



TALLAHASSEE LIFE!

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

Volume 16, Number 06

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.

JUNE CONTEST

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



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School's Out - Get Those Yards Looking Great

Nothing says "Summer time" more to me than the smell of fresh cut grass.

Growing up in Tallahassee, I would cut and edge lawns trying to raise money for whatever I happened to want at the time, a great source for pocket change.

I always knew when it was time to mow based upon how the lawns would look, but I had trouble remembering when it was time to take care of the weeds.

Fortunately, my friends at Super-Sod provide reminders now, so I'm always winning the war on weeds. Here's what they told me:

Spring & Summer Weed Control

It's too late now to apply pre-emergent herbicides to stop spring and summer weeds from germinating. The weed seeds have already germinated, even if you can't see them. Weed and Feed products at this time are

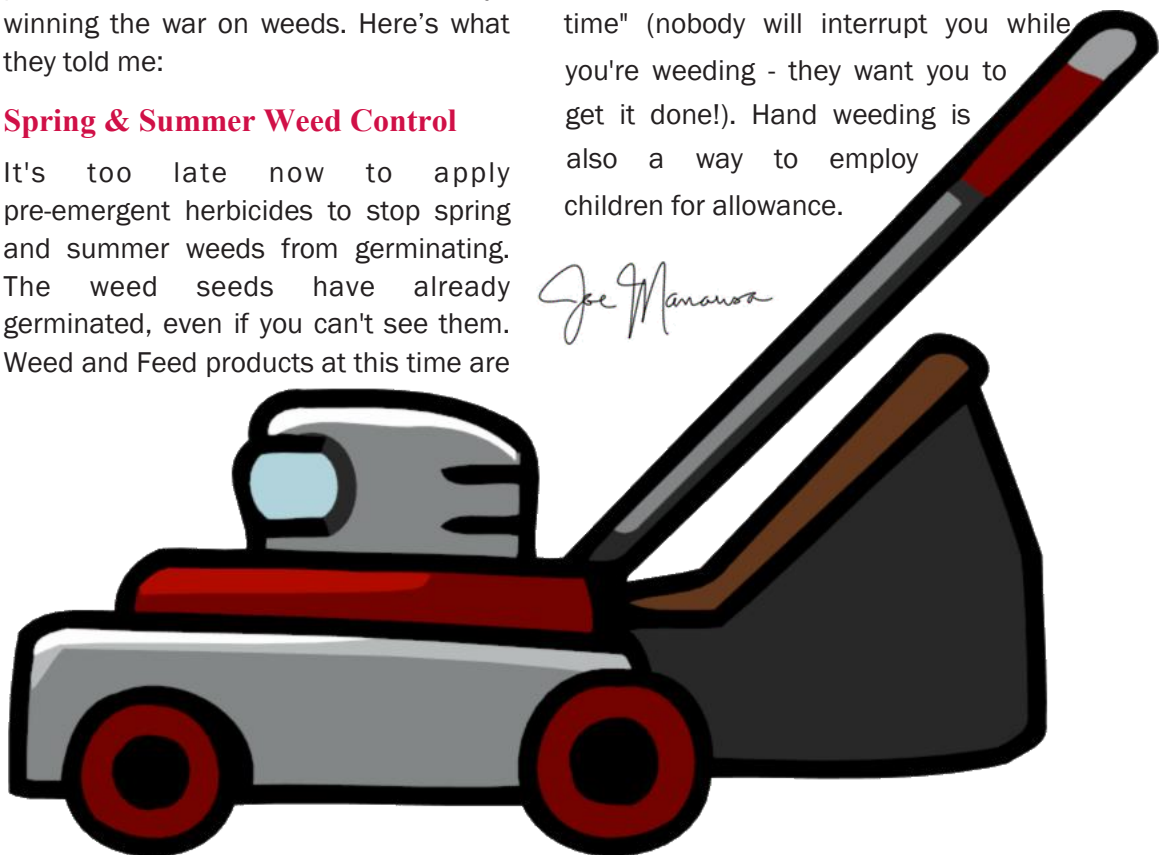
a waste of money.

Spring and Summer are the seasons when post-emergent weed control comes into play.

Keep your lawn mowed to prevent weeds from flowering, forming seeds, and germinating all over again. Regular mowing will help to stop the weed cycle. Keep Tall Fescue tall; but mow warm season grasses short.

The Truth: Hand weeding is a viable option. It's safe/organic, it's decent exercise, and it's meditative "alone time" (nobody will interrupt you while you're weeding - they want you to get it done!). Hand weeding is also a way to employ children for allowance.

Joe Manausa



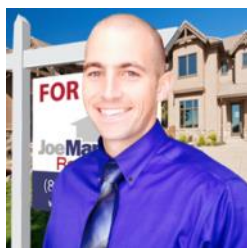
The Best Way To Cool Off This Summer



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



Check out [Edward Ball Wakulla Springs State Park](#) on Facebook and while you're at it, ["Like" JMRE on Facebook.](#)



Garrett Jacks
REALTOR

[See Garrett's Bio](#)

Looking for a nice, relaxing place to take the family this summer? Do you think you need to travel across the globe to find it?

Let me tell you something ... you don't!

If you love the outdoors, then look no further than a 20 minute drive down Crawfordville Hwy. There you'll find Wakulla Springs, the largest and deepest freshwater springs in the entire world!

Hop on one of the guided boat tours, where you'll see tons of alligators, turtles, manatees and colorful birds. The tour guides are all extremely knowledgeable and helpful.



On rare occasions (when the water clarity allows it), glass bottom boats are used for the tours. Pre-historic animal fossils still line the banks in the deep waters of the spring and patrons have been known to see Mastodon remains as they peer into the abyss.

There's also a 22-foot tall observation tower made for jumping! There's usually a long line of younger folks waiting to take the leap into the cool 69 degree water of the springs.

It's the perfect solution on a hot summer day.

If you like to stay active, then bring your bike (or you can just hike if you prefer). There are 3 nature trails to choose from, all great for exploring!



When the day is done, please don't forget to visit the Ball Room Restaurant at the Lodge, where you'll find all sorts of delicious Southern cooking. Yum!!!

So what are you waiting for? Pack a lunch, grab your swim trunks and head to the springs. I promise you're going to love it!

Add Me on Google +

Garrett Jacks
manausa.com

Worked at Joe Manausa Real Estate
Attended United States Naval Academy
Lives in Tallahassee, FL

266 followers | 73,262 views

Higher SPF: Friend Or Faux?



If I could offer you only one tip for the future, [suntan would be it.](#)



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](#)

If you're anything like me, you love living in Tallahassee with its close proximity to the gulf coast, and fun events in and around town.

Likewise, if you're anything like me you are also highly concerned with protecting your skin while enjoying your fun in the sun! You only have to get that bad, "DON'T TOUCH ME!!!" burn one time in your life before applying sunscreen becomes a compulsion.

But when you're shopping in the supermarket and you see all of your options, how do you really know what is right? Does anyone actually know what "SPF" is referring to? And is SPF 100 better than SPF 30?

The SPF rating is referring to the measurement of time it would take you to burn if you weren't wearing sunscreen, as opposed to the time it would take if you are wearing sunscreen.

It is also specifically relating to the sunscreens ability to block UVB rays, which cause burns, but not UVA rays, which cause deeper skin damage, though both UVA and UVB can

contribute to skin cancer.

Most people assume that SPF 30 is twice as effective as SPF 15, but that isn't how it works. SPF 15 blocks about 94% of UVB rays, while SPF 45 only blocks up to 98% of UVB rays.

There is no product out there that will block 100% of UVB rays. Most dermatologists will say that anything above SPF 45 is just silly and a marketing tool - that the difference between a medium and high SPF sunscreen is very minimal, and they recommend that SPF 30 is sufficient to protect you and your family from burning.

The key is to reapply, reapply, reapply! The first layer should be applied liberally a minimum of 30 minutes before going outdoors, and then applied again no more than two hours later, or after swimming and drying off, or sweating.

It doesn't matter if you are using SPF 800 or SPF 15, after a few hours, the protection is gone. So keep your bottle handy, keep your family safe, and keep the fun in the sun going all summer long!



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.



Exploration Series: Tom Brown Park



We know that it's only June, but you'll want to put this on your radar.

[July 4th Fireworks at Tom Brown Park](#) are truly a sight to see and fun for the entire family.



Watch the fireworks this year from your own front porch! Nestled adjacent to Tom Brown Park is the [thriving neighborhood of Piney Z!](#)



Alex Nunez
REALTOR

[See Alex's Bio](#)

This month's Exploration Series feature zeros-in on the very active Tom Brown Park. Located in the eastern part of Tallahassee, just east of Capital Circle SE between Mahan Drive and Appalachian Parkway, sits this huge park with everything you could want to do in it.

This is the City of Tallahassee's premier place to play, with numerous playgrounds, baseball and softball fields, tennis courts, basketball courts, sand volleyball, disc golf, trails, picnic pavilions, and wide open spaces.



The park was dedicated on January 30, 1977 and named after Thomas Irvin Brown, Jr., a coach for Leon High School (1944-1946). He was also a coach for the Babe Ruth League for 20 years and a Leon County Commissioner.

His time, efforts and energies touched the lives of many of our leading young citizens. Tom Brown played the game of sports by giving it his all!

Tom Brown Park also hosts many of Tallahassee's special events, including the annual Celebrate America event, coming up in just over a month on the 4th of July! This is Tallahassee's main event when it comes to 4th of July

festivities and fireworks.

There are live performances, food, drinks, games and fun for the whole family. The program for the event typically kicks off at 5:30 p.m. with a welcoming ceremony and fireworks begin to bang around 9:45 p.m.

This event draws thousands of people throughout Leon County so plan ahead, get there early, and bring your sunscreen. The city does a great job of providing trolley services to adjacent parking lots so all can enjoy this great event.

Outside of the special events, Tom Brown has fun activities you can enjoy daily throughout the year. The "blue playground," as my kids like to call it, is the biggest and offers more swings, slides, and climbing stations than any other park in town.

Disc golf is a relaxing way to get outdoors, enjoy some friendly competition, and get a little exercise walking around the park as there are no golf carts on this course :-)

One of the newer additions to Tom Brown, and growing in popularity, is the sand volleyball courts. These courts are well maintained and offer Tallahassee residents an afternoon activity for friends to get outside and have some fun in the sun.

With so much to do, Tom Brown Park can be your weekly destination for summer fun. Get out there and explore your options. It really is fun for the entire family!

Lights, Camera, Action ... Tallahassee Style!



Visit [Theatre Tallahassee](#) online to see the entire list of this year's productions!

Buying In 2016?



Eva Armstrong
REALTOR

[See Eva's Bio](#)

If you've ever been to a theatrical production on Broadway then you're familiar with the small, intimate settings in which plays and musicals are offered. You would probably never think that Tallahassee could support that type of cultural production ... but you'd be wrong.

Surprise! Not only do we have our own version of Broadway, but even you can audition and perform in well-known and respected productions.

The theatre opened in 1949 as a small town operation and over the years has been expanded and renovated.

Today it has a Mainstage Theatre which seats about 250 people and the Coffee House for much smaller, more intimate productions.

To give you a taste of the types of shows put on at Theatre Tallahassee, the 2016/2017 season includes [A Streetcar Named Desire](#), [White Christmas](#), [Private Lives](#) and a number of others.

Show times are 8 pm on Thursdays, Fridays and Saturdays with a 2 pm matinee on Sunday.

Theatre Tallahassee gives the residents of our town more than just great plays and musicals. The productions hire the entire cast and crew from folks who live in this area!

Yes, YOU can have your moment in the spotlight by auditioning for a role in the play or volunteering to be a crew member. Many of the positions don't require any past experience whatsoever!

In addition to providing these great cultural opportunities, Theatre Tallahassee also offers improvisation, movement and mime classes for actors. And if you're interested you can learn the intricacies of stage management.

If you have ever toyed with pursuing the dream of being an actor, this is a great opportunity to try out your skills. Who knows, perhaps you're the next Katherine Hepburn or Gregory Peck!

2016-2017 SEASON

 Avenue MAINSTAGE MUSICAL AUG 18-SEPT 4, 2016	 IN A FOREST DARK and DEEP COFFEEHOUSE SEPT 22 - OCT 9, 2016	 AGATHA CHRISTIE'S AND THEN THERE WERE NONE MAINSTAGE PLAY OCT 27-NOV 13, 2016	 White Christmas SPECIAL EVENT DEC 1-18, 2016
 NOEL COWARD'S PRIVATE LIVES MAINSTAGE PLAY JAN 26-FEB 12, 2017	 PETER AND THE STAR CATCHER MAINSTAGE MUSICAL MAR 16-APR 2, 2017	 Lucky Me COFFEEHOUSE APRIL 27-MAY 14, 2017	 A STREETCAR NAMED DESIRE MAINSTAGE PLAY JUNE 8-25, 2017



Stay hydrated all summer long and discover [6 Great Reasons to make water your preferred drink of choice.](#)



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.



Kevin Milligan
REALTOR

[See Kevin's Bio](#)

Stay Fit, Stay Healthy, Stay Hydrated!

There's nothing quite like gathering with your loved ones and soaking in the summer sun - but while you are out enjoying the beautiful weather, beaches, and bar-b-que's you can't forget to hydrate!

In June 2015, the max temperature for the month reached 99°F in Tallahassee. Just a few weeks into May 2016 the highest temperature has already reached 93°F - an early indicator that things will be heating up very soon this summer.

Every cell, tissue, and organ in your body needs water to work correctly. It maintains your temperature, removes waste, and lubricates your joints.

Water makes up more than half of your body weight and you lose it when you use the restroom, sweat, and even breathe! Water leaves your body even faster when the weather is hot or when you are physically active.

When you're having fun with your friends and family this summer, be sure to watch out for signs and symptoms of dehydration which can sneak up on you

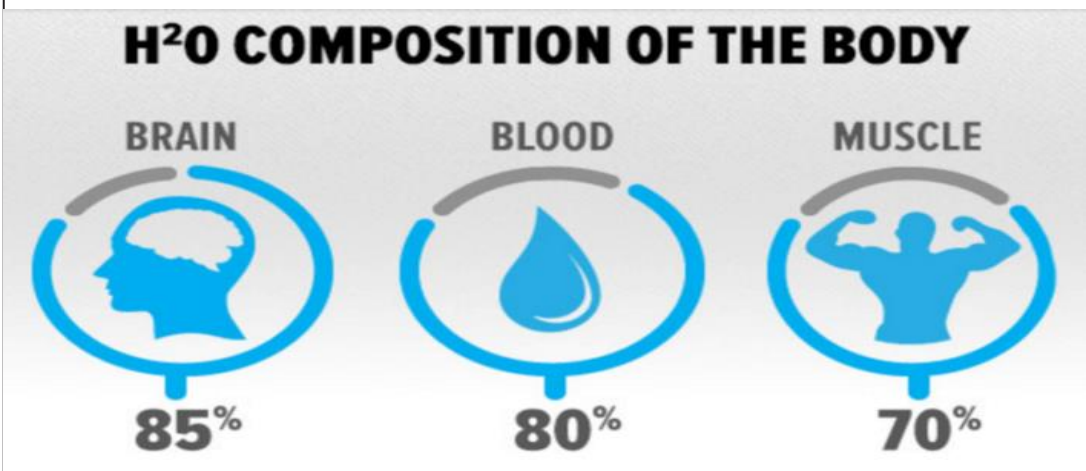
quickly.

Symptoms can include dry mouth, fatigue, thirst, headache, confusion, dizziness, lack of tears, or little to no urine output. People who have certain medical conditions, are pregnant or breastfeeding, or even those trying to lose weight can be at a higher risk of dehydration.

The solution to staying hydrated is to drink 6-8 glasses of water each day. If you know you will be active outside, then increase your intake accordingly.

Always keep a bottle of water with you during the day. When you are feeling hungry, drink water - thirst is often confused with hunger. True hunger will not be satisfied by drinking water, but research suggests that drinking water can help you feel full (this may also contribute to a healthy weight-loss plan!).

If you have trouble remembering to drink water, do so on a schedule at meal times or enjoy a small glass at the beginning of each hour. Stay hydrated, stay well, and stay safe and healthy this summer!



June 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!](#)



How to Win: Be the first person to post the correct answer to the multiple choice question below onto the [Joe Manausa Real Estate Facebook Page](#).

Up for Grabs: 10 FREE snowball cards, a 2016 refillable souvenir cup and a Big Easy T-Shirt from everyone's favorite New Orleans Snowball place ... [Big Easy Snowballs](#), right by Lake Ella. How's that for "stayin' cool"?!

Question: As the temperatures continue to rise, you'll need to find ways to stay cool. So this month's question is designed to make you think "cool" Tallahassee thoughts ... And if you win, you might even get to experience a brain freeze of your own :-)

What is the coldest temperature ever recorded in Tallahassee? And in what year did it occur?

- A) 1899 and -2F
- B) 1903 and -5F
- C) 1927 and -4F
- D) 1936 and -11F



Last Month's Contest



Dawn Bradford was the winner of our May contest for Liking and Sharing our recent article about ["Coming Soon Homes for Sale"](#) on the [Joe Manausa Real Estate Facebook Page](#). She won a FREE iPad mini. Congratulations, Dawn!

iPad mini



Want to see more prizes like this? Let us know by [Dropping Us A Note](#) and we'll be happy to consider it for next month's newsletter.

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.

Jun 2 [Food Truck Thursday Featuring Belle and the Band](#)

Jun 3 [Sundown Summer Concert Series at Cascades Park—Morning Fatty w/Wolf & Witness](#)

Jun 5 [Lake Ella Sunday Brunch Featuring Blue and Lonesome](#)

Jun 5 [British Isles Baroque](#)

Jun 6-10 [Camp Challenger Summer Camp—"Tool Time" and "EdVentures in Engineering"](#)

Jun 9-12 [FSU Men's Basketball Team Camp](#)

Jun 9 [Food Truck Thursday Featuring Wanderfoot](#)

Jun 10-11 [2016 The Ride for Hope](#)

Jun 11 [Florida State Golf Association Event—Capital City Country Club](#)

Jun 12-17 [The Elementary Music Day Camp](#)

Jun 12-18 [FSU College of Music Choral Ensemble Camp](#)

Jun 16 [Food Truck Thursday Featuring Naugahyde Park](#)

Jun 17-19 [USFA North Florida State Tournament](#)

Jun 22-26 [Goldstar Invitational 2016](#)

Jun 22-27 [Dizzy Dean State Tournament 2016](#)

Jun 23-26 [ATAC Long Course Invitational Swim Meet](#)

Jun 23 [Food Truck Thursday Featuring](#)

[Jacob's Ladder](#)

Jun 24-Jul 3 [How to Succeed in Business Without Really Trying](#)

Jun 26 [Taste of Chaos Tour](#)

Jun 27-Jul 1 [Camp Challenger Summer Camp—"The Science of Seuss"](#)

Jun 30 [Food Truck Thursday Featuring the Mary and Aaron Band](#)

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.

Accountants

Starace Accounting

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
(850) 523-7877

Fun For Kids

Giggles Indoor Play Center

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

Heating & Air

Riverside Heating & Air

www.tallahasseehvac.org
(850) 633-4896

Mayfield Heating & Air

www.mayfieldhvac.com
(850) 766-2376

Home Inspectors

House Huggers

(850) 508-4123

Pillar To Post

www.pillartopost.com
(850) 562-0578

Southern Home Consultants

www.southernhomeconsultant.com
(850) 668-0917

Wagner Home Inspections

www.wagnerinspections.com
(850) 222-4776

Insurance

Chad Gardner

www.mckeeagency.com
(850) 545-0833

Pest Control

1st Choice Pest Control

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
(850) 391-8139

Plumbing

Dowdy Plumbing

www.dowdyplumbing.com
(850) 656-1211

CL Williams

(850) 545-5882

Real Estate Attorneys

Manausa Law Firm

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
(850) 251-3511

Fain Pools & Roofs

www.fainbuilders.com
(850) 509-0524

Structural Engineers

Barkley Engineers

www.barkleyengineering.com
(850) 297-0440

Blackhawk Engineering

www.blackhawkengineers.com
(850) 224-4295

Joe's list

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Surveyors

Meridian Surveying and Mapping

www.msmincorp.com
(850)668-7641

B&D Land Surveying

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

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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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Best Buy List

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Home Buying