

The Mead Beet Newsletter

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Ways to Create A Welcoming Front Porch

If you want to amp up your curb appeal before you go on the market or simply want to make guests feel more at home, adding a few special touches to your front porch can go a long way. It's a way to show your personality and style before people even set foot in your house. And the best part is that it's easy enough to make into a weekend project.

Don't try to reinvent your style with the front porch—it should be an extension of your interior decorating, just a more outdoor-friendly version. For example, if your interior style is modern with sleek lines and pops of bright color, it's not really cohesive to choose porch decor that follows in the English Country tradition. But it might make more sense to choose lighter, less substantial furniture or sturdier fabrics than the ones you use indoors. Here are a few ideas for creating a porch worthy of time alone with iced tea and a good book:

Create a Custom House Number

This one's a fun one because there are so many ways to make your house numbers more than just a few black or gold digits glued above the door. You can stencil your house numbers on a wooden planter holding flowers. Try making a numbers out of nails hammered into a piece of wood, or gluing pretty numbers to the hanging wreath on your door. You could even stitch your house number onto a big pillow that sits on top of your yard furniture.

Ample Lighting

If your porch is a hub of activity day and night, one garish yellow-orange porchlight just won't do. Make sure your sitting and/or eating areas are well lit, and go the extra mile by adding lights in your garden or on the steps leading up to your front porch. Just make sure to stock up on citronella candles or tiki torches to keep bugs out of the picture!

Welcome Sign

Few things make people feel quite as welcome as being told that they're welcome every time they come over. There are plenty of ways to say this, of course, and you should feel free to get creative with the message. Stencil your welcome sign on canvas, or doodle it on a chalkboard that guests can write



messages on. You can even get a fancy decal to stick right on your door.

Seating

If you have a big front porch, the best part about it is probably the fact that it acts like a whole other room in your house. Maybe your family takes the occasional meal onto the porch, or your neighbors like to stop over for a drink and a chat. If you have a get-together sized porch, make it get-together friendly! Don't just slap a few iron chairs and a wobbly table out there and expect people to make themselves at home. Opt for cushy (but still weather-resistant) furniture that lends itself to a few hours' of lingering. While seating isn't a must for a small porch, a quality rocking chair might motivate you to spend more time on your porch, and will definitely add to your porch's picturesque quality.

Seasonal Decorations

Other than tasty treats and fun family events, the best way to welcome a new season is to show all of your neighbors and guests your sense of spring/fall/Christmas spirit. Decorating for a holiday or season helps us slow down and appreciate the sentiments that that particular time evokes. Just make sure to change decorations in a timely manner so you don't go from being the enthusiastic neighbor to the annoying neighbor whose adorable Halloween ghosts are still lingering in the yard at Thanksgiving. By Bryn Huntpalmer, Realty Times



Dina James
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Chamber Past
President



Trivia Question

What were the original colors of the American flag?

- A. Red, white, blue
- B. Red and blue
- C. Red, green, white
- D. Red and white

First 4 correct answers win a gift certificate!
Email answers to dina@listingsbydina.com

Summer Fest 2015!

The Little Town That Could...And Does

I found this article interesting and thought I would share the condensed version. From Kyle Snyder with Land Title, Longmont.

"The housing stock is increasing with new projects in Longmont and in SW Weld County. Next to come is commercial and retail construction to support the families that move in. These additional services will attract even more buyers to the area. The end result is a longer rally in our market than many had initially anticipated. Even with a bump in interest rates starting to kick in, there is obviously no immediate slowdown. Nearer the end of the year, I predict slower price appreciation, which would be a good thing, but transactions will continue at a good pace

with slightly longer days on market.

The number of sales in the Carbon Valley this past month is particularly astounding since it's double their normal monthly total...and darn near equal to that of Longmont. June 2015 The Average Price of a condo in Longmont has climbed to where a **single family home in the Carbon Valley was just 18 months ago**. The Plains area is showing about a \$75,000 gain in both Median and Average Sales Price since this time last year. The question I am beginning to hear is: "How high can these prices go"? A bad answer is: "Look at Boulder". We are a loooooong way from that due to a number of reasons. That's good, but

what about the downside? The lending changes that went into effect over the past 8 years have somewhat protected us from a significant downturn. These prices are here to stay because we have more foundational stability that didn't exist back then, preventing the pervasive foreclosures and significant price drops in the future. Jobs, interest rates, the economy, over construction, government policy and lending practices will all have a hand in deciding our future.

For the time being, we are in the same place we've been for the past year and a half."

Hope you all had a great 4th!



The homes listed below were sold in MEAD during the months of **May and June** 2015. The sold price is not reflective of the asking price. In some instances, the house sold for higher than asking price and visa versa. DTO= Days To Offer (when an offer came in.)

* Sold Price	Sq Ft	Style	Beds	Subdivision	Address	DTO
\$265,000	1705	Tri Level	3	North Creek	2658 Jarett Drive	22
\$280,000	2196	2 Story	4	North Creek	16758 W View	8
\$280,000	2589	Tri Level	3	Western Meadows	2638 Palmer	9
\$285,000	2787	2 Story	4	Liberty Ranch	13621 Wrangler Way	43
\$303,000	2488	4 Level	3	Western Meadows	16078 Cinnamon Cir	5
\$316,000	2488	Tri Level	3	Western Meadows	2505 Peppercorn	4
\$325,000	3380	Ranch	3	Feather Ridge	121 Falcon	6
\$338,000	2975	Ranch	4	Feather Ridge	224 Eagle Avenue	11
\$345,000	3107	2 Story	6	Liberty Ranch	2779 Stage Coach	25
\$357,900	5106	2 Story	4	Liberty Ranch	13771 Wrangler Way	26
\$370,000	3957	2 Story	4	Coyote Run	16540 Sanford Street	92
\$389,000	3936	2 Story	3	Coyote Run	16961 Potts	42
\$390,927	4484	Ranch	3	Coyote Run	16565 Sanford	34
\$420,000	4088	2 Story	4	Coyote Run	3602 Deacon Drive	25

*All above information derived from IRES Multi-Listing Service. The stats provided are for informational purposes and not a solicitation to buy or sell real estate.



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