



Philip Nastasi Jr

REALTOR®, ABR®, SRES®

DRE # 01892875

Rodeo Realty Inc

Phone: 818-489-1960

pnastjr@justthepperfecthome.com

WWW.JUSTTHEPERFECTHOME.COM

Your Homeowner's To-Do List for June

Yay, summer officially starts on June 21st but you can get a head start on the season by taking care of all your home chores now. These to-dos cover many of the basics, leaving you with more time for fun as summer moves into full swing:

- 1. Create a Summer Fun List:** This will identify all the fun things you and your family want to do over the summer and help keep you on track. A big chalkboard or family bulletin board is ideal.
- 2. Check Play Equipment for Safety:** Over time equipment can degrade. Keep things safe by checking swings, zip lines, slides and other structures for safety; repair or replace as needed.
- 3. Schedule a Maintenance Review for your Cooling System:** Take the time before hot weather sets in to dust ceiling fans, install window air-conditioning units and schedule maintenance for a whole-house cooling system. (Most home warranties include this service.)
- 4. Check Irrigation Systems:** A faulty sprinkler or irrigation hose that goes unnoticed can quickly cause big problems for your lawn, garden and water bill. Prevention pays off!
- 5. Clean Out Garages and Sheds:** More time outdoors means you'll be using your outdoor storage areas

regularly. Get things cleaned, organized and/or thrown out for better efficiency.

- 6. Prepare Seasonal Gear:** Camping, beach trips, and summer sports are here! Make sure your gear is easy to reach and ready to go.
- 7. Schedule Big Outdoor Projects:** Looking to build a new deck or repaint the house? Now is the time to get those things on the schedule before contractors are booked up.
- 8. Clean Gutters and Downspouts:** Especially if this didn't get done in the fall! Damaged gutters lead to damaged siding and foundations.
- 9. Check and/or Replace Screens:** Hotter weather leads to more open windows and sliders. Make sure screens are in good shape to avoid unwelcome house guests (like flies and wasps).
- 10. Make sure your Go-Bag is good to go:** Hot summer weather comes with its share of weather-related natural disasters. Don't be caught off-guard; make sure you have vital documents, belongings, and survival necessities (like non-perishable food and water) ready to go at a moment's notice.
- 11. Empty Standing Water Regularly:** Keep mosquito populations down by regularly checking your property for standing water and emptying it.

June Calendar

June 14 - Flag Day

June 21 - Father's Day

June 21 - Summer Begins

June is Nat'l Homeownership Month

Homeowner Tips



Best Thermostat Setting for a Heatwave

What is the best setting to keep your HVAC from being overworked and your energy bills from being sky-high? Experts and the Department of Energy say the magic number is 78 °F during the day when you're at home. If possible, set your thermostat to 82°F when you're sleeping and 85°F when you're away. For older adults and infants a slightly cooler setting of 76°F is recommended. Better yet, use a "smart" thermostat that is programmed to your preferences and adjusts automatically.

How to Pick Out a Perfect Watermelon

You know summer is really here when grocery stores begin to overflow with watermelon bins. And if you've ever tasted a perfect watermelon it's a memorable experience worth duplicating. But most of us have also had the unfortunate experience of spending a good bit of money on a watermelon, lugging it home and taking the time to cut it up only to discover it's not one that delivers the crisp, sweet experience you remember from eating a great one.

What separates a perfect watermelon from an awful or even so-so one is its level of ripeness. Watermelons need to be left on the vine until they are fully ripe and sweet. If you buy a less-than-ripe specimen, storing it carefully at home will not make it sweeter. The key to determining

ripeness is what's called the "field spot." Make sure your melon has a deep yellow field spot rather than one that is white or a very pale yellow. Also important is to pick one with a dull rather than glossy surface.

Here are the most important tips for better luck in picking out your next watermelon:

- Look for watermelons that are symmetrical and even in shape, have a dark yellow field spot, a dull surface, and brown webbing.
- Search for melons that feel heavy for their size and sound hollow when knocked on.
- Eat your watermelon within a week of bringing it home for the best taste.



This is not intended as a solicitation if your property is currently listed with another agent. These materials contain information and articles obtained from third parties. Rodeo Realty Inc does not endorse the recommendations of any third party nor guarantee the information provided is complete or correct.

Copycat Cole Slaw à la KFC

INGREDIENTS

- 1 (14 to 16-oz.) pkg. coleslaw
- 1/2 cup mayonnaise
- 1/3 cup granulated sugar
- 1/3 cup whole milk
- 3 Tbsp. buttermilk
- 2 Tbsp. grated onion
- 2 Tbsp. apple cider vinegar
- 2 Tbsp. lemon juice
- 1/2 tsp. salt

It's no secret that KFC Cole Slaw has a dedicated following....and the best part is it's so easy to make on your own. (Serves 8)

DIRECTIONS

In a large bowl whisk together everything but the package of pre-cut cole slaw cabbage-carrot mix. Then stir in the chopped coleslaw mix.

Cover. Then chill for at least 4 hours or overnight. Give a quick stir before serving.

(Recipe courtesy bhg.com)

