

November 2015

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## Front Porch News

with Troy Herman, Realtor / Property Manager ♦ (303) 532-9372



**Troy Herman**  
Realtor / Property Manager  
Woodruff Real Estate &  
Development  
1736 Marion St., Denver, CO 80218  
(303) 532-9372  
[Troy@troyherman.com](mailto:Troy@troyherman.com)  
[www.troyherman.com](http://www.troyherman.com)

### Colorado Real Estate Update November 2015

According to market statistics released last week by the Colorado Association of REALTORS® (CAR), the traditional summer housing slowdown that was evident in July and August in Colorado has continued into September. Housing markets often experience slower sales during the summer months as buyers and sellers focus on vacations, the end of summer and the start of a new school year. Sales of single-family homes in Colorado declined for the third month in a row, however, down 7 percent in September compared to August. Since June, single-family housing sales have dropped 16 percent and condominium-townhouse sales are down 8 percent. Click [HERE](#) to get the full report.

**Win a Free Coffee Card!**

**It's easy to win!** Find the quiz question further down inside this newsletter, then email me your answer. Each month, all correct entries have an equal chance of winning a FREE Starbucks card.

- **Last month's question:** *What do you get if you divide the circumference of a pumpkin by its diameter?*
- **Answer:** *Pumpkin Pi.*



## Why Do We Call It a Turkey?

Turkey—the bird itself—is native to North America. But the name *turkey* is a geographic pretzel. As you might suspect, the English term for the bird comes from a country called Turkey. But more precisely, the word stems from Turkish merchants who, in the 16th century, imported guinea fowls to Europe, where they were called Turkey-Hens.

When similar birds were found in the Americas, they were mistaken as Turkey-Hens. So the name Turkey stuck and is now used worldwide for the bird.



## Curious about a Home?

There's no need to wonder about the price or details.

Text me the address. I'll send you the price and basic specs faster than you can look it up yourself!

**(303) 532-9372**



# Smart Home Features Anyone Can Use

Once reserved for high-end new homes, smart technology can now make any home smarter, piece-by-piece. Here are a few places you can add smart features anytime you want:

- **Smart Locks** use Bluetooth-enabled phones to sense a user (or their phone) is approaching and unlock itself.
- **Smart Smoke Detectors** use a home's Wi-Fi to set off all the alarms at once if one senses smoke, and then alert you via your smartphone.
- **Smart Lighting** allows you to add automatic shut-offs to lower bills, as well as use apps to turn on and off lights when you're not home.
- **Smart Plugs** use Wi-Fi enabled plug-ins to control lamps and other socket-dependent devices from a phone app.
- **Smart Surveillance** uses wireless cameras plugged into power outlets. Feeds can be viewed remotely.
- **Smart garage door openers** allow you to open and close your garage door from anywhere via your phone.
- **Smart Thermostats** collect information about how long your home takes to heat up or cool down.
- **Smart Sprinklers** can automatically adjust for changes in weather.
- **Smart appliances** can make kitchens run more efficiently. Refrigerators provide screens for recording health notes and monitoring refrigerator contents.

*Which of these devices would make your life a bit easier?*

**Story:**

## Remember Others When Reaping Your Own Rewards



A ship was wrecked during a storm at sea, and only two sailors survived by floating on debris. When they reached a deserted island, one of the sailors promptly said there was not enough food and water for both of them, and he went off to fend for himself.

When he reached the other side of the island, he began to pray for food. The next morning he found a tree bearing fruit. From a hill, he looked down and saw the other sailor still searching for food. "My prayers have been answered," he thought smugly.

That day he prayed for fresh water, and soon he found a spring. The other sailor had to wait for rain. And so it went for several days. The first sailor got everything he prayed for, while the second struggled.

Every night the first sailor prayed fervently for rescue. Finally a ship sailed into sight. He waved, and a rowboat was sent to pick him up from his side of the island.

The rowboat started back to the ship, but before getting far, a voice sounded in the sailor's head: "Reach out to your fellow survivor." the voice said.

But the sailor said back, "He must not have prayed hard enough. Why should I do anything for him?"

"You both prayed," the voice intoned. "But only his prayers were answered."

Confused, the sailor argued that all his prayers had been answered.

"No," said the voice again. "While you prayed for yourself, he prayed that everything you asked for in your prayers would be given to you."

The sailor had the grace to turn the boat around to rescue the other fellow.

### Editor's Pick:

## Random Tips for Around the House



**1. Use a plastic soda bottle as a bag dispenser.** Cut the bottom off. Turn the bottle over, so the cap faces downward. Mount the bottle to the inside of a cabinet (upper cabinets work best). Stuff plastic bags into the open end and pull them out the cap.

**2. Create an industrial-style shelf unit.** Purchase pipe fittings as shown in the image. Bolt the ends to the wall, add shelves in your choice of color.

**3. Slice a bunch of cherry tomatoes at one time.** Sandwich them lightly between two plastic container lids, then run a long knife through all of them at once between the lids.

**4. Stuck with a stripped screw?** Place a rubber band over the screw. Then press the screwdriver tip into the rubber and, pressing it into the top of the screw to grip.

See <https://vine.co/Lowes> for videos and instructions.

### Just for Fun:

## Now that's a Tough CEO

A corporation brought in a tough new CEO to shake things up. Touring the facilities on his first day, the new CEO spotted a young man leaning against a wall while other employees were working hard around him.

He marched up to the man. "You! How much do you make in a week?"

Confused and alarmed, the young man stammered, "About \$300."

"Here." The new CEO pulled out his wallet and thrust \$300 in cash at the man. "Go home, and don't come back."

"Yes, sir." The man took the money and immediately ran away.

Proud of his tough image, the CEO turned to a nearby group of employees who had stopped to watch. "What was his job, anyway?" he asked.

They eyed each other nervously. Finally one said, "He's the pizza delivery guy from down the street."

## Wise Words from the Oracle of Omaha

Warren Buffett, often called The Oracle of Omaha, is one of the richest people in the world, so his advice is worth heeding. Here, in his own words, are some of his tips:

- **Planning.** "Someone's sitting in the shade today, because someone planted a tree long ago."
- **Spending.** "Price is what you pay; value is what you get."
- **Patience.** "No matter how great the talent or efforts, some things just take time. You can't produce a baby in one month by getting nine women pregnant."
- **Values.** "Live your life by an inner scorecard."
- **Mistakes.** "The rearview mirror is always clearer than the windshield."
- **Borrowing.** "I've seen more people fail because of liquor and leverage—leverage being borrowed money. You really don't need leverage in this world much. If you're smart, you're going to make a lot of money without borrowing."
- **Risk.** "Risk comes from not knowing what you're doing."
- **Debt.** "The most important thing to do when you find yourself in a hole is to stop digging."

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## November Quiz Question

*What are the 6 flavors of quarks?*

[Email Me Your Answer!](#)

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## Tackling the Tension in Real Estate

People move for a lot of reasons. Their house is too small—or too large, the kids have moved away—or there are new kids, they can't afford it anymore—or they can afford better, they got a new job—or lost one, and so on. But no matter what a person's reason is for moving, it almost certainly corresponds to a major **change** in life's circumstances.

Changes like these aren't simply physical. They're emotional, too. And when a major household move gets thrown into the mix, stress can skyrocket.

As a real estate professional, my job is to help manage that stress by being spot-on with my communication and quick to handle problems. So when you or someone you know is facing a big life change that includes moving, you can count on me to take care of the real estate side of things, and keep tensions as low as possible.

**Contact me for a consultation, or pass my number to a friend.**

**Troy Herman, Realtor / Property Manager  
(303) 532-9372**

**PASS THIS ALONG TO SOMEONE WHO NEEDS IT...**

## **Should You Rent or Buy Now?**

Often this comes down to a financial decision: Can you afford what you want, or would buying put you in a home, area, or financial position you don't like? Here is some expert advice to help you—or **someone you care about**—see the bigger picture. Download this free report by clicking below.

**[Click here to get the report in PDF format](#)**

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**Need help around the house? Call me if you need a referral for a great plumber, handyman, electrician, etc. I'd be happy to help! Troy Herman, (303) 532-9372**

**As a licensed Realtor I can help you with all of your buying/selling needs. Feel free to contact me for a no-obligation consultation and let me earn your business!**



**Troy Herman**  
**Woodruff Real Estate & Development**  
**1736 Marion St., Denver, CO 80218**  
**(303) 532-9372 Cell**  
**(303) 872-9118 x 4 Office**  
**[www.troyherman.com](http://www.troyherman.com)**  
**[Troy@troyherman.com](mailto:Troy@troyherman.com)**

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