

PREFERRED CLIENT UPDATE

Working Hard to Keep You Informed

No. 10 2017



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Broker

"Call Your Top Dollar Sales Team Today"

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Many Ways to Help

Most people don't think about a REALTOR® until they're ready to buy or sell a home. That's not surprising. You probably don't think about a mechanic unless you can't start your car!

But, as your REALTOR®, there are many ways I can help during those months or years in between moves.

For example, if you need a contractor recommendation I can probably give you a few names to consider. I'm well-connected in the local business community.

I can also give you a quick estimate of what your home is worth in today's market. That's good information to have. In fact, I recommend you check your home's value at least once a year. After all, it's a big investment.

And, of course, as your REALTOR®, I can answer any real estate questions you have — such as, a listed home's selling price and key features. Whatever your real estate questions, I've got the answers.

So, as you can see, having a REALTOR® like me by your side is handy! Give me a call anytime.

All the best!

Michael



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Michael Mealia's
UPDATE

My job as your REALTOR® is to help you with all your needs – before, during and after the sale.

Ready to Help

Providing valuable information and helpful services to valued clients like you is important to me. So, if there's anything else I can do to help you with your real estate investment—such as offering additional advice, information or recommendations, please give me a call.

If you want market statistics for your area, please call.

Ceiling Fans Offer Year – Round Savings



Strategically located ceiling fans can improve home comfort at a significant lower operating cost, compared to the cost of running your whole-home heating, ventilation and air-conditioning (HVAC) system. Since warm air is lighter than cool air, it naturally rises to the ceiling. But, this warm air can be redistributed throughout the room by a fan, as long as the fan's blades are tilted to the proper angle. In the summer, the opposite is true: cool air that lingers at the floor can be drawn up by the same fan, as long as the tilt (or direction) of its blades are reversed. Whatever the season, it makes sense to operate a small fan motor or two in order to reduce your continuous or frequent reliance upon your larger, more energy-demanding HVAC system.

Extension Cords Can be Hazardous

Every year, house fires are caused by the use of outdated extension cords, or the improper use of extension cords certified for specific home applications. To avoid potential danger, be sure to adhere to the following guidelines:

1. Do not use old extension cords that have a thin cord and two prongs of equal size. They lack standard safety features such as a neutral "ground" that can prevent a short circuit.
2. Check the maximum amperage load of your extension cord to ensure it can handle the electrical demands of the appliance or device you intend to power.
3. Do not plug several items into a single extension cord.
4. Do not connect one extension cord into another.
5. Do not remove the third prong of a plug in order to fit the cord into a two-prong wall plug.
6. Whenever possible, use a power bar with surge protection to connect an item to your wall plug.



New Products For In-Home and Out-of-Home

Smart Mattress: Warms your feet, adjusts its firmness to your body weight and pressure points, and lets you tilt your partner's side of the mattress upwards, to alleviate snoring.

360-Degree Camera: Can be used as a sentry for all around security, or for recording all around family fun.

Waterproof E-Reader: Perfect for soaker tub or swimming pool loungers.

Bluetooth Bathroom Mirror: Make or receive phone calls from your tub or shower stall without risking water damage to your smartphone.

Bicycle Device Holder: This custom handlebar cradle secures your



smartphone or GPS device so it's in full view and within earshot at all times.

Gift-Planner App: Online service to help you build a list and shop while sticking to your budget.

How to Paint Like a Pro

For an effective and lasting paint project, start by taking your area measurements and any pictures to your paint store and review all supply requirements with an expert. You'll likely need primer & paint, brushes & rollers, trays and a ladder, plus painter's masking tape, sandpaper and filling compounds. To get started, fill gaps, cracks and hollows with compound, then sand smooth and vacuum or wipe clean and dry before priming. Next, remove or mask hardware such as hinges, switch plates and outlet covers. Since most pros recommended priming and painting trim first, mask all adjacent wall edges. After trim paint is semi-dry, carefully remove tape by using a sharp utility knife to gently score a line between the tape and trim, so as to avoid lifting tiny flakes of dried paint off the trim. Wait a day before masking freshly painted trim. Then, with a small brush, "cut-in" by painting wall edges as closely as possible to the taped trim,



as well as corners and ceiling borders. Follow brush-strokes with a small roller that has the same pile as your larger roller, or use an edger pad to give cut-in areas a finish and texture similar to the rest of the wall. Follow up with your main roller to cover the full wall, coating each arm's-length section in a "W" pattern, then doubling back with an overlapping "M" motion to ensure even consistency. Second coats should be rolled evenly with long, light vertical strokes.