



BROUGHT TO YOU BY:
Ann Van Zandt, Broker, ABR, CRS, GRI, SRS, Green
(512) 629-3081
ann@bastrophomes.com bastrophomes.com



December 2021

A Note from Ann:

Farewell and Happy Holidays!

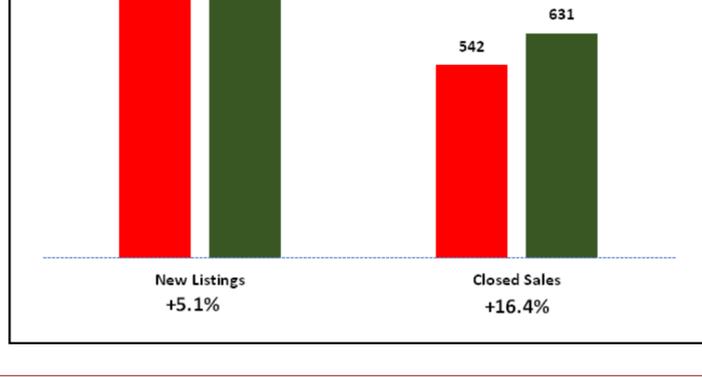
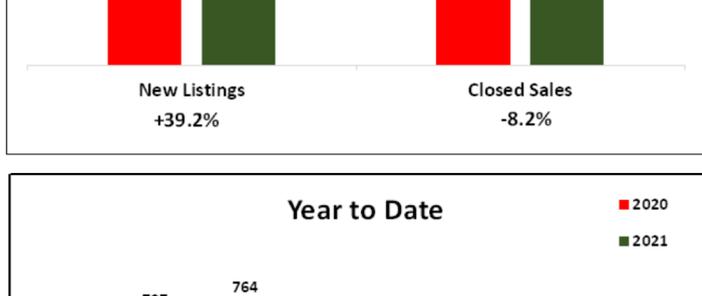
This will be my last newsletter. I will be retiring in January. The good news is that one of my agents, Toni Dudley-Svrcek will be taking over the business. Toni has been in the real estate business for over 20 years and is an excellent agent that will make an excellent Broker. She has big plans for the business! She has rented the space next door to the office and will be expanding. She already has hired 3 new agents and plans on having 10 by the end of the year. She will do an open house when the other side is set up so you can come by and meet her. We will also do a "Passing of the Torch" party sometime at the end of the month or early January. We will be calling all active clients to inform them of this. It has been one of the greatest joys of my life serving each and every one of you. I do hope you will continue to use Van Zandt Properties for your real estate needs. Feel free to contact me if you have any questions. The market has slowed as to be expected over the holidays, but we expect it to pick up again in January and continue with the zest it has in the recent past. I hope you all have a Happy Holiday!

In This Issue

- A Note from Ann
- Bastrop Area Monthly Statistics
- Around Town—Events
- Carpet Cleaning 101
- 7 Ways to Make Your Yard & Home a Bug-Free Zone

Bastrop Area Monthly Statistics

Below are the current home statistics for the Bastrop Area. The average home sale price for November was \$386,792, which is up 30.7% from the previous year. The average home sale price for 2021, so far, is \$348,167, which is up 21.9% from 2020.



Around Town



Upcoming Events

Nov 27th - Jan 3rd—Bastrop River of Lights

Take in the River of Lights, numerous lighted displays in a variety of seasonal themes lining Bastrop's scenic June Hill Pape River Walk in this free self-guided walk. To access this one-half mile promenade, come down the stairs west of the intersection of Main and Pine Streets or select the fully accessible entrance at Fishermans Park on Farm Street.

Dec 3rd - 18th—Scream Hollow's Twisted Christmas 2021

Each night Krampus arrives and makes his trek through Scream Hollow for some of the darker Christmas traditions with holiday haunts based on the historical legends and lore of Krampus. Live music, rabid bat bar, cafe, bakery, vendors and much more, all on the 20 rural acres in the forested Scream Hollow! Featured on the travel channel in 2019! A must visit holiday experience with a twist! For more information and to purchase tickets, [click here](#).

Dec 4th, 11th, & 18th—Elgin's Home for the Holidays 2021

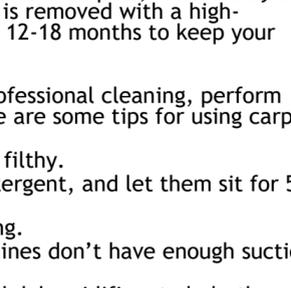
Home for the Holidays is sponsored by the Elgin Main Street Board, City of Elgin and the Elgin Chamber of Commerce and is celebrated every Saturday in December, and is filled with fun holiday activities in Elgin, Texas! The Hot Cocoa Stroll, Farmers Market, arts and crafts booths and musical entertainment happen throughout the day. Holiday store specials, sidewalk sales and delicious dining options add to this festive celebration of the holidays. For more information, [click here](#).

Dec 11th—Lost Pines Christmas 2021

Bastrop's fanciful, fantastic, fun—and even famous—annual Lost Pines Christmas Parade will light up the night skies as it makes its way down Main Street. This famous parade is an absolutely highpoint of the Lost Pines Christmas season. More than 100 entries—from fanciful floats to fire trucks, from Honey Bears to longhorns, from Santa's helpers to the man himself—will light up the Main Street night for this joyful Bastrop tradition, produced by the Main Street Program and the City of Bastrop.

Carpet Cleaning 101

It can be a struggle to keep your carpets clean and presentable. Should you hire a professional cleaning service or take care of the maintenance on your own? Follow this advice to keep your carpet in top shape.



Dirt and vacuuming: Dirt can be damaging to your carpet, acting as small razor blades that shred the fibers. When this happens, the sheen of the fibers deteriorates, making the carpet look dull and dated. Vacuum regularly to avoid this issue. High-traffic areas should be vacuumed twice a week, and less-used areas once a week. Quicker passes can be made over the low-traffic areas, while the areas that people walk on frequently require at least two slow passes to ensure all grime is removed.

Hot-water extraction: Vacuuming helps with day-to-day cleaning, but you'll also want professional help. While a do-it-yourself (DIY) carpet washer will remove the surface level of dirt, deep cleaning will eliminate the dust, allergens and grease between the fibers. A professional carpet cleaner applies detergent to the carpets, followed by a hot-water rinse solution. Then moisture is removed with a high-powered vacuum. Use this service every 12-18 months to keep your carpet fresh.

DIY washing: For periods in between professional cleaning, perform enhanced carpet care on your own. Here are some tips for using carpet-cleaning equipment:

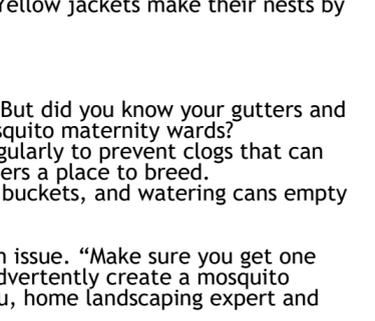
- Clean your carpet before it becomes filthy.
- Pretreat stains or blemishes with detergent, and let them sit for 5-10 minutes prior to cleaning.
- Vacuum well before and after washing.
- Don't oversoak the carpet—DIY machines don't have enough suction to remove large amounts of water.
- Open your windows, and use fans and dehumidifiers to help the carpet dry when you're done.

7 Ways to Make Your Yard & Home a Bug-Free Zone

By: Barbara Eisner Bayer

Be the home on the block that bugs run from.

A lush spot for outdoor entertaining? Great. Perfect. A constant swarm of insects that invade your patio and home? No, thank you. Here's how to keep bugs away from your patio and yard, and from getting inside your house.



#1 Install Patio Fans

Mosquitos may have a tough sting, but they're wimps when it comes to standing up to a breeze. Patio fans can keep your outdoor entertaining space free from mosquitoes (and other little flyers) with the flip of a switch.

And you'll get the benefit of a cool breeze.

#2 Don't Mulch Too Much (or Too Little)

While mulching is generally a good thing for curb appeal, overdoing it can cause problems.

It could give cockroaches and ants the ideal environment to nest and find their way into your home, says Brittiany Campbell, an entomologist with the National Pest Management Association. As mulch decomposes, it generates heat while providing cover for brooding pests. It can even help mice tunnel into your home.

So keep mulch at least 12 inches away from the foundation — or use inorganic mulch, such as rock or gravel.

But don't go in the opposite direction and forgo mulching altogether, leaving the ground essentially bare. Yellow jackets make their nests by tunneling into bare dirt.

#3 Get Rid of Standing Water

You probably know this one already. But did you know your gutters and downspouts may harbor multiple mosquito maternity wards? Clean out gutters and downspouts regularly to prevent clogs that can trap water and give those nasty stingers a place to breed. Also make sure to keep kiddie pools, buckets, and watering cans empty when not in use.

Even your beloved birdbath can be an issue. "Make sure you get one with running water, so you don't inadvertently create a mosquito breeding ground," says Kevin Esperitu, home landscaping expert and author.

#4 Keep Your Yard Trimmed, Mowed, and Tidy

Pull out that lawnmower regularly, and keep your garden shears sharpened.

"Ticks like to hide in tall grass and wait for a passing human or animal, while bushes or tree limbs touching the home can provide easy access for pests to get indoors," says Campbell.

Plus having a tidy yard makes for good curb appeal.

#5 Add Landscaping Plants That Bugs Hate

Bugs hate strong scents of mint or citrus. Mix plants with those scents into your landscaping, especially near the porch, patio, or deck for added beauty and functionality.

Here are some pest-repelling plants and the bugs that hate them:

- Basil: flies, mosquitoes
- Catnip: mosquitoes, ticks, flies, cockroaches
- Chrysanthemums: roaches, ants, ticks, fleas, bedbugs
- Lavender: moths, fleas, flies, mosquitoes
- Citronella: mosquitoes
- Geranium, lemon scented: mosquitoes
- Lemon thyme: mosquitoes
- Marigold: mosquitoes
- Rosemary: mosquitoes

#6 Paint Your Home Lighter Colors

Studies show that bugs see dark and bright colors more easily, which is why people are often advised to wear light-colored clothing to repel them. The same principle may work for your home.

Choose lighter shades of paint color for your home's siding, doors, trim, and other features such as fencing, patio, and decking to make it less attractive to mosquitoes.

And if pesky birds are a problem, avoid paint that is the same color as their favorite foods.

Just be sure the paint job fits into the neighborhood and enhances your home's beauty. Bugs are a pain, but hurting your home's value is more painful.

#7 Build a Bat House

If you live in an area where bats are local, lucky you. Really. Harness their appetite for insects to control pests in your yard. You can invite them to be your permanent guests by building a bat house. According to Bat Conservation International, one small bat can consume up to 1,000 mosquitoes per hour!

Visit HouseLogic.com for more articles like this. Reprinted from HouseLogic.com with permission of the NATIONAL ASSOCIATION OF REALTORS®.

You are receiving this email because, as a valued previous or current client, we'd like to keep you up to date on current housing and real estate news. To remove your name from our mailing list, please [click here](#).