

BEACHES

REAL ESTATE JOURNAL

BROUGHT TO YOU BY THE EVERY CORNER TEAM



THE EVERY CORNER TEAM

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OUR FEATURED HOME
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BUSINESS SPOTLIGHT: GREEN ROOM BREWING

by Joe Lydon

Everyone's favorite beach hangout, Green Room Brewing, is Jacksonville Beach's first microbrewery and an integral part of the Jacksonville Beach experience.

Everywhere you look, the brewery has a place for you to sit down with friends and enjoy beer, games and conversation. Local art covers the wall, giving the room an inviting vibrancy with their bright colors and unique aesthetics. For those feeling a bit more active, there's a rousing game of ping-pong to be had, and local musicians are known to take the stage and share their music. And as we know, a great beer can be the perfect complement to a good meal. So Green Room encourages you to bring your own! They've got a big binder of menus for restaurants that deliver right to the brewery. This place has a spot for everyone; from classic leather couches to brewery-

style benches and diner-style tables, you can tell that this place was made to have a good time.

And that's the story: Founder and owner Mark Stillman opened Green Room Brewing, LLC in June 2011. Coming up on the ten-year anniversary, he now looks back at how well things have gone. "I didn't really know what was going to come from [starting a brewery]," Stillman said. "I thought I'd give it a try, see how long it lasted and hoped to have a little fun along the way." Stillman got what he wanted, and still runs the growing brewery all these years later.

Stillman founded the brewery with a business partner. "Then we built up this team over time. And luckily, they stuck around," says Stillman. "At that time in Jacksonville Beach, we didn't have any other microbreweries; we just had one brewpub. We thought the beach could use something laid back and not so much the club atmosphere. And that idea paired well with craft beer; craft beer lovers tend to sit back and enjoy a couple of tasty beers and be very social. Meanwhile certain bars and clubs with blasting music and dark lights aren't as friendly. We wanted this brewery to have a relaxed beach feel."

The past year, of course, has been much less breezy and relaxing, nor been without its "hiccups," as Stillman

puts it. Like all local business owners, making it through the pandemic was a struggle. However, it was a struggle that Green Room Brewing has proudly made it through, with the love and support from the community.

"The community support has not only helped us through the last ten years, but certainly through Covid as well. Our loyal customers are absolutely critical," Stillman said. "People came in to buy beer to-go, and that was a big part of what kept us alive." These two go orders for cans and growlers were one key to their survival. The other key was a new service implemented for the pandemic:

"Our online ordering has been really helpful. People go on the website, pick what they want, and have their beer ready when they arrive." Adaptations like this one, born out of necessity in the pandemic, will stick around in the future. Check out their website, GreenRoomBrewing.com to order some beer for yourself. With their seven permanent taps and nine rotating taps, you'll never get bored. New beer hits every Thursday!

What's been going on lately



at this relaxing brewery by the beach? "We recently celebrated our 10 year anniversary with a Luau themed party. The event included special tap releases that were very popular, a food truck, and local DJ for entertainment. The turn out was fantastic and by all accounts it was a great time enjoyed by the best customers at the beach."

For evenings of craft brews and friendly faces by the beach, stop by Green Room Brewing at 228 3rd St North right here in Jacksonville Beach, or stop by their Facebook page @GreenRoomBrewing to keep up to date with events and beer releases.

Thank you to Mark and the Green Room team for being a great part of this community! ■

BUY ONE REGULAR BEVERAGE,
GET ONE FOR \$1.00*

COMPLIMENTS OF EVERY CORNER TEAM

228 3RD ST NORTH, JACKSONVILLE BEACH
WWW.GREENROOMBREWING.COM

*One coupon per person per visit. Cannot be used in conjunction with other offers. No photocopies accepted. Expires October 15, 2021.

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IF YOU OR SOMEONE YOU KNOW IS THINKING OF SELLING,
HERE IS A PARTIAL LIST OF SOME BUYERS AND THEIR WISH LIST:

AGENT	REQUIREMENTS	PRICE	AREA
Lita	3 bedroom min.	\$700,000	Magnolia Point/ Green Cove Spings
Joe	4 bedroom, pool, 4,000 sqft	\$1,000,000	Ponte Vedra
Joe	Over 2,000 sqft	\$900,000	East of 3rd St in Jax Beach
Tyler & Logan	Water access for Boat, 5 bed/5 bath min., pool	\$1,750,000	Water Access
Tyler	2 bedroom 2 bath, 2 parking spaces	\$525,000	East of 3rd St/ A1A

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3 SAVVY WAYS TO MANAGE YOUR FINANCES

During challenging times, there's nothing more stressful than trying to manage your money (especially if your cash flow has been disrupted). Between expenses like rent, groceries, student loans and other debt, it can be difficult to align your monthly spending with your paychecks. But fortunately, there are new tools available to help you manage your money smarter. Alongside common sense strategies, these tools can take some of the worry out of your finances.

complicated than that, such as if you have part-time income or gig work, or fixed expenses that are not monthly. If spreadsheets are your thing, you can create your own system for tracking income and spending over several weeks to see where

BUY NOW, PAY LATER

Another step to smarter money management is avoiding the trap of overusing credit. For example, instead of relying on high-interest credit cards to make a purchase you don't have the cash for right now, or if you are getting paid in two

to use a credit card - or take money out of your rainy day fund. Quadpay's best budget-friendly feature is that you can also use it to pay for medical bills, prescriptions, utilities and other necessary expenses - even parking tickets. The first payment

MAKE A RAINY DAY FUND

Face it, life happens. You can be on top of your finances one day, and the next there's an unexpected car repair, medical bill or other expense you didn't anticipate. One way to help guard against these unexpected expenses is to set aside an emergency fund. Just like your piggy bank when you were a child, setting aside a little bit each week can add up to enough savings to handle the bumps in the road.

A painless way to set up a rainy day fund is to have a small portion of your paycheck deposited into a savings account each pay period. Start with a small amount that you think you can do without, and before long you may realize that you can get by - and that you've even forgotten about the money you're stowing away. Aim to have three to six months of expenses set aside at any time in case of an emergency.

Following these steps can help you stay on the road to better money management, relieving some stress and worry at the same time. ■

Once you have a handle on your expenses, take a good hard look at your “discretionary spending” - which is where people look to trim when money is tight.

USE A BUDGETING APP

While the concept of budgeting can feel intimidating, it simply means knowing exactly what your monthly income is, and then tracking your necessary expenses each month (like rent, utilities, food, transportation, insurance, student loan payments). Once you have a handle on your expenses, take a good hard look at your “discretionary spending” - which is where people look to trim when money is tight. Adding up your fixed expenses and subtracting that amount from your income gives you a quick picture of what you have left over to spend each month. But sometimes it can be more

your money is going and figure out where you can cut down on unnecessary expenses. But if you're looking for a ready-made app to help you with budgeting, try tools like Mint, You Need a Budget or Pocket Guard. Knowing exactly what you earn and where you're spending your money is just the first step toward managing your money more thoughtfully.

weeks, you can use Quadpay. The app will spread the cost over six weeks with zero interest. With Quadpay, you can use “buy now, pay later” to shop anywhere for anything, whether online or at physical retail locations of the thousands of merchants on the Quadpay app. You can use the app to help you spread out payments for both essentials and unexpected expenses, so you won't have

will be made at the time of purchase or payment, and the other three payments are spread out over the next six weeks. Withdrawals for each payment are set up to be automatically charged to whatever bank account you provide, so you won't have to worry about missing a payment. This helps you protect your credit rating, even when money is tight. You can download the app



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WHAT GOOD AGENTS REALLY DO FOR HOME SELLERS

INTRODUCING THE EVERY CORNER REALTY TEAM!

by Tyler Rodriguez

Now more than ever the Real Estate Agent is the most important part of the home selling process. In this HOT market, it's an exciting time to be selling your home. Nationally we are seeing the median sale price reaching consistent highs and houses are moving *fast*. We're no exception. Jacksonville area's median sale price is \$250,000 which is 10.6 percent higher than last year's figures according to Redfin.com. And the median days on market is just 26 days!

So, if there's this much potential profit on the table for sellers, should they just find the agent that gets them the most money? Or the fastest agent? Or the one they like the best? These are questions that always come up in the search for a real estate agent, but in a market like this, it is imperative to choose the perfect agent.

I believe a client deserves the best of both worlds. A home seller needs a team that has their nose to the floor with an in-depth understanding of your local market, but in a competitive market like this (with SO much profit

for the seller), it is advantageous to have the resources of a variety of national organizations that allow for national exposure and relocation. Here at the Every Corner Realty Team, you get all of that in one package. We are a team of licensed Realtors with a variety of specialties, allowing the client to make use of whatever expertise is needed for their home sale to go smoothly, and most importantly, close with the best deal possible.

We know it can be difficult to find the right Realtor or agent, so we've put together some tips for readers to go by. Here's what to *avoid* and *seek* as you make your decision:

AVOID AN AGENT...

With Sloppy Pre-Qualifications.

If there is any delay when an agent discusses or gives proof to their accolades, sales records, or experience in your market, then you can feel free to walk away. If they haven't convinced you that they are a confident salesperson, they won't convince any buyers either.

With a Lack of Experience.

It can be easy for an agent to appear capable and confident during the

early stages of selling a home. But important checklist items can be neglected by the wrong agent and mistakes are even easier to make in the rush to close a deal. Make sure that your agent has experience in making it to the finish line—and that all passengers were still satisfied when the race was over.

SEEK AN AGENT...

You Enjoy Being Around.

You and this agent are going to be spending a lot of time together, so you'll want to find someone that you can relate to on a real level. Plus, if a tough decision comes along, you'll want to feel comfortable enough to speak your mind and go for what you want. If your agent is a good communicator and a likable person, those "conflicts" will be nothing more than simple conversations.

From a Satisfied Client. There are plenty of resources that claim they can find you the best agent. The truth is that a word-of-mouth referral from a real person (and not a website) is the best way to determine whether an agent is capable of helping you. For any area

you want to sell your home in, there will be a tried and true agent ready to help you.

Who Uses Real Data to Protect

You. There are plenty of risks in the process of a home sale, so find an agent that is not only aware of those risks, but has tools and data to maneuver around them. For example, if an agent seems confident in the following subjects, then they are likely going out of their way to ensure you are without risk in this sale: 1) They have an understanding of the benefits and risks of delaying/rushing your sale, 2) can discuss in detail the overall market performance of your neighborhood, and 3) they can accurately analyze the potential profits in your home investments. Simply put, good data equals a painless sale.

If you want to give these tips a try and see if we're the agents for you, give us a call at 904-321-9550 today. We can get to know each other, discuss what your needs and goals are, then make use of the proven tools and data our team has at our disposal. That's what a good agent does. ■

SPOTLIGHT



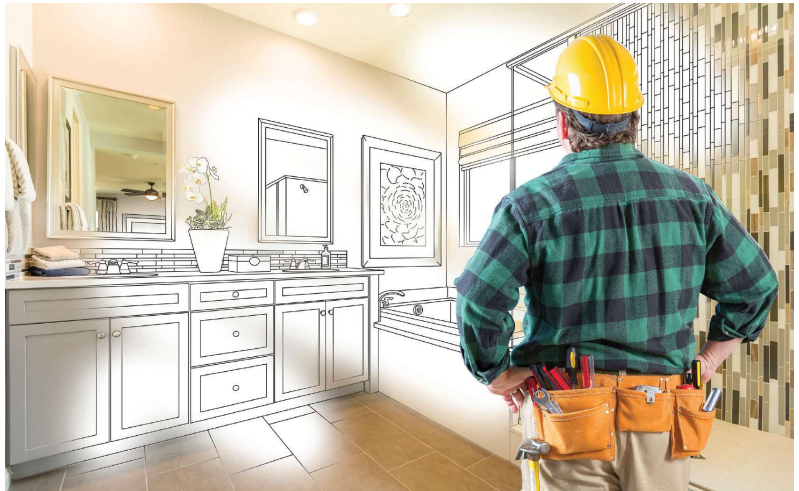
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RESALE REMODEL: KNOWING WHEN ENOUGH IS ENOUGH

Q Dear Joe, I recently assessed my home for its market worthiness and concluded that some remodeling may be in order. What I have not determined is the precise nature, necessity and extent of those changes. Although the house isn't new, everything in and on it works well enough (more or less). Then again, maybe my tenure here has blinded me to the point where I can't distinguish between a minor imperfection and a major issue. Would it pay for me to give my house an HGTV-style makeover or should I just keep it simple? Either route is fine with me. I just want a fair sale price that reflects my effort and expense.

Lydia C.

A Dear Lydia, You may have a sizeable budget that allows you to install all manner

of bells and whistles to transform your home into what you deem a million-dollar listing. Don't be surprised, though, to see your higher-end masterpiece languish on the market if the comps average at a lower price. After all, price is what initially draws prospects to your neighborhood.

The goal is to sell your house, not your fantasies. Most buyers anticipate doing some work on the property anyway, and they may find comfort in seeing the basics already covered. Fresh paint, updated hardware and new light fixtures are a good place to start.

When remodeling, choose traditional design elements with an eye on functionality. Overly fancy flourishes limit

not only a new owner's possibilities for growth and personalization but also your return on investment

(ROI). A chef's kitchen is not for everyone; a modest renovation is more likely to pay off.

What is crucial is that everything works, not "more or less" but absolutely. Figure out what to repair and what to replace. Toss the mismatched, leaky, energy-inefficient or unsafe appliances.

You could get away with fixing something relatively new or barely past warranty, but if the cost for repair is more than 50 percent higher than the price of a replacement, then opt for the latter. That applies to heating, ventilation and air-conditioning systems as well as kitchen and laundry appliances.

If you're truly concerned about ROI, the National Association of the Remodeling Industry suggests refinishing or even

replacing hardwood floors (if you have them). Also, new roofing, siding and windows can help recover most or all of what you spend, maybe even more.

A new front door can increase your home's curb appeal as well as its value. Steel is tough and inexpensive, although dents can be hard to fix and prone to rust. Fiberglass, which is growing in popularity, looks and wears better than steel but is less likely to survive a high-impact situation. Solid wood is sturdier than steel or fiberglass and, although costlier, is unbeatable for classic beauty.

Room additions call for a particularly judicious approach. The pandemic has disrupted supply chains and contributed to a lumber shortage that led to record-high prices. If you must build anything, let it be a bathroom.

As long as the market continues to tilt in your favor, you stand a good chance of seeing a substantial ROI for whatever improvements you make. Overall, it's best to do less and do it well. ■



Joe Lydon is a Realtor with The Every Corner Team. He can be reached at 904-321-9550 or email him at joe@everycornerteam.com

WHAT'S YOUR HOME WORTH?

Find the market value of your home for FREE.

www.EveryCornerTeam.com/Home-Valuation



TECH REVIEW:

HOME AUTOMATION DOESN'T NEED TO BE COMPLICATED

by Jim Rossman

I get to review a lot of different things for this page, from the new iPhones to a self-driving Cadillac to power stations and solar panels.

Those are very cool, but they're also expensive.

Today we are reviewing two inexpensive gadgets, and these are the kind that can make a difference in your everyday life.

EZVIZ SMART PLUGS

Home automation can sound scary if you are not a techie, but anyone can start to automate actions around the house cheaply with some smart plugs and smart bulbs.

EZVIZ has two smart plugs, the T30-10A and the T30-10B. The two plugs look very different, but they do the same thing—allow the user to turn the power to the plug on and off with a smartphone app. They also have a power button on the plug so you can turn them on or off if your phone is not handy.

Both also allow the user to set up schedules to control the outlet at set times during the day or night.

I have my living room floor lamp connected to the T30-10B. And I have it set up to turn on every weekday when my alarm goes off to wake me up.

There are many things you can do with a smart plug, but not every item you plug in will work as expected. Some electronic gadgets don't have traditional on/off switches.

A simple lamp is either on or off, so if you leave the lamp switched on, the smart plug can control it.

A microwave oven is a good example of a device that cannot be powered by a smart plug. A microwave does not automatically begin cooking when you plug it in—you

need to press other buttons to make it start working.

But I have a Vornado fan that has a mechanical switch, and it works great with smart plugs. I also have a Dyson fan/heater that has an electronic power switch that does not work with smart plugs.

Electronic switches usually stay powered off when electricity is turned off and then back on.

To check your appliance for compatibility, turn it on, pull the plug and then plug it back in. If the appliance starts working again, you can use it on a smart plug. If you need to press a power button to turn it back on, you can't use it on a smart plug.

WHAT'S THE DIFFERENCE?

The big difference between the two smart plugs (besides the form factor) is the T30-10B's ability to show you energy usage statistics for whatever is connected.

My floor lamp has several LED bulbs in it, and when I call up the app, the T30-10B shows me that the outlet is drawing 34.71 watts of power and in the five hours it was powered on, the lamp used 0.16 kilowatt-hours of electricity. This is handy if you want to see how much power your appliances are using.

SETUP

The smart plugs are set up through the EZVIZ app on your smartphone. You'll need to create a free account in the app, then log in and follow the directions to add the smart plug. You'll use your phone's camera to scan a QR code on the plug, and then you'll be asked to provide your Wi-Fi credentials so the plug can talk to your Wi-Fi network. When the plug is



The TP-Link Kasa Smart Wi-Fi Light Bulb is simple to set up and control as well as inexpensive.

connected, you'll get a prompt to name it (I called mine Floor Lamp). You can then use the app to turn the plug on or off.

VOICE CONTROL

The smart plugs can be connected to Alexa or Google Assistant for voice control.

To set it up, open your Alexa or Google Assistant app, go to the skills section of the app settings and search for a skill called EZVIZ.

Install the skill, then log in with your EZVIZ account credentials to link the smart plugs. Then you'll be able to control the plugs with your voice.

I have Alexa at my house, and in the Alexa app, you can group smart plugs with smart bulbs so you can tell Alexa to turn on the living room lights and she'll turn on the entire group.

COST AND AVAILABILITY

The EZVIZ T30-10A costs \$14 and the T30-10B costs \$19.99. Both are

available at Walmart. **Pros:** Inexpensive, easy to set up, works well with voice control. **Cons:** None.

Bottom line: These plugs are a good way to begin your home automation journey.

TP-LINK KASA SMART WI-FI LIGHT BULB

Along with the smart plugs, I've been testing a new smart bulb from TP-Link, the Kasa Smart Wi-Fi Light Bulb KL125 (Multicolor), which sells for \$14.99 or \$24.99 for a two-pack at kassmart.com. A four-pack is in the works for later this month at \$34.99.

SETUP

The bulbs were simple to set up. First, download the free Kasa Smart app to your smartphone. You'll need to create a free account and then touch the plus sign to add a new device.

Choose Smart Lights and then Smart Bulb and you'll be walked through the setup process of getting the bulb to talk to your Wi-Fi and giving it a name.

CONTROL

In the app, your main job is to pick a color for the light.

There are some presets (white, red, green, blue) along with a color wheel where you can slide your finger around the wheel to pick a color.

You can save the color choices as presets. You can also choose the color temperature of the white light. The white light can be tuned from 2,500K up to 9,000K. I prefer a more yellowish (warm) light at 3,000K, while others may like

more blue in their white light (cool) at 6,000K or above.

You can also dim the light on a scale from 1% to 100%, but when you get below 10%, it's hard to see the difference.

The bulb can also be scheduled to turn on or off from the app and there is a tab to show your power usage for today, the last seven days or the last 30 days.

VOICE CONTROL

Like the smart plugs, the bulb can be voice-controlled by Alexa or Google devices, and the bulbs can also be controlled by Samsung SmartThings hubs.

The setup is the same as the plugs. Load the Kasa skill in your voice assistant's app and you'll see it appear in the device list. I put one of these bulbs in the light that hangs from my dining room ceiling. Naturally, I called it Dining Room, and I can control it by asking Alexa to turn on the dining room.

My living room and dining room are connected, so I added the dining room bulbs to my living room lighting group in Alexa. Now the dining room light turns on and off when I ask Alexa to turn on the living room lights.

Pros: Simple to set up and control, inexpensive. **Cons:** None.

Bottom line: You can take a small step toward total home automation and control the color of your lighting as well. ■

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◀ EZVIZ has two smart plugs, the T30-10A and the T30-10B.

aesthetic updates

by Better Homes and Gardens
(BHG.com)

These ideas will help you squeeze more style into your small living room—without sacrificing function.

FORGET ELBOW ROOM

Snug rooms are a chance to get cozy. To seat a crowd, ditch the awkward sectional in favor of small sofas and chairs packed closely together. Keep the profiles of the pieces trim and tight: no bulky wing chairs or overstuffed arms. Instead, look for armless slipper chairs or others with straight sides that can be placed hip to hip.

EXPAND ON THE ARCHITECTURE

Small living rooms often offer clues about how to expand their function and style. For example, if the space has a nook that is underutilized, tuck in a bench or desk—or create a custom window seat. If the room has an interesting feature, such as a coffered ceiling or a fireplace, make the most of it with decorative treatments. Hang a chandelier to draw the eye to the ceiling, or place artwork above the mantel to make the fireplace stand out. Adorn windows with elegant curtains that highlight their shape and size.



WAYS TO MAKE A SMALL LIVING ROOM LOOK BIGGER

WORK YOUR WAY UP

When you emphasize its height, a small room feels bigger. Often overlooked, the wall space just below the ceiling has wonderful decorative potential. Mount window treatments at that height to make the room appear grand, or create a grouping of art or photographs that reaches up to the ceiling. To further the appearance of extra height,

install picture-rail molding around the room about 18 inches down from the ceiling, and paint the wall space above it a coordinating color.

LAYER IT

Nudging one piece of furniture in front of another is a way to build necessary function into a tiny living room. Place a console table or low dresser against the back of a sofa for a flat surface where lighting, food

and drinks can be placed. Tuck low stools, poufs or floor pillows under the coffee table for extra seating. Use a well-stocked bookcase as an elegant backdrop for a desk or sofa.

TIE IT ALL TOGETHER

In a small house, living rooms might also serve as the entry, home office or dining space. To smoothly incorporate these other functions, keep the overall

color palette similar. Carry through any decorative touches too. Does the entry rug coordinate with the living room rug? Do the seat cushions on the dining chairs work with the sofa and pillow upholstery? When the areas work as a unit, the space feels comfortably cohesive. ■

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8 THINGS YOU SHOULD ALWAYS CONSIDER BEFORE DIY-ING A PAINT PROJECT

by Katie Holdrege

If you're planning to refresh the paint in your living room or swipe on a new hue in the kitchen, you may be thinking about tackling the project yourself. However, before you pull on overalls and pick up a paintbrush, consider the factors below to help you decide whether or not to call in the pros.

CONSIDER THE STATE OF YOUR WALLS

If you live in a new home with perfectly smooth walls and few nicks, painting your master bath could be a relatively easy project. However, if you're in an older home that has crumbling plaster and layers of paint, paint-scraping and spackling could turn an otherwise-easy project into one better left to the pros.

Of course, this is a judgment call that should be based on your level of experience and the amount of time and work you're willing to put in. As a general rule, if you're not sure you'll be able to achieve a smooth finish, it's time to call a professional painter.

TAKE YOUR HEALTH (AND YOUR BACK HEALTH) INTO CONSIDERATION

You'll likely need to climb up and down a ladder, wield a roller for several hours and crouch down or stretch up to paint every inch of the molding and trim. If you have



back problems, it could be worth it to outsource this project and save yourself the pain.

THINK ABOUT THE CEILING HEIGHT

Before you start painting, it's a good idea to measure your ceilings and take a look at the ladders you might need for the project. If you're tall and have 8-foot ceilings, a small step ladder might do the trick. If you have high ceilings, you may need to invest in a taller ladder.

Again, consider your own safety before deciding to paint your

cathedral ceilings on your own. Professional painters have years of experience and the right ladders and tools for the job. If you do decide to DIY the project, it's a smart idea to ask a family member or friend to help hold the ladder.

BE REALISTIC ABOUT YOUR SKILL LEVEL

It may sound obvious, but your painting skills will ultimately determine whether you achieve the results you want. The hard part can be admitting to yourself that it might be worth paying a pro

in order to be satisfied with your freshly painted room.

VALUE YOUR TIME

Painting the entire house yourself could save you \$1,500, but it could cost you several weekends. Be sure to factor in the value of the time you'd be spending on the project. Research has shown that outsourcing time-consuming chores can actually make people happier, so weigh whether the time investment is worth it to you or not.

Alternately, consider turning the painting project into a communal

activity by recruiting family or friends to help out.

LOOK AT YOUR SCHEDULE

Painting an entire room or house is a task that's best reserved for when you have large chunks of time to devote to it. For example, if you have only short windows of time available, it will be almost impossible to paint an entire room with a seamless finish (and it may appear obvious where you started and stopped the project). If you can't dedicate a full day or at least several consecutive hours to the project, it may be better to hire a pro.

DON'T FORGET THE MESS FACTOR

Whether you're painting the kitchen or your entire house, you're probably going to need more tarps, towels and floor covers than you think. Most pro painters are experienced in avoiding the spills, drips and splatters that can happen when painting a room. Plus, they'll move the furniture and supply all the necessary tarps and covers.

REMIND YOURSELF IT'S OK TO OUTSOURCE

Remember, there's no shame in hiring a pro painter. Outsourcing this task may help you feel calmer as you cross one big chore off your to-do list. ■

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KIDS!

Enter to Win Our...

Coloring Contest!

PARENTS: Have your child color this picture. To be entered in a drawing for a **\$25 Gift Card to AMAZON**, take a picture [of your child's coloring page along with the filled out "Artist Information" section] and email it to Joe@EveryCornerTeam.com by **October 15, 2021**. The Winner will be announced in the next issue.

Artist's Information

Name: _____
Age: _____
Address: _____
Phone: _____
Parent Email: _____



WHAT OUR CLIENTS HAVE TO SAY

★★★★★

"Joe is the absolute best Realtor. I would recommend him for anyone trying to buy or sell a house. A few words to describe Joe: thoughtful, detail oriented, calm and collected, pragmatic, considerate, and timely. My husband and I had the best experience with him." — **Ashley C.**

★★★★★

"Joe was amazing! Buying a house is never easy and extremely stressful, but Joe was there every step of the way. Joe stuck with us through all of the house hunting and mortgage process. Joe stayed up extremely late one night to submit an offer on our dream house. Joe is very responsive and very knowledgeable in all parts of real estate. We love Joe!" — **Kara M.**

★★★★★

"Joe Lydon provided great service selling my house. He coordinated photography and virtual furniture showcasing. He provided good advice on home repairs and even better guidance on contract language for buyer requested repairs after the home inspection. Joe also prepared a brochure highlighting the best features of the house and conducted an Open House for prospective buyers." — **Cliff K.**



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Say-at-home orders means families across the country have been spending more time at home. This is a wonderful opportunity to spend quality time together and make memories in the process. No matter what your household size or the variety of ages that live in your home, there is plenty to do without leaving the house.

TRY INTERACTIVE GAMES

When you're not sure what to play, ask Alexa. The smart device is your gateway to countless great games like *Are You Smarter Than a 5th Grader?*, *Deal or No Deal*, *Escape the Room* and classics like *Pac-Man*, *The Floor is Lava*, *Clue*, *Twister*, *Simon Says* and *Mads Libs* if you're feeling nostalgic. Plan a family game night, stock up on favorite snacks and have some fun. It's a challenge to try something new you've never played before and you might be surprised to see who wins!

BACKWARDS DAY

Sometimes the opposite can be more fun, so plan a backwards day and do everything in reverse. Young children really enjoy doing activities like wearing sweatshirts backward or eating breakfast for dinner. You can even create a custom routine for backwards day with Alexa - the sillier the better when it comes to backwards day, so don't worry if things get a little goofy.

HAVE A DANCE PARTY

Play some tunes and show off your best moves with a family dance party for smiles



as pause, resume and stream movies or TV shows using just your voice. To get started, customers can say, "Alexa, open Netflix" and log into their account:

CHEER FOR FAVORITE SPORTS

Plan a game day and do favorite tailgate activities at home, including favorite food, that lucky outfit and fun decor. Remember, follow your team on the Alexa app and simply say "Alexa, give me my sports update" for the latest scores, upcoming games and more. You can also watch NBA video highlights from your favorite team on your Echo Show device.

FIND YOUR NEXT GREAT READ

From making dinner to making time for yourself, Alexa can help you find your next read when you're looking to unwind. Simply ask, "Alexa, what should I read next?" and get suggestions for your next read based on personalized, top-selling or trending books from over 20 million Audible, Kindle or print titles.

CATCH UP ON YOUR FAVORITE PODCASTS

Looking for a new podcast to listen to or want to catch up on your favorites? Alexa has you covered! Just ask Alexa to play the podcast of your choice or if you need inspiration on what podcast to listen to just say "Alexa, recommend a podcast" and sit back and relax. ■

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11 EASY WAYS TO STAY ENTERTAINED WITHOUT LEAVING YOUR HOUSE

all around. You can even have a multi-room dance party when you play music across multiple Alexa Devices. Simply use the app to create a Multi-Room Music group and ask to play your favorite music.

LOOK AT FAMILY PHOTOGRAPHS

Get a little sentimental by spending some time looking at images of your family over the years. While some of this can easily be accessed on your phone, don't limit yourself. Dust off old photo albums and have fun trying to guess who is who and sharing memories with younger generations. If you have an Echo Show,

you can say "Alexa, show my photos" to view your photos.

MUSIC SHARING

Want to share a song with your family and friends to let them know you're thinking about them? Alexa can help with that! Sharing music with your loved ones is as easy as saying "Alexa, share this song with Claire." The person you've sent the song to can listen on their Echo device and send back a reaction. What better way to discover new music.

TRY NEW RECIPES

Extra time at home means extra time for trying new

foods and recipes. Whether it's cookbooks in your home or asking Alexa to show you a new recipe on your Echo Show, have everyone pick out a few they want to try and then plan a day each week to cook them together. Another idea is to choose theme weeks and cook to match your theme.

STREAM VIDEO CONTENT

With Echo Show, you can plan a family movie night and stream your favorite movie or TV show from providers like Prime Video, Hulu, NBC and others. Amazon also recently introduced Netflix on Echo Show so you can browse the full Netflix catalog as well



WOLFGANG PUCK

GRILLED PORK CHOPS WITH VINEGAR BUTTER AND BABY ARUGULA

Preheat a grill for direct-heat cooking, with the fire directly under the cooking grid.

When the fire is hot, season the pork chops to taste on both sides with salt and pepper. Grill the chops until well-seared on both sides and cooked through but still juicy, 5 to 7 minutes per side, turning them only once; an instant read grilling thermometer inserted into the center of a chop should read about 145 F. Remove the chops to a heated platter, cover with aluminum foil, and keep warm.

As soon as the pork chops start grilling, prepare the sauce. Put the shallot and 1 tablespoon of the butter in a nonreactive sautépan over medium heat and sauté until the shallot begins to soften, about 3 minutes. Add the vinegar, stir and scrape with a wooden spoon to deglaze the pan deposits, raise the heat to high, and cook until the vinegar reduces by half its volume, about 1 minute.

Stir in the wine and continue boiling until it reduces by half, 2 to 3 minutes. Stir in the reduce broth or stock and continue simmering the sauce until it is thick enough to lightly coat the back of a spoon, 2 to 3 minutes longer. Reduce the heat to low and whisk the sauce continuously while adding the remaining butter pieces a little at a time, only adding more when those you've added are fully incorporated. Season the sauce to taste with salt and pepper.

Arrange a bed of arugula leaves on each of four warmed dinner plates. Place a pork chop on top of each bed of arugula. Spoon the sauce over the chops, and serve immediately. *Serves 4.* ■

INGREDIENTS

- 4 well-trimmed pork chops, each about 8 ounces
- Kosher salt
- Freshly ground black pepper
- 1 large shallot, minced
- 1/2 cup dry red wine
- 4 tablespoons unsalted butter, 3 tablespoons cut into small pieces
- 2 bunches baby arugula, tough stems removed, leaves rinsed under cold running water and patted dry
- 1/4 cup Zinfandel vinegar or other good-quality, strong-flavored red wine vinegar
- 1/2 cup good-quality chicken broth or stock, boiled in a small saucepan until reduced to about 1/4 cup

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DISNEY WORLD UNVEILS FIRST OF ITS 50TH ANNIVERSARY PLANS

by Dewayne Bevil

Walt Disney World has announced the first details for its 50th-anniversary celebration, which will last 18 months and include lighting enhancements to all four of its theme parks' icons, including Cinderella Castle at Magic Kingdom.

The event—dubbed “The World’s Most Magical Celebration”—will begin Oct. 1, 2021 the resort announced. Disney World opened to the public Oct. 1, 1971.

Expect the castle’s makeover to include more gold décor. The landmark received a paint job that shifted its color scheme to deep blues and light pinks last year.

“The entire castle will shimmer with pearls and jewels, and the turrets and towers will be wrapped in iridescent gold and royal blue ribbons,” said George Adams of Walt Disney Imagineering. “Above the castle gate, a 50th-anniversary crest will warmly welcome guests to join the festivities.”

It will not be a repeat of Disney World’s 25th-anniversary celebration, which saw the castle transformed into a giant pink cake.

Epcot’s Spaceship Earth, Animal Kingdom’s Tree of Life and the Hollywood Tower Hotel at Disney’s Hollywood Studios will be incorporated into the celebration as well.

During Disney World’s celebration, the Hollywood Tower Hotel’s lighting “will evoke the golden age of imagination and



adventure,” Disney says.

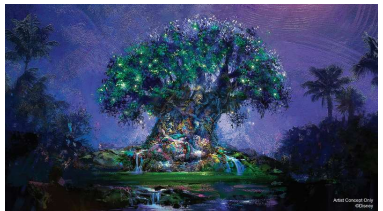
“At night, our four park icons are going to come to life with a magical iridescent glow, covered in pixie dust, that we call the beacons of magic,” said Dana Carlson, associate broadcast producer with Disney Live Entertainment.

Disney renderings show the Hollywood Studios building, home of Tower of Terror, outlined in bright lighting. The Tree of Life will be home to “magical fireflies,” Disney said. An artist’s concept shows multiple points of

light on the adjoining triangles of Spaceship Earth. The Epcot lighting package will remain after the 50th-anniversary celebration ends, Disney said.

Meanwhile, Mickey Mouse and Minnie Mouse will don new costumes for the occasion. The look is described as multi-toned with pops of gold and embroidered impressions of Cinderella Castle backed by fireworks.

Some of the celebration news was on “Good Morning America,” which airs on Disney-owned ABC.



A brief segment showed Mickey and Minnie in their new outfits, on a float with 50th anniversary theming and Cinderella Castle in the background.

“If there was ever a time that the world needed some pixie dust, this is it,” Jeff Vahle, president of Walt Disney World, posted on social media. He indicated that more information would be given “in the weeks and months ahead as we approach the big day.” The anniversary event will feature “new experiences at the resort’s four theme parks and beyond,” a news

release said.

The company hadn’t previously revealed much about its golden year. When some major attractions were announced, their completion date was presented as “in time for” the 50th celebration, but no specific dates were given. The COVID-19 pandemic disrupted operations, shutting down the resort for about three months in 2020. ■

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OUR FEATURED HOME



3 BR, 3.5BA TOWNHOME 2 BLOCKS OFF THE BEACH, 2,308 SQUARE FEET, 1 CAR GARAGE

Enjoy the beach lifestyle in this gorgeous 3BR, 3.5BA, + den townhome just two blocks from the ocean in south Jax Beach. The main level is open concept with a balcony on the front perfect for evening drinks or morning coffee. Granite counters and newer stainless steel appliances in the kitchen. Comes with 1 car garage and driveway. Walk/bike to Jax Beach's awesome amenities including: tennis at Huguenot Tennis Facility, incredible local dining options, great parks, and shopping all nearby.

IF YOU WOULD LIKE TO SCHEDULE A SHOWING CALL JOE AT 904-321-9550

rest and sleep

Sleep is essential to overall immunity and well-being, so disruptive sleep can affect personal health, family life and work. When you don't get optimal sleep, it can hold you back from feeling energized, productive and healthy, not to mention lead to more significant health issues.

Everyone experiences a bad night of sleep every once in a while. But a new survey of 1,000 American adults reveals that stress over the past year is negatively impacting quality of sleep for half of Americans.

Results of the survey, conducted by digital health leader ResMed, indicate one in three adults are sleeping less than they did a year ago.

"This is an alarming trend and another important consequence of the COVID-19 pandemic," said Carlos M. Nunez, M.D., chief medical officer at ResMed. "While trouble sleeping can sometimes be chalked up to stress or anxiety, it's critical to monitor other symptoms you might be experiencing, as it could point to a more concerning health issue."

But when is poor sleep more than just a bad night or a result of a stressful day? One of the most common sleep disorders is sleep apnea; 54 million adults in the U.S. have sleep apnea—but more than 80% don't know they have it.

Sleep apnea is a disorder in which the muscles in the throat relax to the point of collapse, restricting airflow.



SIGNS THAT POOR SLEEP MAY BE A MORE SIGNIFICANT

HEALTH ISSUE

This causes breathing to become shallow and eventually stop for 10 or more seconds at a time, depriving the body and brain of oxygen. In other words, millions of people are suffocating each night while they sleep and have no idea.

Many people don't realize that sleep apnea not only impacts

your quality of sleep and prevents you from getting proper rest, but can have additional devastating consequences if it goes undiagnosed and untreated. Untreated sleep apnea can immediately and negatively affect your energy, mood, relationships, ability to work and drive safely, and in the long term, it

is linked to other chronic and life-threatening conditions - including high blood pressure, heart disease, stroke and Type 2 diabetes.

The most common sign of sleep apnea is usually observed by your bed partner: snoring. Many people believe that snoring means someone is in a deep sleep or sleeping well,

but it's actually the number-one indicator of sleep apnea—for both men and women.

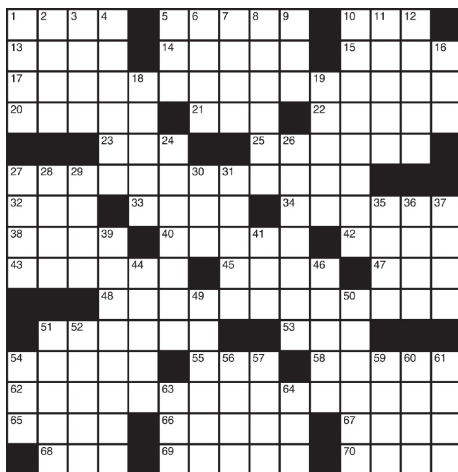
Other symptoms of sleep apnea include constant tiredness, poor concentration, morning headaches, depressed mood, night sweats, weight gain, lack of energy, forgetfulness, sexual dysfunction and frequent nighttime urination, among others.

"The good news is that sleep apnea is treatable and modern CPAP therapy is much more comfortable, quieter and smaller than ever before," said Nunez. "Just by following the treatment for sleep apnea that your doctor recommends, your quality of sleep will dramatically increase, and your risk of other chronic conditions drops."

If you're concerned about your health and quality of sleep, Nunez suggests talking to your doctor about your symptoms. They may even ask you to track your sleep using a digital tool, like an app or one of the fitness wearables with sleep tracking features, or by taking notes in a journal. Additionally, you can visit SleepBetterTomorrow.com to take a short quiz to see if you're at risk for sleep apnea.

The next time you find yourself struggling to fall or stay asleep, or feeling constantly sluggish, don't discount sleep apnea. It is common—and easily treated at home. ■

just for fun



ACROSS

1 2019 Pan American
2 Games city
5 Present to an audience
10 Nat's hat
13 None deity
14 Syndicated show, say
15 Smooth-talking
1 'It's been a while since I
2 shopped till I dropped'?
20 Revise
21 Bad
22 Annually
23 ___ Cruces
25 Convent figure
27 Pastoral exhortation to a
28 graffiti artist?
32 Belgian ___
33 Special ops acronym
34 Some bank jobs
38 Lack
40 Set down
42 Bender
43 Meddles
45 Pack (down)
47 Mauna ___
48 Bargain hunter's force?
51 Moby-Dick, e.g.
53 Vote in favor
54 Many Oscar night attendees
55 Sun, for one
58 Social division

62	Trojan king struck dumb?	28	If often undergoes changes
63	Sources of sonnets	29	First female author general
66	Dabbling ducks	30	Burt's musical collaborator
67	Cable car	31	Send
68	Fabled beast	35	Arias, usually
69	Ad guy puzzle answer for four long, guessable answers?	36	Animation product
70	Roll call call	37	Unattached
		39	Joint Chiefs, for example
		41	Jolint' joe?
		44	Refracting polyhedron
		46	Intimidate mentally, with "out"
		49	"The Last of the Mohicans" author
		50	Toast word
		51	Heart chambers
		52	Hidewouts
		54	Banana Boat letters
		56	Copy room unit
		57	One sometimes seen with Boris
		59	Withered
		60	Romanov title
		61	Salinger character who says, "I prefer stories about squalor"
		63	"The Racer's Edge"
		64	Gp. that sometimes has an added "Y"

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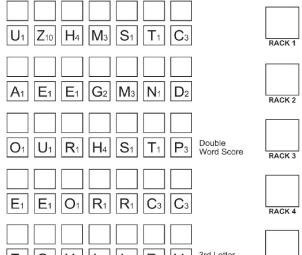
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P U Z Z L E
answers



SCRABBLE GRAMS

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PAR SCORE 280-290
BEST SCORE 340

FIVE RACK TOTAL _____
TIME LIMIT: 25 MIN _____

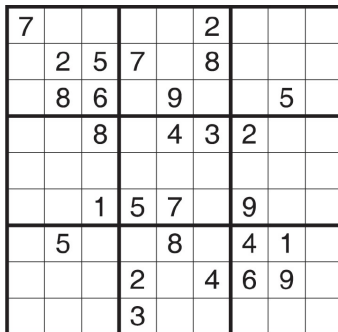
DIRECTIONS: Make a 2- to 7-letter word from the letters in each row. Add points of each word, using scoring directions at right. Finally, 7-letter words get 50-point bonus. "Blanks" used as any letter have no point value. All the words are in the Official SCRABBLE® Players Dictionary, 5th Edition. **SOLUTION TOMORROW**

For more information on tournaments and clubs, email NASPA - North American SCRABBLE Players Association info@scrabbleplayers.org. Visit our website - www.scrabbleplayers.org

For puzzle inquiries contact scrgames@gmail.com

Sudoku

created by Crosswords Ltd.



THE MARKET IS CHANGING!

Do YOU know what your property is worth?

As we head into the fall season the real estate market is still very strong for sellers. That said, historically you can expect to see a drop in sales as we get closer to the holiday season. If you are considering selling your home there is still time to take advantage of the current market conditions and sell at a premium.

Receive a custom evaluation for your home, including comparisons to other similar homes that have recently sold or are currently on the market. This guarantees you receive the most accurate information available to assist you in pricing your home correctly.

Call US Today to Schedule a Free Home Valuation: 904-321-9550

THE BEACHES MARKET STATISTICS

2nd Quarter 2021 | Jacksonville Beach, Neptune Beach, Atlantic Beach*

JACKSONVILLE BEACH (32250)



Median Sales Price:

\$533,000



6.6%

Compared to Q1/2021

Closed Sales:

234  **8%**

Compared to Q1/2021



Avg Days on Market:

27  **27.5%**

Compared to Q1/2021



Total Sales Dollar Volume:

\$151,018,271

 **47.83%**

Compared to Q1/2021



ACTIVE LISTINGS

68

Avg. Active: \$896,453

UNDER CONTRACT

97

Avg. Under Contract: \$652,613



NEPTUNE BEACH (32266)



Median Sales Price:

\$607,500

 **5.2%** Compared to Q1/2021

Closed Sales:

40

 **33%**

Compared to Q1/2021

Avg Days on Market:

38

 **1%**

Compared to Q1/2021

Total Sales Dollar Volume:

\$28,933,525

 **56.1%**

Compared to Q1/2021

ACTIVE LISTINGS

10

Avg. Active: \$866,200

UNDER CONTRACT

17

Avg. Under Contract: \$748,512

ATLANTIC BEACH (32233)



Median Sales Price:

\$500,000

 **50.2%** Compared to Q1/2021

Closed Sales:

130

 **14%**

Compared to Q1/2021

Avg Days on Market:

33

 **2%**

Compared to Q1/2021

Total Sales Dollar Volume:

\$105,759,997

 **51%**

Compared to Q1/2021

ACTIVE LISTINGS

25

Avg. Active: \$1,436,063

UNDER CONTRACT

62

Avg. Under Contract: \$736,470

*This information is based on sales reported in MLS on 07/29/2021 and is not verified and is subject to change. Numbers represented may not have been listed or sold by the Every Corner Team.

IT'S NEVER BEEN A BETTER TIME TO SELL YOUR HOME!
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