



TALLAHASSEE LIFE!

WWW.MANAUSA.COM

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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.

JULY CONTEST

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



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info@manausa.com
www.manausa.com

Relax And Beat The Summer Heat

Summer is here and there is so much to do, but being outdoors requires a plan to beat the stifling July heat.

Recently, two of our preferred contractors conspired to spruce up a backyard (see [page 9 for fences and decks and painting contractors](#)).

A new wood deck was built and the framing of an old pergola was renovated so that the homeowners could enjoy their time in and around the pool.

Additionally, a nasty wood fence was strengthened and repainted, creating a

crisp and inviting finish to the entire project.

Backyard renovations can help increase the value of a property, but the greatest benefit comes from the enhanced use and enjoyment when you are living there.

Let us know if you are considering a project on your home if you want to know how it will impact your home's value. We will help you evaluate the equity changes from your work to give you an idea of how to control your budget and your spending.



WWW.MANAUSA.COM

If You Drink, Don't Drive ... Don't Even Putt



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



Checkout the [30 best GOLF COURSE HOMES](#) in Tallahassee that you could literally buy today!



Garrett Jacks
REALTOR

[See Garrett's Bio](#)

I've always had an affinity for golf. I like to play, and I like to watch ... But I really just like to drink frosty beverages while enjoying the great outdoors.

Lucky for me (and for anyone else that shares my passion for the sport), Tallahassee is home to a wide array of awesome golf courses. The course nearest you is likely no more than 5 minutes away.

For the more serious golfer, [Golden Eagle Country Club](#) is perfect. Designed by the world renowned golf course architect, Tom Fazio, Golden Eagle is sure to challenge even the most skilled of players.



If you're looking for a fun experience at a very affordable price, look no further than the [Golf Club at Summerbrooke](#). The Regular twilight rate (\$25 with cart) starts at 2PM everyday which allows for plenty of time to warm up, play 18 and get home before dinner!

[Southwood](#) also boasts one of the best and newest courses in town. Twilight rates start at 3PM and are only \$26 including the cart Monday-Thursday, and it's always only \$32 for students regardless of the time of day.

Right next to the FSU campus, you'll find the [Don Veller Seminole Golf Course](#). During the weekdays, rates hover around \$30 for the general public, and are slightly less for students, faculty and Seniors.

[Hilaman Golf Course](#) is located in the heart of Tallahassee on Blair Stone Rd. You can find the best rates on Mondays and Wednesdays when it's only \$20 with cart all day.

[Killearn Estates](#) has it's own private country club, and it's got 27 holes to play. That's more than enough to keep you busy for an afternoon.

[Capital City Country Club](#), less than 5 minutes from the Capitol, is also private and is the oldest of all courses in Tallahassee.

[Jake Gaither Golf Course](#) is the home of the Every Day Special: \$20 to ride or \$10 to walk. There are also specialty rates for Ladies, Seniors, and Students on certain days. It's pretty hard to beat for the price.

And last but certainly not least, you'll find a little [9 hole par 3 course and driving range](#) called Cross Creek down Mahan Dr. just south of I-10. It's nothing flashy, but it'll get the job done if you're just in the mood to hit some balls around.

As you can see, whether you're a novice or well on your way to the PGA Tour, there are ample opportunities to get out and work out the kinks in your golf game this summer. So go on and grab a cold beer or six, pick up your driver and let her rip!

Hometown Hero Gives Back



Learn more about the [Ernie Sims Big HITS Foundation](#) and the upcoming charity events in July!



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](#)

Being a college town, Tallahassee tends to breed athletic talent. Thousands of hopeful youths put their blood, sweat, and tears into giving their all to their middle school, high school, and city teams in hopes of one day playing for the Florida State University.

This was never more true than in the case of Tallahassee's own Ernie Sims, a retired NFL Linebacker.

Ernie grew up in our town playing football and graduating from North Florida Christian where his dedication and determination earned him a varsity letter when he was only in the 8th grade!



He led the team to 4 state championships from '98-'01. A USA Today All-American honor, Sims was ranked as the No. 1 inside linebacker in his class and the No. 1 prospect overall going into college recruiting.

Throughout his three years at FSU, Sims started in just about every game of each season, aiding in some fantastic victories against hard-hitting teams

before announcing his decision to forego his senior season to enter the NFL draft.

Sims was selected as the ninth overall pick in 2006 by the Detroit Lions. After impressing his teammates and coaches his rookie year, Sims was named one of five team captains for the 2007 season.

Later in his professional career he also played for the Eagles, Colts, Cowboys and Cardinals before retiring in 2014.

In 2008, Sims began giving back to his community by starting the "Ernie Sims Big HITS Foundation" which provides necessary resources and tools to empower and strengthen youth and families.

Big HITS is designed to impact at-risk youth and young adults by exposing them to positive opportunities to be successful and responsible adults.

This July 8th & 9th marks the 8th Annual Ernie Sims Charity Weekend kicking off with a Youth Football and Cheer Camp at Springsax Park the morning of Friday, June 8, followed by the HITS Flag Football Game commencing at 6p at Leon High School.

The fun continues Saturday morning with the Ernie Sims Track & Field Invitational, and wraps up with the Community Champions Ceremony at the downtown Doubletree Hotel.

Foundation awards and college scholarships are presented to student athletes for their outstanding performance in the classroom and on the field. What a wonderful way to give back to the community! Thanks, Ernie!

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.

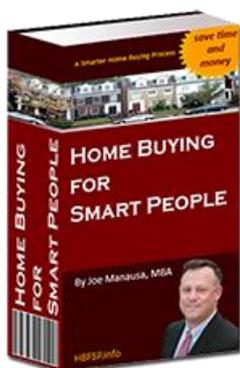


Wanna Cool Off This July?

Let the fun begin
RESERVE NOW!

[Rent a canoe](#) and head down to the Wacissa River! They tend to go fast, so the sooner you place your reservation, the better.

Buying In 2016?



Eva Armstrong
REALTOR

[See Eva's Bio](#)

It's July, and it's Hot (yes the 'H' is capitalized on purpose). The summer temperature's in Tallahassee consistently soar into the high 90's and occasionally over 100 degrees. So what do you do?

How about we find you some cool, refreshing water to play in?

The water nearest you is most likely a city pool. I bet you didn't know that Tallahassee has seven pools scattered all around the city.

For your convenience, I've listed them all here:

[Trousdel Aquatics Center](#)

[Wade Wehunt Pool](#)

[Forestmeadows Pool](#)

[Robinson-Trueblood Pool](#)

[Walker-Ford Pool](#)

[Levy Pool](#)

[Jack McLean Aquatics Center](#)

The City of Tallahassee has also developed Imagination Fountain at Cascades Park for your kids to enjoy!



For those of you looking for a more nature-based swimming experience, I highly recommend taking the family to Wakulla Springs. They have a lot of amenities in addition to the spring, but suffice it to say that taking a dip in the 72 degree water is a wonderful way to reduce the impact of a hot summer day.



And for the really adventurous, there is a wonderful spring fed river, [the Wacissa](#), that you can access from a public boat ramp at the headwaters. Just 20 minutes from Capital Circle and Apalachee Parkway, you'll find a canoe rental ... open 7 days a week!

There are two pull out points down river and the canoe vendor will arrange to pick you up at either Goose Pasture or where the Wacissa joins the Auscilla.

Depending on how fast you travel or how much you stop to play. There's a great spring on the left not far from where you put in, Blue Spring, that provides a fun place to get out and swim.

The trip to Goose Pasture is 2 hours and a bit longer to the Auscilla. The link to the canoe rental is in the sidebar and I suggest you call them ahead of time if you plan to go down on a weekend as it's a very popular weekend activity!



Looking for a great way to spend Independence Day? Check out [Celebrate America at Tom Brown Park](#)



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](#)

Play With Fire ... Safely!

The 4th of July falls on a Monday this year, which means it will be a 3-day weekend of celebrations (yippee!).

Whether you are heading to the beach, attending a BBQ, or going to Tom Brown Park for the Tallahassee 4th of July Celebration, chances are there will be fireworks involved.

Nothing quite says AMERICA like bottle rockets and used BlackCat wrappers all over the driveway (both classified as illegal fireworks in Florida by the way).

When I think back to my youth growing up in Chicago, I can distinctly remember a friend's older brother driving over to Indiana from Illinois, purchasing hundreds of dollars' worth of illegal fireworks, and trafficking them back to Illinois – illegally of course.

My best friend and I couldn't wait to get our hands on an M-80, strap it to G.I.

Joe, light the wick, and watch him get blown to bits; all without any adult supervision.

SIDE NOTE: In my experience, men generally love to watch things explode. Even during my time in the military, members of my unit would salivate at the opportunity to fire live ordinance and watch an innate target blow up in a cluster of fire and smoke .

In retrospect, I realize how dangerous it was for us at such a young age to be handling seriously dangerous explosives.

An M-80 mishap could have caused one of us to lose a hand, eye, or much worse. Had my parents caught wind of what I was doing, losing a hand would be getting off easy.

I implore you to leave the serious fireworks to the professionals, and [exercise these safety tips](#) ... but remember to have fun!



July 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 to post the correct answer onto the [Joe Manausa Real Estate Facebook Page](#).

Up for Grabs: Feel fabulous after your FREE haircut from Piper Redmond at Synergy Salon (\$50 value), and FREE Spray Tan from Kim Barnard at Myst Me Spray Tanning (\$40 value).

Question: In honor of this month's prize, we thought we'd keep our question a little hairy.

What is the longest hair ever recorded on a human head and how many years did it take to grow?

- A) 18.46 Feet and 23 years
- B) 19.46 Feet and 24 years
- C) 21.46 Feet and 33 years
- D) 18.46 Feet and 31 years



Last Month's Contest



Doug Taylor was the winner of our June contest for being the first to post the correct answer on the [Joe Manausa Real Estate Facebook Page](#). He won 10 FREE snowball cards, a refillable souvenir cup and a Big Easy T-shirt from [Big Easy Snowballs](#). Congratulations, Doug!



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

Answer: 1899 and -2F

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.

July 1 [Sundown Summer Concert Series at Cascades Park—Delta Moon w/ Heather Gillis Band](#)

July 2 [Night Prowl](#)

July 4 [Celebrate America](#)

July 5-8 [Camp Challenger Summer Camp—"Head to Toe Science", "Grossology" and "Weather Masters"](#)

July 6-10 [2016 Jacksonville Storm Showcase](#)

July 7-9 [Irene C. Edmonds Youth Theatre Production](#)

July 7 [Food Truck Thursday Featuring Old Soul Revival Band](#)

July 8 [Florida State Golf Association Event—Southwood Golf Club](#)

July 9 [8th Annual Ernie Sims Track](#)

July 9 [Swamp Stomp Music Festival 2016](#)

July 10-16 [FSU Band Camp for Middle School](#)

July 11-15 [Summer Poetry to Last a Lifetime](#)

July 14 [Food Truck Thursday Featuring Below the Dam Band](#)

July 15-29 [Summer Graduating Artists Exhibition](#)

July 20 [Steve Miller Band](#)

July 21 [Food Truck Thursday Featuring Rachel Hillman](#)

July 22-23 [Victory Is My Destiny 2016](#)

July 22-24 [Comets Big Bed Showdown](#)

July 25-29 [Camp Challenger Summer Camp—"We Do Robots"](#)

July 28 [Food Truck Thursday Featuring Red Hills Rhythm and Blues](#)

July 29-31 [Capital City Shootout](#)

July 30-31 [Area I-IV Florida Assoc. Swimming Championships](#)

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+

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Real Estate Agency
Today 9:00 am - 5:00 pm

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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

Fences & Decks

Gary T. McClure LLC

(850) 274-1764

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

Painting Contractors

Paint Life Painting Services

ShawnGrossThePaintDoctor@gmail.com
(850) 567-1855

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



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.

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

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to

TALLAHASSEE REAL ESTATE BLOG



In Real Estate, If It Is Broken, The Seller Must Fix It

Thursday, June 23rd, 2016 at 8:40am.
Posted by Joe Manausa

During a real estate transaction, it is very typical for a home inspection to be performed on behalf of the buyer.

It is not uncommon for this report to reveal some issues with the



The Glen At Golden Eagle Home Sales Report June 2016

Wednesday, June 22nd, 2016 at 9:12am.
Posted by Joe Manausa

The Glen at Golden Eagle is a popular neighborhood located within a gated community in NE Tallahassee.

This neighborhood is on fire! (meaning homes are selling as fast as they are



Current Home Sales Report For Bobbin Mill Woods, Bobbin Brook, and Bobbin Trace

Tuesday, June 21st, 2016 at 8:05am.
Posted by Joe Manausa

Bobbin Trace, Bobbin Mill Woods, and Bobbin Brook (the neighborhoods of Bobbin) continues their sluggish start for 2016 as the number of listings continues to grow.



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