

The Roohan BE↑T

Summer 2018

ICE CREAM

Top local shops
to try lickety-split

SUMMER SALES

What to buy & when:
summer edition

HAPPY HOUR

Win big with drink
deals downtown

PLUS: #MovingWithRoohan, upcoming events & remembering 1969

LUCKY 7 HAPPY HOURS

Win big with sweet drink deals downtown

by Brittany Alexander & Megan Alexander

With its famous casinos and racecourse, people often visit Saratoga when they're feeling lucky. And while we don't know whether you'll hit the jackpot or go bust, we do know seven hot happy hours where you'll come out a winner. Cheers!

The Wine Bar • 417 Broadway

Casual, yet elegant and sophisticated, they have 45 wines available (by the glass or in 3oz. servings), a full bar, delicious appetizers, and a daily happy hour from 4-6PM. Lucky break: Happy hour ALL NIGHT on Mondays, "Take it off Tuesdays" (half off pizza and select wine), and "Wine down Wednesdays" (homestyle dishes with paired wines).



Chianti Il Ristorante • 18 Division Street

Step into Italy...for a few hours, anyway! Presto happy hour is daily from 4:30-6:30PM (bar only), including a long list of apps & drinks. Lucky break: With a dessert on the happy hour menu (Gnocco Fritto Dolce, "Sweet Fried Dumpling," \$7), we wager that anyone with a sweet tooth will be extra happy here.

Sperry's Restaurant • 30 1/2 Caroline Street

Sipping grand cocktails at Sperry's has been a Saratoga tradition since 1932. Enjoy happy hour inside the legendary bar or out on the patio, weekdays from 5-7PM. Lucky break: Feast on \$1 oysters Tuesday evenings from 5PM until they run out (and if they do, the rest of the menu is A+)!

Cantina • 408 Broadway (new location!)

It's always a fiesta at Cantina, but especially Monday through Friday from 3-6PM. Lucky break: Two for one margaritas with or without the salt rim - Ole! Plus deals on sangria and \$5 nachos!



Max London's • 466 Broadway

Take advantage of happy hour drink prices and their super-friendly atmosphere from 3-6PM daily. Lucky break: \$2 PBR Tall Boys, \$4 drafts, \$5 well cocktails, \$7 wines/sangria, and \$8 Max's cocktails.

Wheatfields • 440 Broadway

This happy hour is wildly popular, so while it runs from 4-7PM on weekdays, we recommend you get there on the earlier side to be sure you get a seat (or place to stand) at the bar! Lucky break: Buy-One-Get-One on ALL bar beverages, complimentary cheese and crackers spread, and \$5 bar pizzas.

The Brook Tavern • 139 Union Avenue

Directly across from Saratoga Race Course, TBT has an unbeatable location, fantastic food, and a daily happy hour from 4-6PM with discounted drinks and 1/2 priced snacks! Lucky break: The ambiance here is everything...reminiscent of the television sitcom, Cheers! Sometimes you want to go to a place where it feels like everybody knows your name!

COOL DOWN THIS SUMMER

Top picks for local ice cream that will delight!

There's nothing like a hot summer day to awaken your craving for something cool and refreshing. As kids, we had popsicles, fudgsicles, creamsicles, Sealtest or Ellsworth ice cream sandwiches, and even Grasso's Italian ices to quench our "heat" thirst for something cold. BUT, there is still nothing like a good old fashioned ice cream cone...Here are some of our favorite local ice cream places in and around Saratoga:

STEWART'S

With more than 300 shops throughout the region, their award-winning ice cream has been made in Greenfield (and from local ingredients) for over 70 years. Three million gallons in fifty different flavors produced every year!

BEN & JERRY'S

The shop in downtown Saratoga is actually one of the original regional locations for the national brand, which has been serving euphoric ice cream flavors since 1978. Their legendary favorites include Cherry Garcia (named after late Grateful Dead guitarist, Jerry Garcia) and The Tonight Dough.

DAIRY HAUS

Advertised as the "Best Hard & Soft Homemade Ice Cream in Saratoga Since 1985," Dairy Haus has lots of unique flavors like Banana Oreo, Lemon Custard, Coconut Pistachio, PB&J, Butterscotch Streak, Grahm Slam & Adirondack Camper! Located on Maple Avenue (Route 9N) in Saratoga.



THE ICE CREAM MAN

Satisfy ANY craving with 33 mouth-watering flavors to choose from (kahlua cheesecake, brownies & cream...)! Located on Route 29 in Greenwich, TICM's handcrafted ice creams are extraordinarily delicious and well worth the drive. Legen-dairy!

FARMER'S DAUGHTERS' DRIVE-IN

An old fashioned drive-in on Route 29 between Schuylerville and Saratoga that's been serving homemade ice cream since the 1960's (you can grab lunch or dinner there too)!

J.J.'S SNACK BAR

Another drive-in style food stand, J.J.'s is located right on the main drag in downtown Ballston Spa and has been "Serving Smiles for 25 Years," alongside burgers, Nathan's Hot Dogs, fried fish, and a variety of ice creams and desserts (fried oreo, mmm).

HUMPTY DUMPTY

Located on busy West Avenue in Saratoga Springs, Humpty Dumpty is family-owned and has been in business since 1955, serving soft ice cream, subs and hot dogs.

BATTENKILL VALLEY CREAMERY

Their "Family Farm Fresh" ice cream is available in 16 sumptuous flavors. Stop by their ice cream parlor in Salem for a special treat, or find their ice cream at local restaurants and grocery stores.



SENSATIONAL SUMMER SMELLS

Top 10 most memorable seasonal scents

Did you know that smell is our oldest and most powerful sense? Humans can detect at least one trillion distinct scents, and we actually smell things better in the spring and summer due to additional moisture in the air. So take a deep breath and relax - there's a good chance you might recognize one of our top 10 most memorable smells of the summer season:

For those of us living in the Saratoga region, the distinct aroma of world-class thoroughbreds

Salty beach air

Rain shower after a hot, humid day

Bug spray & citronella candles

Suntan lotion & oil

A smoky campfire

The strong odor of pool chlorine

Just-sliced watermelon & canteloupe

Barbeque (especially an old-school charcoal grill!)

Fresh cut grass

Honorable Mentions:

clean laundry on a clothesline

garden hose water

the scent of fried food at fairs & festivals



THE YEAR WAS 1969

Noteworthy moments & facts from that year...

Neil Armstrong takes first step on the moon

Woodstock - 3 days of peace & music

The amazing NY Mets win their first World Series

Arts & Letters wins the Travers Stakes at Saratoga

The Boeing 747 Jumbo Jet makes its debut

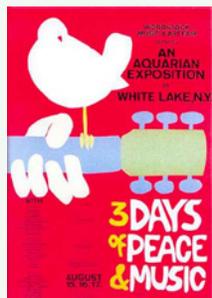
The Beatles' last public appearance together

Gasoline cost 35 cents a gallon

The average cost of a new car was \$3,270

The average cost of a new home was \$15,550

The median household income was \$8,389



AND...

Roohan Realty was established! We'll be celebrating 50 years in business in 2019. Stay tuned for news on our anniversary celebration...



LOCAL EVENTS

Mark your calendar for these summer events!

July

- 15 Saratoga Dog & Pony Cup Show
- 20 Saratoga Race Course Opening Day
65 Roses Soiree
- 21 Silks & Satin 5K Run
The White Party
NYC Ballet Gala
- 24 Skidmore's Polo by Twilight
- 24-29 Saratoga County Fair
- 26 An Unbridled Affair
- 29 Elks Ride for Vets

August

- 1 Saratoga Hospital Foundation Gala
Festive Fireworks @SPAC
- 2 Equine Advocates Awards Dinner
- 3 Racing Museum Hall of Fame Induction
- 6-7 Fasig-Tipton Saratoga Sales
- 11 National Museum of Dance Gala
- 11-12 Civil War Weekend @ Grant Cottage
- 13 A Blue Spangled Evening
- 16 Health, History, Horses Charity Gala
- 18-19 10th Annual Saratoga Arts Celebration
- 20-26 Washington County Fair
- 21 One Fine Day Celebration
- 25 The 149th Travers Stakes
Saratoga Wilton Elks Car Show
- 30 6th Annual St. Jude Gala

September

- 7-9 Saratoga Wine & Food Festival
- 12 Saratoga Hospital Golf Invitational
- 15 Irish 2000 Festival
- 15-16 23rd Annual Saratoga Showcase of Homes
- 20 Feast of the Fields
- 20-23 Adirondack Balloon Festival
- 21-22 Reebok Ragnar Adirondacks
Saratoga Auto (Museum) Auction @ SPAC
- 22 Art in the Park 2018
- 22-23 23rd Annual Saratoga Showcase of Homes
- 23 1st Annual Taste of Wilton
- 27 Project Lift University
- 29-30 23rd Annual Saratoga Showcase of Homes

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Meet the Larrea Family
Native New Yorkers, Jen and Will Larrea, met in New York City and lived in Miami for three years before deciding to relocate to the Saratoga region to be closer to family.

When Jen contacted Michelle Mebert, a Roohan REALTOR®, they immediately bonded over a shared interest: Jen was a professional ballerina, and Michelle's daughter lives and breathes ballet. With Michelle's help, the Larrea family began their home

search, seeing upwards of 60 over the course of a year before finding The One. "When you see someone every week for a year it becomes more of a friendship than just business," explains Jen. "Michelle was very patient because we often took our 3 kids with us!"

With their new house ready and three kids in tow, the Larrea's loaded their belongings into free boxes and a commercial-sized truck made available to clients. "Moving is very stressful," says Jen, "especially with young kids, and it helps to have these helpful tools to make your move a success."



BEST TIME TO BUY...

Save this summer with well-timed home purchases

JULY: FURNITURE & AIR CONDITIONERS



New furniture styles are released 2x/year (Feb. & Aug.) so expect to see drastic price cuts on remaining inventory as managers try to move out old models. As for A/C's, they reach their lowest **summer** pricing this month: Prices in July tend to be 16% less than in June & 14% cheaper than in August!

AUGUST: TRAVEL DEALS & OUTDOOR FURNITURE



You'll find the best flight deals around August 15th, when the summer travel season switches to "off peak." It's also ~90 days prior to Thanksgiving, making this the best time to find the lowest fares on flights for the holiday. Outdoor furniture will also see "End Of Summer Sales" the second half of the month & peak Labor Day weekend.

SEPTEMBER: LARGE APPLIANCES & LAWNMOWERS



Save big on appliances like washers, dryers & dishwashers as manufacturers reveal their newest lines and want last year's gone. Any leftover lawnmowers will also need to move because they're too bulky for stores to keep off-season. Look for Labor Day sales!