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A Note from Ann:

Happy Holidays! I hope this finds you all happy and healthy! Van Zandt Properties will be participating in the Bastrop Lighted Christmas Parade this Saturday (Dec. 9th) and we hope you'll all come out and enjoy this one of a kind parade (starts at dusk).

I'd like to discuss Home Warranties this month. Getting a home warranty when you purchase your home has become a fairly standard practice these days. It is, of course, negotiable, but in most instances the seller pays for X dollars towards one for the buyer and the buyer picks whomever they like. This policy is for one years coverage. If they want more coverage than the seller is offering they can simply pay the difference at close. If they wish, they can continue after the year is over at their own expense. There is a nominal fee for the repairman to come out - varies by company, usually around the \$70-\$75 range.

People have a love/hate relationship with home warranties, even I must admit I do. I personally have had a refrigerator and an outside air conditioner unit replaced by my home warranty company. However, they tend to use the "less expensive" repair companies and you don't always get the best service. Both of my claims took quite a bit of time to resolve, as well. So, while you may get "free" replacements or repairs, the timeline is almost always slower than what you'd have with just calling a repairman.

In addition, not all home warranty companies are created equal. Notice I said they replaced "the outside air conditioner unit".... this meant the inside unit did not "match" the outside unit any longer as technology has recently changed and I was forced to pay for the interior unit as the company I was using did not cover "mismatched" units. I have found out since then that some do! You can also purchase additional add-on packages to your home warranty that will cover all appliances, AC and heating, plumbing, etc. Also, there is now a company that let's you choose your own contractor! This is something to be excited about. They are new (to our area anyway) so I do not have any feedback on their coverage, service or fees. When presented with the chance to choose your home warranty company, do your research, talk to the companies and find out exactly what you are getting for your money. You can also just buy one, you don't have to purchase a new home to get one. They can be really helpful if you can wait for the repairs.

I appreciate each and every one of you and hope the New Year brings you peace, happiness and joy!

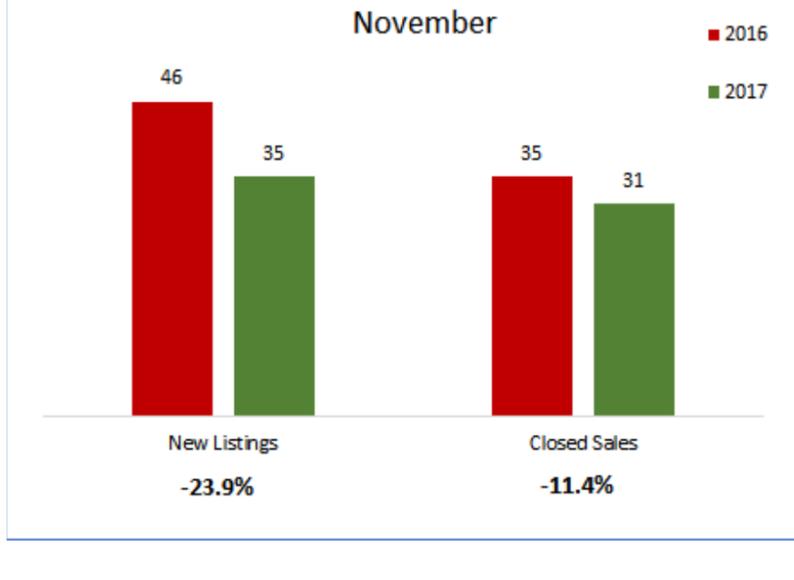
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Bastrop Area Monthly Statistics

Below are the current statistics for the Bastrop Area. The average home sale price for November was \$221,303, which is down 3.2% from the previous year. The average home sale price for 2017, so far, is \$214,429 which is up +5.9% from 2016.



Around Town

Upcoming Events

November 25th-December 31st - Bastrop's River of Lights

Extends from the Friday following Thanksgiving to New Years Eve. Stroll along the June Hill Pape Riverwalk on the Colorado River to see over 100 holiday displays.

December 9th - Lighted Christmas Parade

Bastrop's famous Lighted Christmas Parade features more than 100 fanciful floats and local participants lighting up Main Street in this joyful tradition. The annual parade is the culmination of a very merry Lost Pines Christmas season. For more information, [click here](#).

December 16th - Christmas at the Bastrop 1832 Farmer's Market

The Bastrop 1832 Farmers Market is hosting a special Christmas Shopping Event. We will have several ARTISANS for this one-day shopping event. For more information, [click here](#).

December 22nd & 23rd - Lost Pines Christmas Cookie Crawl

Downtown merchants will be hosting the inaugural Cookie Crawl, baking up the most delicious treats for Jolly ole St. Nick. Sample dozens of cookies at various locations. Pictures with Santa will also be available until he cookies run out! FREE Admission and Family Friendly, from 1 p.m. to 4 p.m.

December 22nd - Lost Pines Christmas Santa Claus and Ugly Sweater Pub Crawl

Dress up in your holiday best! Santa Claus, Ugly sweaters, Reindeer outfits, you name it! And join in on everyone's favorite downtown Bastrop event- Pub Crawl! Attendees must be 21 years of age or older. Tickets are \$25 and must be purchased in advance during the month of December. Tickets get you various holiday concoctions at several downtown establishments. For tickets, [click here](#).



Four Home Care Mistakes You Don't Even Know You're Making

Using glass cleaners on mirrors Spraying can lead to "black edge," when liquid seeps beneath the reflective backing and stains your mirror. Instead, use a lint free microfiber cloth dampened with warm water.

Using the wrong caulk There are as many caulks as there are glues, and you wouldn't use a glue stick to fix broken pottery, according to

HouseLogic. Similarly, you wouldn't use silicone caulk on bricks because it's made for non-porous surfaces. Check online or at a home improvement store to ensure you're using the right caulk.

Over-mulching Mulch is great for your home, but don't pile it on too thick. No more than 3 inches should do the trick. Otherwise, you may prevent water from reaching roots and suffocate plants.

Piling firewood against your exterior wall Firewood against the exterior wall of a house is an invitation for termites. Stack your wood at least 20 feet from your home.



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