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HELLO FUTURE HOMEOWNERS

Letter from a 1st Time #MovingWithRoohan Family

About 6 months ago, we decided that we wanted to buy our home to start our family. After a month scouring popular house searching websites, we became a bit overwhelmed. We drove around on weekends either looking at houses we saw online or occasionally finding an open house. These excursions always proved fruitless and we almost gave up on finding our dream home...until we contacted Christine at Roohan Realty.

The first thing she helped us to do was to compile a list of must haves and must not haves, as well as wants and would likes - we turned out to be very specific. We didn't think we would ever find a house that met all of our criteria, but Christine contacted us daily with potential houses. Finally, we found it - a beautiful home on a great parcel of land in a peaceful neighborhood; it even had a spring fed pond in the backyard with fish in it! We knew we wanted it the day we saw it, and knew that it would sell fast. After much discussion between us and Christine, we put an offer in at 10 pm that day.

As it turned out, someone else liked the house as much as we did and it became a multiple offer situation. We were so nervous we might not get our home. After a long week of waiting, we were informed that our offer was accepted. We did it! We found the house! The hard part's over, right? Wrong.

Buying a home can be a stressful and overwhelming process. Luckily, we had great people on our side who went above and beyond to help get us our home: our agent, Christine [Hogan-Barton], our attorney, Elizabeth Little, of Little, O'Connor & Borie, and our mortgage consultant, Trevor Schmetterer of EverBank. They were available 24/7, and with both of us working full time jobs, we definitely needed that. Christine even came to our work with a contract that needed to be signed. Our team was always there to explain everything and make sure we got into this home.

On August 18th, we received the key to our dream home. We are recently engaged and extremely excited to get married so we can start our family here. We have many plans and ideas, including knocking out a wall or two and updating the kitchen. Last night, for the first time ever, we packed our lunches for work together side by side in OUR house. It was an amazing moment.

For all of you who are looking for a place to call your own, we have two pieces of advice. **First, know that your home is out there and you will find it. Second, make sure you have a good team of people working for you when you do find it.** Buying a home is an amazing and exciting life event, but it can be overwhelming and stressful. You need to have good people working for you to help you though it and get you that key! Good Luck.

Sincerely,
Michael & Katelyn
Homeowners



Michael and Katelyn got the keys to their dream home just in time for fall!

FALL PRODUCE

Beets, Brussels Sprouts & Winter Squash

Where to find them

Find them fresh at local Farmers' Markets. The Saratoga Farmers' Market will continue at its outdoor location (High Rock Park Pavilions) through October, then move to the Lincoln Baths Building from November through April. SaratogaFarmersMarket.org

Tips for Picking

Look for small to medium sized beets with smooth skin and a deep color. Avoid beets that are spotty or "bleeding" juice (they can stain)! Brussels sprouts should be tightly packed together (not splayed open) and have a uniform color and texture. For winter squash (acorn, butternut, pumpkin), watch out for soft spots and nicks, which may allow bacteria to enter the surface.



What to do With Them

Beets: Cook lightly! Beets' nutrients are delicate & can't withstand high processing (<20 mins to steam, <60 to roast). Try them in a goat cheese salad, roasted with root vegetables, or candied with cayenne pepper as a spicy side. Craving something sweet? You can actually pair them with dark chocolate and bake them into rich brownies or velvet cakes. Mmm. Beets might just be our new best friend.

Winter Squash: Store in a cool, dry place for up to a month. Puree them and pour into pancake/waffle batter, slice and bake them as a healthy alternative to french fries/potato chips, or add cubed squash to soups, salads and pasta dishes.

Brussels Sprouts: You can refrigerate them in a sealed container with a paper towel to extend their shelf, but brussels sprouts are best within 3-7 days of purchase. Recipes to try: Buffalo Brussels Sprouts, Bacon & Brussels Sprouts Skewers, Baked Brussels Tater Tots & Kung Pao-style sprouts.

BEST WORKMANSHIP

McPadden wows with award-winning Conklin Court

McPadden Builders has wowed judges once again, earning Best Workmanship for the 3rd consecutive year at the Saratoga



11 Conklin Court in Wilton

Showcase of Homes. Their 2017 entry - the Cherry model (a single story cottage with three bedrooms & two baths) took home five more "Best Of" awards for Landscaping, Master Bath, Interior Decorating, Kitchen and Floor Plan (Runner Up) in the Classic Home category. McPadden credits his workmanship accolades to his subcontractors who share his commitment to delivering high quality homes as promised and on time.

The home - located at 11 Conklin Court in Wilton's Craw Farm subdivision - features an open floor plan with hand scraped hardwood floors and 9' ceilings. The kitchen combines two-tone cabinets, herringbone tile backsplash, crown molding and a walk-in pantry. The family room boasts a coffered ceiling, gas fireplace, detailed floor-to-ceiling molding and a surround of built-in shelving. The generous master suite has a grass wallpaper feature wall in the bedroom and a luxurious bath with dual vanities, a large glass subway tile shower and designer closet. Outside, award-winning landscaping frames the home on the 0.46 acre lot. Watch a time-lapse video of the home being built at www.bit.ly/conklinct



Matt & Jaime McPadden

Thinking of building? McPadden Builders has communities throughout Saratoga County: Craw Farm, Ridge View Estates, Huckleberry Finn Estates, The Elms at Saratoga & Wyndham Way. For details, email Valerie Thompson: VHTRealtor@gmail.com.

2 NEW HOME STORES OPEN



A room in Habitat's (huge!) new ReStore

Shop for a cause. Locally!

Habitat for Humanity (of Northern Saratoga, Warren & Washington Counties) and Rebuilding Together Saratoga each have new stores open in Saratoga County. Both the Habitat ReStore (Route 9, Moreau) and The Store at Rebuilding Together (Milton

Ave, Ballston Spa) sell new and lightly used furniture, home goods and building materials at discounted prices, giving shoppers an opportunity to save money, shop local, and support need-based housing organizations. Both venues also accept donations with pickup services for larger lots. Find them on Facebook, or visit GlensFallsHabitat.org & RTSaratoga.org.



FALL EVENTS

Mark your calendar for these fall festivities

OCTOBER

- 5 Saratoga County Business-to-Business Expo
Trask Art Show & Sale
- 7 Phila & Friends Wing Off
Saratoga International Flavorfeast
- 11 Wellspring's Girlfriends Helping Girlfriends
- 12 Rebuilding Together Saratoga's Annual Dinner
- 14 Saratoga Bridges' Great Pumpkin Challenge
Antique Show at National Museum of Dance
- 15 Special Olympics Saratoga rUNDEAD
- 17 Pumpkin Carving Contest at Sunnyside Gardens
- 19 AIM Services' Vin Le Soir Wine Tasting Benefit
Touched By An Angel
- 20 The Pink Ball
- 21 Fall Opening Reception at The Tang
- 22 A Bridle Affair Wedding
- 25 ATC Autumn of Giving
- 26 All Hallows' Eve Masquerade Ball
- 28 Saratoga DBA Fall Festival
Head of the Fish

NOVEMBER

- 4 Dake Foundation's Stationary Bike Race
- 5 Daylight Savings - turn clocks back!
Only the Best Bridal Show
- 7 Election Day
- 11-12 Holiday Art Fair
- 12 Veterans' Ball
- 23 Christopher Dailey Turkey Trot
- 25 Saratoga Holiday Craft Marketplace
Small Business Saturday
- 30 Victorian Streetwalk & Tree Lighting
Festival of Trees Preview Ceremony

DECEMBER

- 1-3 Festival of Trees
- 8 A Christmas Carol at HMT
- 31 First Night Saratoga

ROOHAN REALTY GOES PINK



We're proud to participate in National Breast Cancer Awareness Month each October. The second most common kind of cancer in women, breast cancer can be treated if found early. Women over 50 should have a mammogram at least every 2 years, or more, depending on your family history. Please talk to your doctor and help us spread the word. More at NationalBreastCancer.org



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HOMEBUILDER UPDATE

Meet the builder: Mansfield Custom Homes

Mansfield Custom Homes brings a quality of home hardly rivaled in today's real estate market. Owner, Darrow Mansfield, began his career in planning, project management, consulting, and general contracting in his home state Vermont.



Darrow Mansfield of Mansfield Custom Homes

As he gained recognition for his work, Mansfield started spearheading projects in the Adirondacks, Hudson Valley and beyond before settling in nearby Greenfield Center. His most recent development - Keyzer Manor on North Creek Road in Greenfield - boasts affordability, efficiency and privacy just minutes from downtown Saratoga Springs. Plans are available starting at \$374,900. For information, contact Tara Garrett: 518.596.8307 or tgarrett@roohanrealty.com.

FOLIAGE FUN

Clients: Ask for your complimentary leaf bags



It's that time of year! But when the foliage gets falling, homeowners start hauling...so we're here to help! Roohan Realty provides free leaf bags for our clients to make home ownership just a little bit easier. Ask your agent for details.