

# TALLAHASSEE LIFE!

Volume 16, Number 03

## 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.

## MAR CONTEST



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



## CONTACT INFO

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Tallahassee, FL 32308  
(850) 424-1120  
[info@manausa.com](mailto:info@manausa.com)

## It's Not Too Late To Show Your Support

If you haven't yet purchased a brick on the Florida Veterans Walk of Honor ... don't worry, it's not too late!

My father and I visited our bricks this past weekend and it was a really neat experience. In case you haven't heard about the Walk of Honor and how it provides an opportunity for family

members and friends to thank a Veteran with a long-lasting dedication to the Veteran's service, you can [read about it here](#). The proceeds go to support the Florida Veterans Foundation, and we should never forget the sacrifice these men and women have (and continue to) make on our behalf.



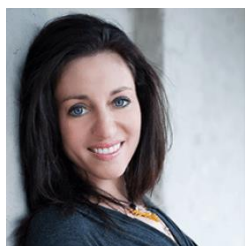
## Wakulla Springs Awaits You!



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



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



Michelle Manausa  
REALTOR

[See Michelle's Bio](#)

As our temperatures warm up this spring, start planning your outdoor activities in and around the greater Tallahassee area!

[Wakulla Springs State Park and Lodge](#) is a well know destination in these parts. Built in 1937 by financier Edward Ball, it is listed on the National Register of Historic Places and designated as a National Natural Landmark.

This park is home to one of the largest and deepest freshwater springs in the world and sees approximately 200,000 visitors each year.

Guests can enjoy the refreshing 70 degree temperature of the springs year round which is especially welcome in the hot summer months! In addition to enjoying the beach-like swimming atmosphere, guided boat tours are available which give visitors the opportunity to view the abundant wildlife and beautiful landscape of the Wakulla River.

Other features of the park include picnic areas, hiking/nature trails, horse trails, playground, bird/wildlife watching, and the Lodge, which is available to overnight guests as well as event hosting of weddings, parties and meetings.

Another wonderful way to enjoy the Wakulla River outside of the Wakulla Springs State Park is by taking a canoe or kayak adventure!

You can bring your own water craft or rent at various locations nearby. One option is [T-n-T Hide-A-Way Canoe and Kayak Rental](#) off Highway 98 in

Crawfordville. Just park your car, and launch right into the river.

From there, your adventure takes you upstream for a fairly easy paddle. You can take your journey and return back at your leisure or reach the final turnaround at 6 miles from the launch with a relaxing float back downstream.

If you would like a more full service experience, visit [The Wilderness Way](#) on Shadeville Road in Crawfordville. They offer guided tours with experienced paddlers knowledgeable about the history and ecology of the region.



In addition to rentals, they carry the largest selection of kayaks for sale in the Big Bend area. So if you find that your paddling adventure has got you hooked, The Wilderness Way can help you select the right craft just for you!

Next time you are looking for an amazing local day trip, a paddling journey down the Wakulla River should be added to your list. It really makes for a great weekend getaway with the family.

Just make sure you remember to bring your camera for some awesome nature and wildlife pics! And last but definitely not least ... Don't forget to wear sunscreen.

## St. Patrick's Week Tallahassee Style



Come on out and  
celebrate St.  
Patrick's Week  
with the  
[Tallahassee Irish  
Society!](#)



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](#)

In its 6th year of providing a celebration of Irish Culture and Heritage on the occasion of St. Patrick's Week, The Tallahassee St. Patrick's Festival and Parade has become an annual staple for all of those in and around the community who have Irish blood, or at least pretend to have Irish blood for the sake of a good time!

For more than 25 years, your friends and neighbors in the community have been working quietly to keep these traditions alive and well in the Capital City.

Because the Tallahassee Irish Society is a not-for-profit cultural organization, generous private donations from local businesses and individuals and support from the City of Tallahassee and volunteer committees have brought

excellent Irish music, theatre, and dancers to the state.

Fun is the name of the game and this year's events will not disappoint! The Centre of Tallahassee's new amphitheater is ready to stir up the Irish in you on Saturday, March 12th!

Morning activities begin with the annual race (time TBD), followed by an incredible lineup for the 2016 Music Festival beginning at 2:00p including The Tallahassee Pipe Band, Krooked Kilts, Roisin Mo Chroi, The Bothy's, Tallahassee Step Dancers, and another encore performance from Krookid Kilts.

This event is sure to be a great time had by all, so be sure drink, dance, be merry, and let the Luck o' the Irish rub off on you!

**KISS ME**  
I'M  
pretending to be  
**IRISH**

## 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.





Located in the Killlearn area, [A.J. Henry Park](#) is an awesome place to take the kids. Get some fresh air and discover one of the many great parks in Tallahassee.



Would you like to live near this wonderful park? Then you might want to consider buying a home in [Killlearn Estates!](#)



Alex Nunez  
REALTOR

[See Alex's Bio](#)

## Discover A.J. Henry Park

This month's Exploration Series feature zeros-in on the peaceful and nicely shaded AJ Henry Park. This 72 -acre tract is centrally located amidst seven surrounding neighborhoods in the Killlearn area, and was developed as an active and passive park.

In March of 1985, the City acquired the land for the park and named it A. J. Henry in memory of the property owner who donated the land to the City, Dr. Joe Henry.

The City developed the first phase of A. J. Henry Park with some funding from the Florida Recreation Development Assistance Program in 1986. This stage included picnic facilities, a playground and open playing space, and nature and walking trails.

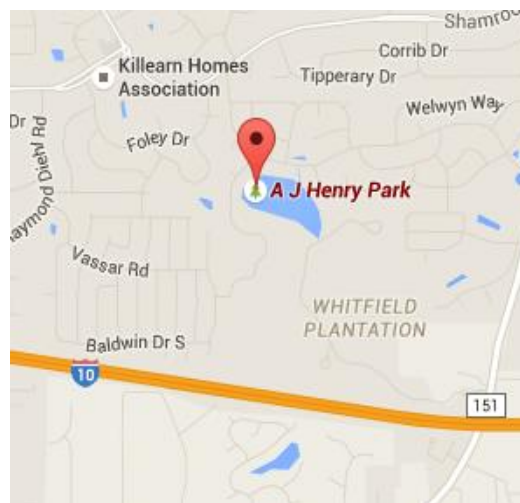


Future plans promised the residents construction of a community center and swimming pool. Site improvements include four picnic shelters, a large picnic pavilion, a comfort station, and parking areas.

AJ Henry Park is a great place for little kid birthday parties. It's not as busy as Tom Brown Park and the pavilions and restrooms are very close to the playground, so you can keep a close eye

on your little ones.

If you have a toddler and get nervous about the "big kids" racing after each other through the playground completely unaware of someone half their size, then you will love the slow, calm pace that AJ Henry Park has to offer.



There is also a good amount of tree cover to help keep you cool on those hot summer days. A 1.3 mile trail gives you the opportunity to explore the entirety of the park while getting some fresh air and healthy exercise in the process.

You can access AJ Henry Park by taking Centerville Road to Gardenvue and then Gardenvue to AJ Henry Park Drive or you can take Thomasville North to Killarney Way and then Killarney Way to Shamrock and then Shamrock to Gardenvue and Gardenvue to AJ Henry Park Drive. Parking is easy to find near the park entrance.

I hope you've enjoyed learning about AJ Henry Park this month. Be sure to check in next month for a snapshot of another one of Tallahassee's great outdoor spaces!



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](#)

## Why Wait?! Get To The Beach!

Feeling house bound? Cold weather and gloomy skies getting to you? Dreaming of the beach, thinking it's still three to four months before you can throw the kids in the car and head to sand and surf again?

Perhaps there's another option ... one that gets you out of the house and down to the shore giving you the quiet experience of the beach without the masses of people, screaming kids and constantly looking for a spot for your towel and umbrella.



Have you ever been to the beach in late winter or very early spring? What a wonderful experience it can be. Especially if you pick a location that during the more popular times of year is packed with people.

The Florida panhandle has some of the prettiest beaches in the world, repeatedly chosen among the top 10 in the US. And our beaches have some unique features that add to the coastal retreat experience.

For example, Walton County has two state parks that cover 6 miles of white sand beach totally undeveloped and protected for your enjoyment.

County Road 30A runs along the water front from Topsail Hill Preserve State Park to Rosemary Beach where it intersects with Hwy 98.

The county also built a 20-mile paved bike and walking path water-ward of 30A that takes you along the beach, over wooden bridges and through lovely beach side communities like Seaside and Watercolors.

What better time to ride those 20 miles than in a comfortable sweatshirt on a cool day with the road wide open ahead of you!

Each of the towns has unique choices for overnight accommodations. Starting with the two state parks along the shore, [Topsail Hill Preserve State Park](#) provides RV campsites at the park while [Grayton Beach Dunes State Park](#) has wonderful cabins for rent but you'll need to make those reservations ahead of time.

You'll find more upscale accommodations and a great beach experience in [Seaside](#). There are lots of unique cottages scattered upland from the beach.

And you may even recognize the town as it was the backdrop for the movie, *The Truman Show*. Delightfully designed and decorated, these cottages provide the perfect place to relax for your beach vacation as you grab a light blanket and a mug of hot chocolate and put your feet up in front of the fire.

So as you start to think about things to do as the weather warms, don't forget about all the possibilities just a short drive away at one of our beaches.



Would you like to get more involved in the community? Then consider becoming a member of the [Tallahassee Elks!](#)



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](#)

## Makin' Bacon With The Elks!

Do you remember the last real live pig roast you attended? Well, here's yet another chance to join the Tallahassee Elks to create some wonderful memories.

The Elks Membership Committee (chaired by me this year) has asked the FSU Collegiate Veterans Association (CVA) to be the honored guests of the second pig roast this year.

No special occasion. No hidden agenda. Just an open invitation to come and enjoy each other's company and share stories.

The CVA serves as a vehicle to connect and support enrolled student veterans at FSU, advocate for student veterans' needs, and educate the community at large about the proud service and sacrifice made by veterans of the past, present, and future.

These student veterans proudly promote their history and values through all of their activities. CVA members can often be found studying or socializing in the veterans lounge at the [Student Veterans Center](#).

This year's president elect is a fellow Marine and friend, Vincent Williams. I met Vince at the Tallahassee Veterans of Foreign Wars post #3308, where he introduced me to the ways of the backyard crawfish boil.

Vince is a fanatic Seminoles fan and fervent advocate for veterans on campus. He looks for every occasion to have people over to his place to enjoy each other's company and talk about whatever comes up, which usually

involves something on campus!

Now that he is President and needs to fill his calendar with significant events and surround himself with influential people, I thought I should organize this March Pig Roast at the Tallahassee Elks Lodge and invite the community!



So consider yourself and the people you know INVITED ... to join us. We ask for a minimum donation \$5 for your fill of drinks and pork! We plan on starting the evening of the 12th and slow roasting throughout the night.

So bring a sleeping bag and glow in the dark Frisbee! If you are interested in mingling with some student veterans and some Elks, come on out!

I hope to see you there!. Check us out on [Facebook](#) or send me a text at 850.212.3881 for more information.

## March Contest



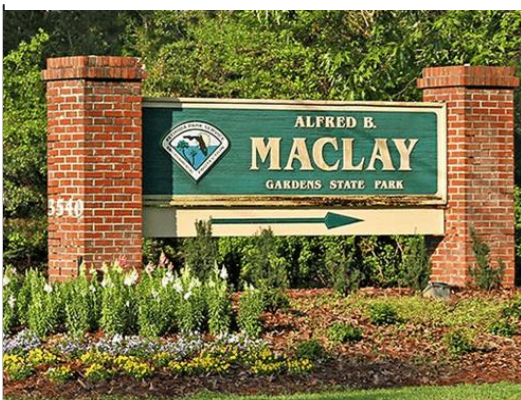
Home values in Tallahassee are on the rise. Are you interested in learning more about your home's value? We offer fast, free [Home Valuations](#).



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!](#)



**Up for Grabs:** It's time for a little SPRING CLEANING. So this month's prize is a FREE carpet cleaning from Main Cleaning Solutions.

**QUESTION:** Take a picture of yourself at a place featured in any edition of Tallahassee Life! It could be at a park, restaurant, museum etc ... and post it to the [JMRE Facebook Page](#). We'll select our winner from all "selfies" posted prior to March 1st.



## Last Month's Contest



Carrie Griffin was the winner of our February contest! She won a FREE mini photo session with [Georgianna Hatch Photography](#). Congratulations, Carrie ... you've got a lovely Great Niece!



**Question:** Take a picture of yourself in front of a Joe Manausa Real Estate "For Sale" sign and post it to the [JMRE Facebook Page](#).

## 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.

Mar 3 [Meet and Greet with Coach Bobby Bowden and Peter Boulware](#)

Mar 3 [The Harlem Globetrotters](#)

Mar 3 [Opening Nights Presents the Jerusalem Symphony Orchestra](#)

Mar 5-6 [151st Anniversary and 39th Annual Reenactment for the Battle of Natural Bridge](#)

Mar 5 [The Metropolitan Opera: Live in HD—Manon Lescaut](#)

Mar 6 [Opening Nights Presents Black Violin](#)

Mar 6 [DEL SHORES: SINGularly SORDID](#)

Mar 8-14 [Capital City Senior Games](#)

Mar 10-13 [2016 Seminole Intercollegiate Golf Tournament](#)

Mar 10 [Saturday Night Fever: Tallahassee Broadway Series](#)

Mar 11-12 [Tallahassee St. Patrick's Day Festival, Parade and Race](#)

Mar 11 [Opening Nights Presents globalFEST](#)

Mar 13 [Merle Haggard at The Moon](#)

Mar 19-20 [Tallahassee Open-Disc Golf Tournament](#)

Mar 19 [7th Annual Education for Life 5K](#)

Mar 23 [The FSU College of Music presents: Faculty Recital/Guest Artist Recital—Joel Hastings, piano and Maureen Yuen, violin](#)

Mar 25-26 [FSU Relays](#)

Mar 25-Apr 3 [Hedda Gabler](#)

Mar 26 [SCIturday at the Challenger Learning Center—Measure Your Weather](#)

Mar 30 [Opening Nights Presents Semi Toned](#)

Mar 31-Apr 16 [Flying High Circus](#)

Mar 31-Apr 16 [68th Annual Home Show Series](#)

## 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, 2016

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