

TALLAHASSEE LIFE!

Volume 15, Number 8

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.

AUGUST CONTEST

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



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(850) 424-1120
info@manausa.com

Who The Heck Lives In Tallahassee?

According to the United States Census, the population of Tallahassee (Leon County) has grown to more than 284,000 people. I like to look at the County estimates as opposed to the city ones because there really is not much difference between the two (as far as where we say we live).

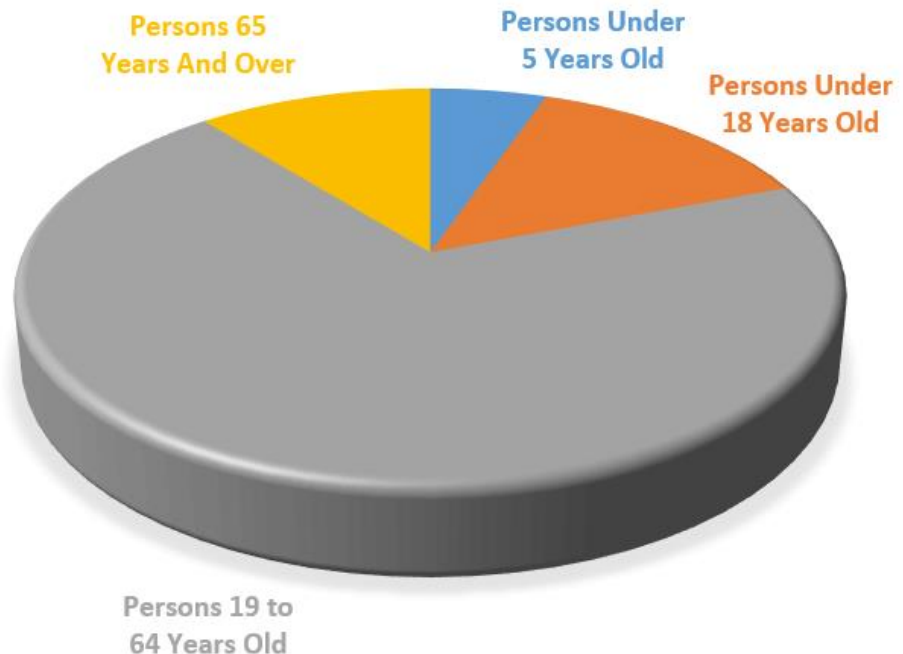
The graph below shows that 70% of our population is aged from 19 years old through 64 years old and our seniors are just 11% of our population. The "Choose Tallahassee" campaign was created to entice baby boomers to move back to Tallahassee, so maybe we'll see this

demographic change over time (check back here in ten years :)).

94% of the county population is either black (31.4%) or white (63.0%), but this too could broaden if some of our non-government jobs/industries grow.

Finally, 44% of our residents hold a Bachelor's degree or higher (of the group that is 25 years old and over), which is 67% higher than the average in the State of Florida. Does this mean we are smarter than other Floridians?

THE AGES OF TALLAHASSEE RESIDENTS



Be Prepared For The New School Year



Ready for the new school year? Start off on the right foot with this [back to school shopping list](#).



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



Lindsey Begue
REALTOR

[See Lindsey's Bio](#)

Everyone knows that the end of summer can only mean one thing: the beginning of the school year! Most parents associate this with getting ready for another scheduled routine and even getting back that much needed 8am to 3pm break!

Others who do not have school age children could associate this time of year with the headaches of heavier traffic or overly crowded fast food lines at lunch time.

There are a few ways to prepare for another school year. If you choose to be the parent responsible for drop-off and pick-up, try pre-driving the necessary route to and from during normal drop-off/pick-up hours.

Leon County has the bus drivers do the same time test before the year begins and it really is a good idea. Just remember to add 10-15 minutes for the traffic when that simulation becomes a reality.

Grocery stores and super centers can get crazy when the stores finally post school supply lists. Here are some tips on how to stay out of the line of fire.

Prepare in advance ... most schools will post their supply lists online well before the stores get them. This gives you a heads up to start shopping before things get hectic.

Shop as you go ... there are basic requests that are on the sheet every year. Pick up tissue boxes, crayons, colored pencils, reams of paper, etc., throughout the summer. Ever heard of all-in one packs?

Some genius created an all-in-one program where you can order a backpack and all of the basic school supplies at the end of the school year to be delivered to your door over the summer so that you won't have to worry about a thing!

Where was this when I was a kid?



Lastly, we have to tackle the madness that is "Tax-Free Week" or "7% Off Sales." I would rather be covered with honey and stuck on a fire ant bed than walk into an Old Navy during tax-free week!

Most people hear "tax-free" and think of all the money they will save. In reality, you can find similar sales throughout the year if you just pay attention to the holiday hype.

Most stores have fantastic mark downs everyday, you just have to walk through the entire store to get there. So put your blinders on, stay focused, and look for the orange tags!

The first few weeks of school can be nuts. But in a few short months, you will be wondering how that school year flew by so fast.

Good luck getting fired up for a new school year!

The Most Highly-Educated City in FL



Considering a move? Find out which [school zones](#) match up with certain neighborhoods.

You can also [search homes for sale by school zone](#).



Stay up to date on all [Leon County Schools on Facebook](#) ... And while you're at it, "[Like](#)" [JMRE on Facebook!](#)



Andrea Chapman
REALTOR

[See Andreas's Bio](#)

Leon County offers its residents a wide variety of educational choices, traditional public schools, charter, private and home schooling options.

There are 5 High Schools, 9 Middle Schools, 23 Elementary Schools and 8 Charter Schools in the Leon County, serving about 36,000 students. Every address is assigned to an elementary school, a middle school, and a high school.

School zones are fairly stable, but they occasionally shift to accommodate population changes. Reassignments to Charter Schools and other public schools are possible under certain circumstances.



Our 8 Charter Schools are designed to serve particular needs. Parents must provide their own transportation for their children to attend a Charter School.

In addition to the traditional Kindergarten-thru-High School facilities, Leon County also offers a free Voluntary Pre Kindergarten program for four-year-old children.

Families of elementary, middle or high school students enrolling for the first time in Leon County Schools will need to

provide a social security number for the student, proof of residence, a birth certificate or other proof of the child's age, proof of a recent medical exam and a record of current immunizations.

Our private schools range in size and mission from the 12 special needs students in grades 5-8 attending Atlantis Academy, to the 923 students attending Maclay Academy, an independent, college preparatory school for K-12 grades.

The Leon County Home Education Program gives parents the freedom to determine their child's educational path and allows students to learn and explore at their own pace. No special curriculum is prescribed, but there are requirements for academic work samples to be kept and participation in national achievement testing.

There is also a wide variety of post-high school education available as well. Most of us are familiar with the public options of Tallahassee Community College, Flagler College, Florida A & M University and Florida State University.

Vocational and Technical training is also available at Kaiser University, Lively Technical Center, ITT Technical Institute, Aveda Institute and the North Florida Cosmetology Institute.

Lastly, there is the [Osher Lifelong Learning Institute](#) designed to provide academic programs to residents over 50 who wish to continue learning.

Regardless of your age, interests or needs, there are all kinds of educational options for everyone!

What Are Your Kids Doing After School?



For a list and descriptions of available after school programs for the upcoming school year, visit [Fun 4 Tally Kids](#).



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



Alex Nunez
REALTOR

[See Alex's Bio](#)

As summer draws to an end not only are parents gearing up for school, but many are also in the process of choosing an afterschool program to take care of their children Monday through Friday from about 3:00 p.m. – 6:00 p.m.

This is no easy task, as there are a ton of things to consider. First and foremost is the well-being of the child, but also location, cost, activities, snacks, etc. will come into play.

Here are some things to consider when evaluating afterschool programs that may help you in your decision making process:

Is the center open on school holidays?

You don't want to have to find supplemental care for your children on their days off... and you don't want to burn your precious vacation time either.

What are the safety procedures in place to protect the children?

The center should have these policies and procedures in writing so staff know what to do in the event of an emergency.

What are the hiring practices? Do they perform background checks on all of their staff?

What other measures are in place to ensure the staff at the center is qualified and safe? What is the ratio of teachers to children?

Staff should be able to effectively manage the children they supervise and an excessive amount of children per staff member can be a liability. Spend an hour at the center at a peak time,

observing the interaction between caregivers and children.

Do the children appear to be happy and engaged in activities? Do the caregivers spend most of their time listening to, teaching, and playing with the kids, or are they texting away on their mobile devices?

Are they quick to respond to a child's needs? Are they patient? Are they firm and fair with the application of their rules?

**FUN
FOR THEM.
PEACE
OF MIND
FOR YOU.**

Is the center clean and the equipment and furniture in good working order?

Kids carry enough germs on them to begin with; the center should not be a breeding ground for those germs.

Is there a designated quiet space for kids to do their homework?

The last thing a you need to do after you get home is homework. It's hard enough to manage the house in the 2 to 3 hours you have before the kids bedtime.

As you can see, there are quite a few things to consider. A little research can really help keep your kids happy and your stress levels low.



Do you have recommendations for cool places to visit in or around Tallahassee?

[Drop us a note](#) and we'll write an article on it in next month's edition of Tallahassee Life!

Buying In 2015?



Eva Armstrong
REALTOR

[See Eva's Bio](#)

You've Got To Love Those Canopy Roads

If you've lived in Tallahassee for a while or just moved here, you've probably noticed the Spanish moss hanging from the oak trees around town.

A symbol of the south for many years, Spanish moss draping down from the branches of old live oak trees is nowhere more dramatic than on the Canopy Roads feeding into Tallahassee.

Named for the way the branches of the old live oaks stretch across the roads forming a cool, green canopy overhead, many people enjoy a ride on the roads during the hot summer days.

The gently rolling hills provide a serene and inviting ride, enticing bicyclists, motorcyclists, runners and automobiles to explore the very trails the founders of our state travelled many eons ago.

Created prior to Florida's statehood in the mid 1800's, the roads provided the easiest way to get to Tallahassee and many wagons and horses travelled these roads before they were paved.

As you ride the various sections, you can see how the centuries of travelers have worn the roads down, with their shoulders rising as high as 3-4 feet above the pavement level.

If you want a quick taste of the canopy road experience, drive down Pisgah Church Road. A short 1.2 miles connecting Bradfordville and Centerville roads, the county gave it the Canopy Road Designation in 2007.

Add it to these eight other beautiful roads ... Old St. Augustine, Miccosukee, Old Bainbridge, Centerville, Old

Centerville, Meridian, Sunny Hill and Moccasin Gap.

Meridian Road runs all the way up to Georgia, and Centerville Road takes you to the highly popular [Bradley's Country Store](#) and beyond. Known for their



country sausage made on site, they hold an annual Old Fashioned Fun Day the Saturday before Thanksgiving.

Offering many interesting food items in addition to sausage, the only way to get there is by canopy road.

Tallahassee has come to be known for these special roads and the community values them very highly. In fact, special setbacks have been established along them to protect the live oak trees from harm and ensure the continuance of these attractive and historic means of travel.

So as Tallahassee heats up under the summer sun with our high humidity (ugh), jump in the car or on a bike, grab a cool lemonade and take a ride to explore the lovely green and cool canopy roads.



Do you have a suggestion for next month's "food" article?

[Drop us a note](#) and let us know.



See the entire [Mom & Dad's Italian Restaurant](#) menu and wine selection



Garrett Jacks
REALTOR

[See Garrett's Bio](#)

Mom And Dad's Italian: Feel Right At Home

If you're in the mood for some fine dining, look no further than Mom & Dad's Italian Restaurant on Appalachee Pkwy.

Serving traditional Italian dishes since 1963, this place is sure to make your taste buds do the happy-dance. Just make sure you loosen your belt a notch before you arrive ... you'll thank me later.



When I say the word *traditional*, I really mean it ... from the Formaggio Di Pane appetizer through the delicious Cannoli you force yourself to choke down at dessert. The only regret you'll leave with is that you didn't drink enough of the vino.

And what a wine selection they've got!

They currently serve 9 different house wines and 45 other fine selections. There's a beverage to fit any occasion and to compliment every dish on the menu.

But let's talk about food. Famous for their mouth-watering lasagna and Diana's Steak, I can guarantee you'll say

"Mama Mia!" when you bite into your main course.

My wife and I went out to Mom & Dad's with a couple of friends for the first time a few weeks ago. She had the Chicken Piccata, which is two chicken breasts sautéed in Italian spices and a white wine lemon cream sauce.

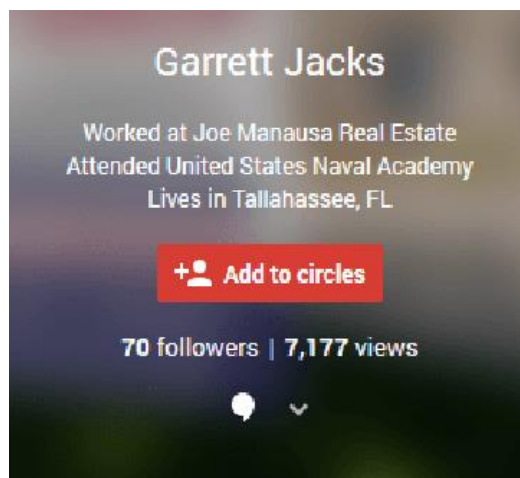
She absolutely loved it. The lemon cream sauce really made the dish stand head and shoulders above any other Piccata she's ever had.

And I went with old faithful ... the Chicken Parmigiana. Two chicken breasts baked in tomato sauce and covered with Italian cheeses never tasted so good.

After an abundance of wine, we decided to top it all off with salted caramel ice cream and a lemon cream cake. Boy oh boy was it tasty!

So if you're looking for a classy place to take the family, check out Mom & Dad's. You'll enjoy every bite!

Add me on Google+



Baby On Board!



Is your family planning for a new addition in the near future? Check out the [top baby names of 2015](#) so that you can pick out something totally different!

Feeling cramped...?



Feeling cramped in that 2 bedroom townhome? New babies need space! Here is a variety of [3 and 4 bedroom homes for sale](#) in Tallahassee.



Kevin Milligan
REALTOR

[See Kevin's Bio](#)

It seems like baby-mania is in the air these days. From the British royal births to Kanye and Kim, baby-making seems to be on the agenda for many couples.

In our own real estate office, we have one newborn (congratulations to John Bozeman and his wife!), another baby coming any day now ... and pictures of small children on almost every desk.



It seems like every time I turn around someone else I know is having a baby, but what do the numbers say?

According to the U.S. Census Bureau, since 2010 Leon County has seen an overall population increase of 2.8%, compared to 4.2% for the rest of Florida. This increase is probably more a result of retirees moving to Florida than an increase in child births.

Leon County had a total of 3,011 births last year, which was 10.8 per 1000 people and lagged behind the rest of the state at 11.2 births per 1000 people. The national average is 12.4 per 1000.

People are actually having fewer babies

in Leon County compared to the rest of Florida and the rate has been steadily decreasing over the last 20 years.

Not only are birth rates changing, but so are the names parents are giving their children.

The Social Security Administration indicates the most popular names for boys and girls in Florida are Noah and Isabella.

The most popular names in the year I was born (1979), Michael and Jennifer, aren't even in the top 20 this year! Does that make me old?

Anyhow- I digress.

With all the baby apps on the iPhone and Android these days, selecting a name for your new baby has never been easier. With thousands and thousands of possible matches, you can spend hours-on-end perusing through all sorts of names you would never think of yourself.

Congratulations to all the new (and soon to be) parents in Tallahassee! I hope you all are prepared for the greatest adventure you'll ever know.





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!](#)

August Contest



How to Win: Be the first to post the correct answer to the [Joe Manausa Real Estate Facebook Page](#).

Up for Grabs: A FREE Maintenance Service Agreement (\$145 value) from [Mayfield Heating & Air](#). This includes a semi-annual preventative maintenance inspection designed to extend equipment life and ensure that your Heating and Air Conditioning system continues to perform at optimum efficiency. Keep your energy bills low and stay cool all summer long!

QUESTION: Located just off Thomasville Rd., North of I-10 but South of Bannerman Rd., this 80-acre property boasted the highest sales price of any home over the past 6 years. What piece of property is this? (pictured above)

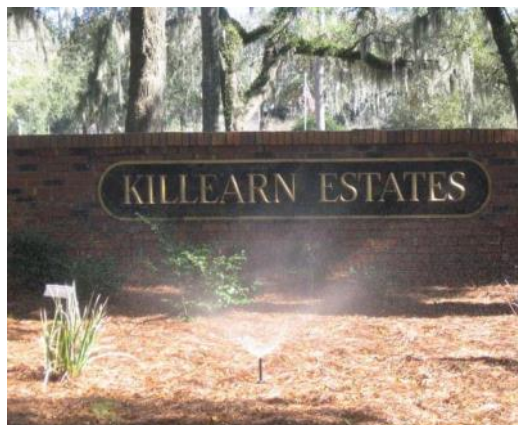
Hint: It was sold by Joe Manausa Real Estate earlier this year for \$3.74M.



Last Month's Contest



Bobby Ryon was the winner of our July contest for being the first to post the correct answer to the [JMRE blog](#). His prize was a FREE auto detail from Super Suds (\$99 value), courtesy of Chad Gardner from [Mckee Insurance Agency](#). Way to go, Bobby!



Question: In which Tallahassee neighborhood can you find all 3 of these very obscure street names?

1. Cahir Dr.
2. Ree Dr.
3. Malin Dr.

Answer: Killlearn Estates

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.

Aug 1-21 [Leon County Schools 2015 Back To School Supply Drive](#)

Aug 1 [20th Anniversary of the Downtown Marketplace](#)

Aug 1-2 [2015 Southwood Cup at The Southwood Golf Course](#)

Aug 4 [Giggle Magazine "Casting Call For Cuties"](#)

Aug 6 [Community Conversation: Benefits of Breastfeeding](#)

Aug 7 [Sundown Summer Concert Series at Cascades Park](#)

Aug 7-9 [BSC Southern Championships Super NIT](#)

Aug 8 [Leon Country Humane Society's Dog Wash](#)

Aug 9 [The Guns of August](#)

Aug 14 [Contra Dance](#)

Aug 14-15 [2nd Annual Southern Extreme Ram Rodeo](#)

Aug 14-16 [Comets Tournament of Champions](#)

Aug 15 [T.O.U.R. Guide: Mission San Luis & Challenger Learning Center](#)

Aug 15-16 [Tallahassee Last Blast Before Class Level 6](#)

Aug 17 [Leon County Schools- Students Report](#)

Aug 20 [Masters in the Making: Andrew Wyeth, "Christina's World"](#)

Aug 21-23 [Forbidden Films: The Hidden Legacy of Nazi Film](#)

Aug 22 [Tallahassee Beer Mile](#)

Aug 23 [Copenhagen](#)

Aug 28 [Sara Mac Band](#)

Aug 28-30 [Comets End of Summer](#)



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

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

Home Warranty Quote

We'll Get You A Best Quote

(850) 888-0888

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

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

ANDCAT, Inc.

(850) 980-6999

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

Surveyors

Meridian Surveying and Mapping

www.msmincorp.com
(850) 668-7641

B&D Land Surveying

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