible, based on current market demand.

Feel free to contact me with any questions about pricing or to schedule an appointment for a CMA.