



# TALLAHASSEE LIFE!

W W W . M A N A U S A . C O M

Volume 16, Number 05

## Your Home Team

Do you know somebody looking to sell or buy a home? Please tell them how hard we will work to earn their business.

### MAY CONTEST

*Please forward this to everyone who wants to find more enjoyment from their Tallahassee Life!*



### CONTACT INFO

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Joe Manausa Real Estate  
2066 Thomasville Road  
Tallahassee, FL 32308  
(850) 424-1120  
[info@manausa.com](mailto:info@manausa.com)

## Revisiting The Past To Forewarn The Future

You asked for it, so we've brought it back. What is "it" you may wonder?


Why it's the "[Coming Soon Homes For Sale](#)" page on the manausa.com website.

In fact, this month's contest is about this page, and we are giving away an iPad Mini to the winner ([see page 8 for the contest](#)).

Back in the good 'ol days, savvy buyers would try to snap up homes before having to compete with all the other buyers in the market. We created a page that you can see [HERE](#) that would allow us to upload some basic information

about the property before the seller had it ready to hit the market. Buyers could then plan on either seeing the home the day it hit the market, or they could often persuade us to get them in early.

Currently, the page is up and running and it contains 4 homes for sale that are not yet in the MLS.

Take some time to enjoy this month's edition of Tallahassee Life! You'll find some great articles that will help you better enjoy your Tallahassee home and help you better acquaint yourself with our favorite locations and functions that occur in May in this part of North  Florida.



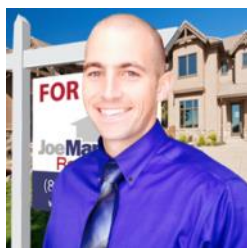
## Food Truck Thursday Is Back!



The KEY to our business is referrals from past clients, friends, and family members just like you!



["Like" Food Truck Thursday on Facebook](#) ... and while you're at it, ["Like" JMRE on Facebook.](#)



Garrett Jacks  
REALTOR

[See Garrett's Bio](#)

Do you have plans for dinner this Thursday night? If you don't, then listen up!

Lake Ella throws the most awesome family and pet-friendly party every week all summer long ... It's called *Food Truck Thursday*.

If you're a food and live-music-lover, then I can guarantee you're going want to attend this event. Food trucks from all over town show up to strut their stuff and show off their culinary skills.

Some of the participating food trucks include the [Valhalla Grill](#), [Fired Up Pizza Truck](#), [Lucy and Leo's Cupcakery](#) and [Foodz Traveler](#). These mobile restaurants make some of the most delicious entrees and desserts you've ever eaten, I promise!



You'll find all sorts of tasty burgers, pizzas, and ethnic cuisines that are sure to satisfy your appetite. But let's not forget about some of the great live music you'll hear at each event.

During the month of May, you'll get the pleasure of listening to all sorts of local talent. [Bedhead Betty](#) and [The New 76ers](#) are each slated to provide musical entertainment this month. You can find

the exact dates in the [Community Events](#) section of the newsletter.

The scenery surrounding the event is truly one-of-a-kind, as Lake Ella is located smack dab in the middle of midtown. You're welcome to get in your workout prior to the feast, as joggers and walkers tend to love the beautiful lake view.



With all kinds of delicious food and great music at your disposal, there's nothing to do but relax. Come on out and enjoy!

## [Add Me on Google +](#)



## School's Almost Out For Summer



Check out the Tallahassee Democrat for a great [list of 2016 weekly and session camps](#) for your children this summer.



Buying or selling a home soon? Check out all homes for sale on [Tallahassee's fastest home search tool](#). Updated 96 times per day.



Lindsey Begue  
REALTOR

[See Lindsey's Bio](#)

As the old saying goes, "April showers bring May flowers." Do you know what May brings? The end of another school year!

If you're a full-time working parent like myself, you may be starting to freak out about what to do with your children when Leon County Schools are no longer involved in keeping them safe and educated during the day.

On one hand you want your kids to have fun and enjoy their downtime, on the other hand you still want them to exercise their minds!

Well, you are in luck. There is PLENTY for a child to do in Tallahassee during the summer. From science camp at the Challenger Learning Center to music camp with Mason's Hands on Instruments.

There are also Outdoor events like horseback riding with Happy Trails, nature education at the Tallahassee Museum (aka the Jr. Museum for all my

fellow Tally natives!), and even big-top fun where your kids can learn to fly high with the FSU Circus. This summer can prove to be jam-packed full of excitement and education!

Perhaps you need something more all-inclusive? Check out the local Church programs like East Hill Baptist Summer Camp (the only full-time Summer Camp in town with it's own pool), Killearn United Methodist Camp, and Celebration Baptist Camp, to name a few.

Cost is always a concern, especially when you think that most camps charge by the week - it's good to know that many are under \$150 per week and offer discounts for multi-children families to help give your wallet a break!

So don't fret, there is a multitude of options for your children to engage their brains and keep themselves busy this summer.

And if all else fails, there is plenty of grass to cut.





## Joe Manausa Real Estate Is Now Hiring

**WE'RE  
HIRING!**

If you've got what it takes to succeed in a highly competitive, team based sales environment, call 850-888-0888 and ask to speak with Kevin or Garrett.



**WE WANT YOU!**

If you know friends or family members who you think would love to work with us, please share this with them. We truly appreciate you helping us get the word out!

Joe Manausa Real Estate is looking to hire talented, enthusiastic, competitive, team-oriented, driven salespeople who have a proven track record of success in past endeavors.

Experience in a competitive sales environment is not a must, but is preferred. No previous real estate experience is required, although a license will need to be obtained prior to commencement of work.

Must display the ability to communicate clearly and effectively via email, phone, and in-person. Must be upbeat, positive and enjoy working alongside others who share a common goal.

Job duties include but are not limited to:

- A) Speaking with customers via both phone, and email
- B) Meeting with customers, both at the

office and in the field

- C) Utilizing various computer software systems to complete daily tasks
- D) Providing 5-star customer service at all times

This is a salaried position. Starting compensation packages will range from \$30,000 to \$50,000 per year commensurate to experience. Health benefits and profit sharing bonuses are also included.

Are you the person we're looking for? If not, do you know someone hungry for a challenge who might fit the description? Please pass this information on to them.

We want you to join [our team](#)! If you've got a "can-do" attitude and are willing to put in the work necessary for success, then [contact us immediately](#) to set up an interview.



## Swim Lessons For Kids



If you would like to register your son or daughter with one of these providers, make sure you reserve your spot TODAY.

[Hosford Swim School](#)

[Alan Cox Aquatics](#)

[Premier Health and Fitness](#)



Make sure your kids know how to swim, then go ahead and [buy a home with a pool!](#)



Alex Nunez  
REALTOR

[See Alex's Bio](#)

If you live in Florida, chances are that you're only a short drive from the nearest pool or body of water. As fun and exciting as that is, it also necessitates education on water safety and makes learning to swim a priority.

As parents, we want to know that our children are always safe, so finding a quality "Learn-to-Swim" program rises quickly on our priority list.

According to the Florida Department of Health, the state of Florida loses more children under age five to drowning than any other state. In 2013, Florida had the highest unintentional drowning rate in the nation for children ages 1-4 with a drowning rate of 7.54 per 100,000.

Furthermore, Florida had the second highest drowning rate in the nation for children ages 1-14 with a drowning rate of 2.54 per 100,000. Only Oklahoma had more drownings among that age group.

As a former American Red Cross certified life guard and swim instructor, I am very critical of Learn-to-Swim programs and I know that high quality

swimming instructors are more of a rare find these days.

Learning to swim is not an easy task and it involves a number of skills working together to achieve a goal. Combine that with overcoming the initial fear of the water that most kids have and you create quite an obstacle for swimming instructors to overcome.

A good swimming instructor understands his student. They understand how they learn at different ages, how to keep their attention, how to motivate them, the importance of good logical teaching progression and proper instruction techniques.

Over the years I have scouted out various Learn-to-Swim programs around Tallahassee and I have included links to a list of programs in the side bar that, in my opinion, provide quality swim lessons.

Most of the early summer sessions fill up quickly and you don't want to have to wait for late July or early August to start your lessons. So please don't delay signing up!



## Come Join The Parade!



Download your FREE copy of the [2016 Tallahassee Parade of Homes Magazine](#) and check out the [Facebook page](#) for instant updates.

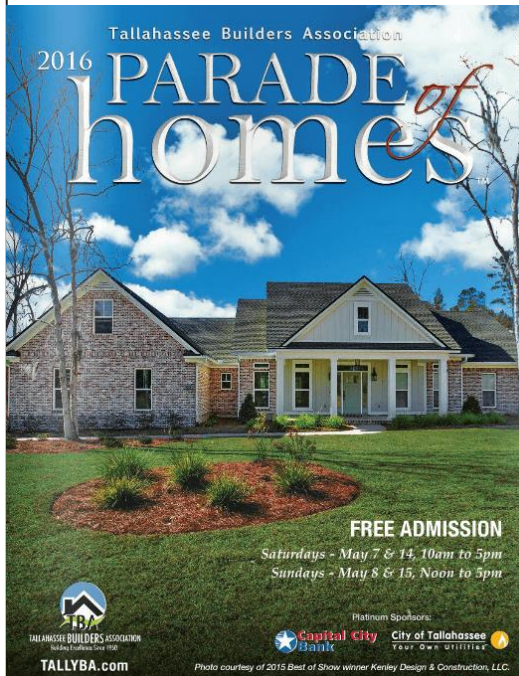
### Buying In 2016?



Eva Armstrong  
REALTOR

[See Eva's Bio](#)

Okay, so I'm breaking a rule today. This is not supposed to be a real estate newsletter, but Tallahassee has an annual event that has been going on for 61 consecutive years, and it sure seems worthy of sharing with our readers.



The event is the Tallahassee Parade of Homes sponsored each year by the Tallahassee Builders Association (TBA).

Whether you are currently a home owner, perhaps in the throes of building your own new home or dreaming about your "someday" home, this event provides the opportunity to see the newest in home design and products in real time.

Some of Tallahassee's best home builders participate each year, building a house targeted to be completed in time for the show. This is their chance to show off what they are capable of, the products or designs they specialize in

and attract new customers that may be thinking of building new homes.

Spread over two weekends in May (7-8th and 14-15th) the event is very popular and provides a glance into the inner workings of really nice, newly completed homes.

Each entry is judged against the competition by a group of real estate agents, non-competing builders and designers for various awards, like "Best In Show".

In recent years the TBA also added the ability for the public to go online and submit votes for their favorites.

There are 20 entries in this year's show, priced from \$114,900 for a three bedroom three bath condominium in University Green Student Condominiums to an 8300 sf house off Thomasville Rd with four bedrooms, 4.5 baths and a nice 3-car garage.

The TBA prints a wonderful magazine for the Parade, complete with a map of the sites, a page on each of the construction entries, and articles relevant to today's homeowners.

This year's magazine features articles about hiring a good remodeler, building with "green" technology, and new home design trends. I've actually included your very own copy for download in the sidebar.

Even if you don't have any plans to buy a new home, I can promise that you'll enjoy every bit of the Parade of Homes this year. I've been a part of it for years, and it never disappoints!



## Have Fun With The Tallahassee Elks



For the most up to date event information, visit the [Tallahassee Elks on Facebook](#).



Did you know that [Joe Manausa Real Estate](#) is Veteran Owned and Operated? We support all men and women who have served or are currently serving in our nation's military.



John Bozeman  
REALTOR

[See John's Bio](#)

The month of May brings tons of activities to the Lodge, and I encourage everyone to drop in and find out what this "Elks" thing is really all about.

We are one of the great organizations that follow through on our commitments ... we don't just say we support veterans. Every year we bring a significant contribution to the North Florida Homeless Veterans Stand Down at the Tallahassee Fairgrounds.

We supplied over four thousand dollars worth of food for the two breakfasts and Saturday lunch. So long as there are veterans, we will not forget them!

One of the ways we make our commitment to our community projects is by providing space for life events like retirements, graduation gatherings and weddings. We also like to combine music and food to our fundraising efforts to get people together and share some good times.

We've got several weekend 'Must

Attend' events if you have not been to the Elks Lodge this year.

Starting tomorrow (30 April) at 6PM and ending May 1st, we will be roasting a hog and mingling with the members of FSU's Collegiate Veterans Association. We are asking for a minimum five dollar contribution to help raise funds to support this year's lodge officers as they travel to Orlando for the Ritual Team Contest.

That same weekend we have booked "A Night of Clean Comedy" presented by Manageurmic Productions and Charrey Entertainment.

The following week we will be hosting a Derby Day, which will include live entertainment and a hat show. We are planning a Mother's Day meal as well as more live entertainment/open mic nights throughout the month.

We have so much going on because we are serious about serving the Tallahassee Community. Come check us out, any day anytime!



## May Contest



Home values in Tallahassee are on the rise. Are you interested in learning more about your home's value? We offer fast, free [Home Valuations](#).



Would your local business like to sponsor next month's prize? [Take our short survey](#) and let us know.



Leave a comment and ["Like" us on Facebook!](#)

### iPad mini



**Up for Grabs:** You're looking at it, folks. That's right, win your very own FREE iPad mini! The current iPad mini is so popular that production of the larger iPad Air has reportedly stepped down a gear. So this thing is hot and we're giving it away to this month's lucky winner!

**How To Win:** Two simple steps and you'll be automatically entered into the drawing for the mini ipad. You must have an account on Facebook (free) to enter.

1. Like our updated Facebook Page (click [HERE](#) to visit Joe Manausa Real Estate on Facebook)
2. Share our recent post on ["Coming Soon Homes For Sale"](#) on your Facebook Timeline.

That's it, should take 5 minutes. Good luck! We'll announce the winner on our Facebook page on May 10th.



## Last Month's Contest



Sloan Owsley was the winner of our April contest for being the first to post the correct answer to the [Joe Manausa Real Estate Facebook Page!](#) She won a FREE massage from Advanced Alternatives Massage Therapy. Congratulations, Sloan!



**Question:** In honor of an epic St. Patrick's Day hangover, we thought we'd tease your brain with a little Tallahassee Irish-history trivia

Which of the following U.S Presidents with Irish roots was the first to visit Tallahassee while still in office?

**Answer:** B) The 25th U.S. President, William McKinley



## Community Events



Is there a MUST SEE event coming soon that you'd like everyone in Tallahassee to know about? [Take our quick survey](#) and tell us to get the word out. We truly value our customer feedback.



Need a plumber, electrician, or new roof? What about financial advice or accounting services? How about a home warranty? [Click here](#) to check out our recommended list of vendors in Tallahassee.

- May 1-3 [Florida History Fair](#)
- May 1 [Lake Ella Sunday Brunch Featuring The Electric People](#)
- May 4 [Jim Crozier with Sugar Hill \(Mary Z Cox and Kyle Willard\)](#)
- May 5 [Holocaust Remembrance Day Commemoration](#)
- May 6 [The Jones Brothers Band](#)
- May 7 [15th Annual Tails & Trails](#)
- May 7 [Asian American Heritage Month Celebration](#)
- May 7 [The Krickets LIVE at J@M](#)
- May 12-14 [ACC Track & Field Championship](#)
- May 12 [Food Truck Thursday Featuring Thursday Night Music Club](#)
- May 13-15 [Maggie Coffey Tennis Tournament](#)
- May 14-15 [Beginning Blacksmith Workshop](#)
- May 15 [The Tallahassee Bach Parley presents: Iain Quinn](#)
- May 17-19 [USFA Tournament](#)
- May 19-22 [Connecting The Dots Heritage Tour 2016](#)
- May 19 [Food Truck Thursday Featuring Bedhead Betty](#)
- May 20 [Emancipation Celebration](#)
- May 20-22 [Comets Summer Xplosion](#)
- May 21 [Night Prowl](#)

May 21 [6th Annual Emancipation and Abolitionist Ball](#)

May 26 [Food Truck Thursday Featuring The New 76ers](#)

May 31– Jun 3 [Camp Challenger Summer Camp—"The Great Outdoors" and "Earth Rocks!"](#)

## What did we miss?

We take pride in making sure our customers are informed of all major "happenings" in Tallahassee. If we missed something (or if you want to make sure we don't miss something in our next issue), just [drop Joe a note](#) and let us know.

## Follow us on Google+



## Joe's list

Often times, homeowners want to know “who to call,” so consider this a great starting point. These are the service providers with whom we currently work and trust (updated monthly). If you belong on this list ... let us know at [info@manausa.com](mailto:info@manausa.com).

### Accountants

#### Starace Accounting

[www.AccountingTallahassee.com](http://www.AccountingTallahassee.com)  
(850) 846-6382

### Cleaning Services

#### Chris Hall

(850) 933-8481

#### Kara Cleaning Services

(850) 405-3839

#### Main Cleaning Solutions LLC

[Facebook Page](#)  
(850) 728-4284

### Electricians

#### Troy's Electric, Inc.

(850) 933-8793

#### CL Williams Contracting

(850) 545-5882

### Financial Advisors

#### Pete Tychsen

[www.PreservationFinancialGroup.com](http://www.PreservationFinancialGroup.com)  
(850) 523-7877

### Fun For Kids

#### Giggles Indoor Play Center

[Facebook Page](#)  
(850) 528-5460

### Heating & Air

#### Riverside Heating & Air

[www.tallahasseehvac.org](http://www.tallahasseehvac.org)  
(850) 633-4896

#### Mayfield Heating & Air

[www.mayfieldhvac.com](http://www.mayfieldhvac.com)  
(850) 766-2376

### Home Inspectors

#### House Huggers

(850) 508-4123

#### Pillar To Post

[www.pillartopost.com](http://www.pillartopost.com)  
(850) 562-0578

#### Southern Home Consultants

[www.southernhomeconsultant.com](http://www.southernhomeconsultant.com)  
(850) 668-0917

#### Wagner Home Inspections

[www.wagnerinspections.com](http://www.wagnerinspections.com)  
(850) 222-4776

### Insurance

#### Chad Gardner

[www.mckeeagency.com](http://www.mckeeagency.com)  
(850) 545-0833

### Pest Control

#### 1st Choice Pest Control

[www.southwindpestandtermite.com](http://www.southwindpestandtermite.com)  
(850) 656-5982

#### Garnet & Gold Pest Control

[Google Plus Page](#)  
(850) 926-1226

### Photography

#### Georgianna Hatch

[Facebook Page](#)  
(850) 524-6060

#### Tai Nunez

[www.tainunez.com](http://www.tainunez.com)  
(850) 391-8139

### Plumbing

#### Dowdy Plumbing

[www.dowdyplumbing.com](http://www.dowdyplumbing.com)  
(850) 656-1211

#### CL Williams

(850) 545-5882

### Real Estate Attorneys

#### Manausa Law Firm

[www.manausalaw.com](http://www.manausalaw.com)  
(850) 597-7616

#### Hayward Title

[Google Plus Page](#)  
(850) 386-4400

### Repairs

#### Andy Bailey's Property

#### Maintenance

(850) 545-5631

### Roofing

#### Lloyd Roofing

[www.lloydroofingandconstruction.com](http://www.lloydroofingandconstruction.com)  
(850) 251-3511

#### Fain Pools & Roofs

[www.fainbuilders.com](http://www.fainbuilders.com)  
(850) 509-0524

### Structural Engineers

#### Barkley Engineers

[www.barkleyengineering.com](http://www.barkleyengineering.com)  
(850) 297-0440

#### Blackhawk Engineering

[www.blackhawkengineers.com](http://www.blackhawkengineers.com)  
(850) 224-4295

## Joe's list

Often times, homeowners want to know "who to call," so consider this a great starting point. These are the service providers with whom we currently work and trust (updated monthly). If you belong on this list ... let us know at [info@manausa.com](mailto:info@manausa.com).

### Surveyors

#### Meridian Surveying and Mapping

[www.msmincorp.com](http://www.msmincorp.com)  
(850)668-7641

#### B&D Land Surveying

[Google Plus Page](#)  
(850) 421-1435

## The Tallahassee Real Estate Blog Is Updated Daily!

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to

**Tallahassee Zing - Hidden Agenda Or Just Ignorance?**

Friday, January 22nd, 2016 at 8:00pm by Joe Manausa

If you have something to say ... step up and say it. But say it and own it.

The Tallahassee Democrat's daily Zing! attracts anonymous comments, which by definition is not a "zing."

[Read Full Post >](#)

1,386 Views, 0 Comments

**Piney Z Real Estate Report January 2016**

Thursday, January 21st, 2016 8:00pm by Joe Manausa

Piney Z is a 15ish year old Tallahassee neighborhood that has much to offer buyers who favor an active lifestyle.

Walking trails, lakes, Tom Brown Park and Lincoln High School are

[Read Full Post >](#)

1,007 Views, 0 Comments

**Hey Homebuyer, Are You Really In A Bidding War?**

Monday, January 25th, 2016 8:00pm by Joe Manausa

Hey Homebuyer, Are You Really In A Bidding War?

I ask you this, because if you plan on buying a home in Tallahassee within the next few months, you are likely to be told that you

[Read Full Post >](#)

931 Views, 0 Comments

**How To Be A Cash Buyer With No Money Of Your Own**

Monday, January 18th, 2016

**Killearn Lakes Plantation Housing Report January 2016**

Tuesday, January 19th, 2016

**Indian Head Acres And Lehigh Home Sales Report January 2016**

Wednesday, January 20th,

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