

TALLAHASSEE LIFE!

Volume 16, Number 01

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.

JAN CONTEST

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



CONTACT INFO

Joe Manausa, MBA
Joe Manausa Real Estate
2066 Thomasville Road
Tallahassee, FL 32308
(850) 424-1120
info@manausa.com
www.manausa.com

Happy New Year Tallahassee v.2016

Well, another year has come and gone, but Tallahassee keeps moving along. The housing market enjoyed it's strongest year of recovery meaning the best year since 2007) and the momentum appears to be pushing through to 2016.

The Tallahassee Life! Newsletter had a strong year as well, as our subscriber list has grown to more than 9,000 readers! We are blown away by the responses we have received and our New Year's resolution is to grow the list beyond 10,000 by the end of next year (hey, if you know somebody who you think should subscribe to Tallahassee Life!,

can you send this to them?). There's no need to wait after all :).

And speaking of a New Year's resolution, we invite our readers to share theirs on our [Facebook Page](#).

In addition to the contest that you will find on [page 7 of this edition](#), we'll also be looking to pass out a few "Resolution Awards" if we see something unique and uplifting.

We wish everybody a safe and Happy New Year, and look forward to sharing insider tips and events for the enjoyment of Tallahassee Life!
Joe Manausa
in the new year.



Change A Life: Mentor A Child



Discover how you can get involved with the [Leon County Mentoring Program](#) in 2016!



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



Stacie Boone
REALTOR

[See Stacie's Bio](#)

The holidays are finally over and I am sure you are set up for a spectacular 2016 with new resolutions and goals. In exploring ways to make 2016 a great year, I discovered that January is National Mentor Awareness Month.

Tallahassee is blessed to have an amazing public school system. My kids have gone through elementary and middle school in Leon public schools and they are now both having a wonderful experience in two different public high schools.

Leon County has some of the most giving and caring teachers who sacrifice their time to mentor young students. Did you know that you can also get involved?



I can't think of a better way to spend some of your volunteer time! I have included a selection that comes directly from the Leon County Schools mentoring site.

Please consider becoming a mentor today!

A Leon County Schools Mentor can serve almost any age student from Kindergarten through Adult Education. After receiving training at the District Office or a school site, mentors work one-on-one with the same student each week.



Mentors can assist with academic assignments, check homework, help with test preparation, work on time management and goal-setting skills, check the student's assignment list regularly, and tutor the student.

Most importantly, mentors provide an additional caring adult for a student to look up to as a role model, and to be their friend.

A trained volunteer makes the commitment to assist an identified student one-on-one, for about one hour, once a week.

This is an outstanding opportunity to not only make a difference in our community, but to really have a lasting effect on the life of a child.

Goodbye Tallahassee!



There are so many reasons to love Tallahassee. I'm really going to miss [my lovely neighborhood](#) and all the wonderful things this city has to offer.



Get active this year and check out the [Capital City Cyclists on Facebook](#)... and while you're at it, ["Like" JMRE on Facebook](#).



Andrea Chapman
REALTOR

[See Andreas's Bio](#)

By the time you read this, I'll be in Lakeland, Florida. We lived there for over twenty years before moving to Tallahassee in 2006, our children grew up there, and my husband and I decided to retire there.

It wasn't an easy decision, and I've decided to make a note about all of the things I'll miss about this wonderful city in my very last article of Tallahassee Life!

I wasn't much of a football fan before coming to Tallahassee. But you MUST follow FSU football if you live here. Half the town wears garnet and gold on game day, so I would wear my FSU t-shirt as well, sharing smiles, comments and knowing looks with other Tallahasseeans in parking lots and while waiting in line at Publix.

The Tallahassee Democrat reports on all players as if they were Kardashians, so they start to feel like family. Tallahasseeans root for their teams proudly and passionately, and it's been fun to be a part of it, especially during our run to the National Championship.

Central Florida has only two seasons: Summer and Hell. I'll miss the cooler weather, along with the ability to wear layers of clothing.

The Tallahassee climate supports a mix of northern and southern plants, so we work at keeping our palms from freezing while enjoying the changing colors of our oak trees.

Between MOVE TALLAHASSEE, Capital City Cyclists, Gulf Winds Runners, and the dozens of exercise facilities, there is

great support for fitness in Tallahassee. The weather allows for outdoor activity most of the time, and the number of trails for biking and running continues to increase. Thanks to the supportive environment, I'm leaving Tallahassee weighing less and feeling stronger than when I came here.



Leon County has a terrific library system. If you're in a book club with fellow cheapskates, you can borrow a bag of 10 books of the same title, and keep them for up to 6 weeks. You can attend book club discussions on a wide variety of topics at various library branches.

Of course there's the usual storytelling, exhibits, volunteer opportunities, guest speakers and all that -- and a staff of kind, helpful, dedicated workers whom I will miss.

We're usually busy at Joe Manausa Real Estate and don't often have time to socialize, but I've never worked with a finer group of people. Thanks for always being there to help when needed, and for graciously letting me add an opinion even if you didn't need it. I'm gonna miss you guys.

HAPPINESS ADVANTAGE

Do you want to be successful in 2016? Then get happy! Discover how [positive psychology](#) can make you and your team reach new heights in the new year.



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



Garrett Jacks
REALTOR

[See Garrett's Bio](#)

Find True Happiness In 2016

Growing up, you were probably told that if you work hard, get good grades, get into a good college, get a good job ... then and only then will you be successful and ultimately “happy.”

Am I right?

That's what I've been told my entire life, and it wasn't until recently that I discovered I've been wrong all along.

Tons of new research in the field of positive psychology has proven time and again that happiness is not the byproduct of success. In fact, it's actually the complete opposite.

Because you are happy, you will then be successful. So ... How do you just wake up one day and decide to be happy?

Well, the short answer is—you don't. Raising your baseline of happiness takes daily habitual practice.



The reason I write this article is because many of you want to be better and more successful in 2016. You've come up with a multitude of New Years Resolutions that you may or may not keep, all in an attempt to be happier.

Believe it or not, exercise can have a lasting effect on happiness over time, but merely obtaining a goal that you've set doesn't make you happier ... not in

the long run anyway. As soon as you shed those 50 pounds you promised yourself you'd lose, what happens?

You experience a brief moment of happiness, pat yourself on the back and then gradually revert back to your old ways over time.

But why?

Willpower, that's why. We all have a limited amount and once we reach that goal (Yay!), our willpower-fuel hits E and we're toast.

You see, resolutions that target lasting change shouldn't be aimed at hitting goals, but instead forming habits. That 24-day challenge is great and all, but what about day 25 or month 6?

The less willpower and energy used to start a habit, the higher the chances of success. In other words, the easier you make it to perform a desired action, the more likely you are to follow through.

If you want to form the habit of daily exercise in the morning, then wear your workout clothes to bed and put your shoes next to you.

Want to watch less tv and spend more family time in the evenings? Take the batteries out of the remote and keep board games in plain sight.

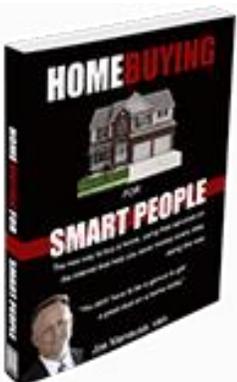
Want to spend less time on Facebook? Then delete the app from your phone. Logging in manually every time is way too much work!

Apply this concept to just about anything and form habits in 2016 to make it your happiest, most successful year yet!



Do you have recommendations for cool places or events 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 2016?



Eva Armstrong
REALTOR

[See Eva's Bio](#)

Things To Do In 2016

With the New Year comes the opportunity to experience new activities and the need to get your 2016 Calendar filled with all the important events you don't want to miss!

I've gone ahead and compiled a list of websites that have some of the key dates noted for you, like holidays, sports, and other events in Tallahassee.

[Holiday dates for calendars](#)

[FSU Sports Schedules](#)

[Buy FSU tickets the easy way!](#)

[FAMU sports schedules](#)

Let's also not forget that this is an election year. I've included all election dates below for easy reference.

Presidential Primary: March 15, 2016

Primary Election: August 30, 2016

General Election: November 8, 2016

[Helpful information for voters](#)

[Legislative session \(starts in January this year!\)](#)

If you haven't been before, you've got to check out [Springtime Tallahassee](#) in April. It's the largest festival in town and always proves to be loads of fun.

For those of you who enjoy art and music performances, these tickets go fast, so get them while you still can! [FSU Opening Nights of Art Performances \(previously known as FSU's Seven Days of Opening Nights\)](#)

Local bicycle fanatics created several challenging and entertaining cycling events like the Spaghetti 100 that are well worth attending. But there are so many other rides during the year hosted by the [Capital City Cyclists](#) that you'd really enjoy

And last but not least ... for hunting and fishing enthusiasts there is no better place find important dates AND regulations than the Fish and [Wildlife Conservation Commission](#). They provide the where, when and how for all things hunting and fishing!

2016 is going to be fantastic! All you've got to do is take in the sights and enjoy life!



Oh, The Weather Outside Is Delightful!



See the complete history of Tallahassee weather data in the [Old Farmers Almanac!](#)



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](#)

I know it is sometimes hard to believe, but I think we Tallahasseeans forget how fortunate we are to live a part of the United States with wonderful weather all year-round.



As I sit here writing these words, I am looking at the forecasted weather for the upcoming Christmas holiday and it's going to be in the mid-80s! Yes it is warmer than usual, but I don't see people making much of a fuss over it.

As a native of Chicago I just can't get over the idea of walking the dog at night in shorts and a tee-shirt, and seeing Christmas decorations throughout the neighborhood homes.

I recently had the pleasure of making the long trek from Tallahassee to the Chicagoland area for the Thanksgiving Holiday. When I hopped in the car and departed Tallahassee it was a sunny, 79 degrees.

By the time I entered Southern Illinois, I was hit by one of the biggest November snowstorms in Illinois history. When I finally stepped out of my car 16 hours later in my hometown outside of Chicago, the outside air temperature was 9 degrees (and it actually felt colder

considering the blistering wind blowing across the Illinois prairie). Ouch!

That kind of cold hurts the skin ... and it was only mid-November! I would be lying if I said I didn't consider making a U-turn and coming back down to Florida.

This holiday season in Tallahassee has seemed unseasonably warm so far; however air temperatures did dip into the 50's this past week (gasp!).

The average max daily temperature midway through December is 75 degrees, with an average minimum temperature of 51 degrees. Historical daily highs are between 68-63 degree and lows between 44-41 degrees.



I have no doubt that Santa is closely watching the weather as he plans his delivery route next week. If temperatures continue to be warmer than normal, he will have to shed his red coat for a red tank-top and an FSU bathing suit.

I will continue to relish this fantastic weather and continue to be the envy of all of my mid-western family and friends.



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!](#)

January Contest

Do you know why adults ask kids what they want to do when they grow up?



They're looking for ideas.

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

Up for Grabs: An entire day of FREE FUN at [Giggles Indoor Play Center](#) where you'll find 4,500 square feet of fun for kids from Infancy to 12 years of age. They offer play structures for every age, independent and parent inclusive classes, and monthly family friendly events! The doors will open in January. So come out and experience the all the fun at 3441 Bannerman Rd!

QUESTION: There's an age-old question we were all asked at some point in our young lives. "What do you want to be when you grow up?" According to a recent national survey, what are the most highly sought after professions for both boys and girls (in that order) between the ages of 1 and 10 in 2015?

- A) Astronaut, Nurse
- B) Firefighter, Teacher
- C) Don't Know, Don't Know
- D) Professional Athlete, Doctor



Last Month's Contest



Doug Taylor was the winner of our December contest for being the first to post the correct answer to the [JMRE Facebook Page](#). His prize was a FREE carpet cleaning from [Main Cleaning Solutions!](#) Congratulations again, Doug! PS- This was his 2nd win in a row!

Question: The very first Christmas celebrated inside the continental United States happened in the year 1539 in Tallahassee, FL. There were no Christmas trees or presents from Santa. Instead, it was a religious observance with a Christmas mass. Whereabouts in our fine city did this celebration occur?

- A) San Luis Ridge
- B) Off Appalachee Pkwy near the Capitol
- C) The Indian Mounds near Lake Jackson
- D) 2066 Thomasville Rd

Answer: The correct answer is B) Off Appalachee Pkwy near the Capitol

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.

Jan 4 [Day Camp- Surprises of the Sea](#)

Jan 4-11 [The 2016 Winter Festival Youth Art Exhibit](#)

Jan 6-9 [Physical Phenomena at High Magnetic Fields VIII](#)

Jan 8 [Special Collection of Osnat Tzadok from Toronto](#)

Jan 8-31 [Exhibition: The Annual Art Faculty Exhibition](#)

Jan 12-13 [Great American Realtor Days](#)

Jan 14 [The Underpants](#)

Jan 16 [Pas de Vie Ballet](#)

Jan 16-17 [YBOA MLK Baseball](#)

Jan 16 [Kids' Free Day at the Challenger Learning Center](#)

Jan 16 [The Metropolitan Opera: Live in HD- Les Pecheurs de Perles \(The Pearl Fishers\)](#)

Jan 17 [FSU Organ Studio Recital: Messiaens "La Nativite du Seigneur"](#)

Jan 21-23 [A Piece of Mine](#)

Jan 22-25 [ATAC Mac Crutchfiels Short Course Invitational Swim Meet](#)

Jan 22 [Leon Anderson Band](#)

Jan 24 [The Artist Series of Tallahassee presents The Carpe Diem String Quartet](#)

Jan 24-25 [Opening Nights Presents Maya Beiser](#)

Jan 26-27 [Florida Senior Day](#)

Jan 26 [Opening Nights Presents Shen Wei Dance Arts](#)

Jan 30 [Love Life Wellness Summit](#)

Jan 30-31 [Capital City Classic Wrestling Tournament](#)

Jan 30 [The Metropolitan Opera: Live in HD- Turandot](#)



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+



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

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

Surveyors

Meridian Surveying and

Mapping

www.msmincorp.com
(850)668-7641

B&D Land Surveying

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