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Essential Fall Gardening Tasks for Beauty Year-Round

Autumn is the perfect time to lay the groundwork for a gorgeous spring garden. Experts say this time of year is critical for how your yard will look year-round.

Add enjoyment and selling features to your home with this fall garden checklist:

Early in the fall, repair dead spots in the lawn by digging straight down and as deep as necessary to remove all soil containing the roots. Fill the hole with a loamy topsoil and tamp down to level with the turf. Seed the area with a mix that matches your existing turf grass. Water regularly while the seeds germinate and sprout.

Leaves are your biggest assets. After they fall off trees, they break down to create essential nutrients that feed your plants. Dig a big hole and pile them in. They'll break down eventually and give you wonderful leaf mould for mulching in the spring. Combine one part blood meal, one part bone meal, and one part wood ash to scatter over bulb beds for beautiful blooms come spring.

Fall is the ideal time to plant a deciduous tree. Plant your new addition about six weeks before the deep frost. Be sure to prepare a hole large enough, about five times the width of the

root ball. Retain the soil you remove from the hole and use it as backfill to allow your new tree to adjust to its natural soil as quickly as possible.

Add a little lighting to extend the beauty of your garden through the winter months. You could try adding light pale trees such as birches with back floodlighting, or sling tiny lights over your shrubs and trees to give your winter garden a whimsical aesthetic.

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Declutter the Garage in Five Easy Steps

After living in a home for a number of years, chances are your garage has accumulated some clutter. A home's garage can be a key selling feature, it is important to keep it functional, organized and appealing. You may want to organize things but don't know where to start.

Follow these five steps to a clutter-free garage:

Set aside a time to tackle the job and be sure to enlist some help. Many hands make light work, as the saying goes. Designate a specific date and time to get everyone started. Create space on the driveway or within the garage itself for four categories: Items you will donate; those you will sell; treasures to keep; and items you will toss.

Methodically decide what to keep. Consider when you last used the item and the likelihood that you will need it later. For any broken things, ask what the chances are of getting around to fixing it.

Dispose of items and hazardous materials correctly. Check with your municipality for solid-and hazardous-waste disposal programs.

If you have exciting new plans for your garage space, you may need to create temporary storage for those items you choose to keep. Consider moving items into the space usually occupied by the car, or perhaps some items can be temporarily moved indoors. Renting a driveway storage container is another option and may buy you the time you need to create your dream garage.

More than simply a place to park the car, a garage can be transformed into many things for many people. Declutter and let your imagination take it from there.

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Home Sales Remain Steady in September, with year-to-date Sales Surpassing 9,000 Homes



The London and St. Thomas Association of REALTORS® (LSTAR) announced 802 homes exchanged hands last month, marking the third consecutive year that more than 800 homes were sold in the month of September. "Home sales are slightly down compared to last September, but we are still on track to achieve a record sales year for 2017," said the 2017 LSTAR President. "We're experiencing activity that signifies a more balanced marketplace, and expect a strong finish to the year." In September, a total of 646 detached homes were sold, a decrease of 9.8% from the previous year, while condominium sales were up 4.0% from 2016, with 156 units sold. The average sales price across London and St. Thomas was \$318,347 slightly down 1.0% from the previous month. The average year-to-date sales price was \$328,759, up 17.8% from the 2016 average home price of \$279,057.

October 2, 2017 - London & St. Thomas Association of REALTORS®.

Breakdown of September Residential Sales

Type	Units Sold	Average Price
2 Storey	169	\$442,317
Bungalow	141	\$249,057
Ranch	101	\$385,034
Townhouse Condo	84	\$219,821
High Rise Apt. Condo	42	\$221,469

2017 Average Prices (YTD)

Type	Average Price	Increase from 2016
Detached	\$353,422	19.3%
Condo	\$233,562	16.2%
Total Residential	\$328,759	18.1%

St. Thomas saw a total of 71 homes sold, up 6.0% from the same time last year. The average home price in St. Thomas was \$272,251 slightly up 0.6% from the previous month.

Thrifty Secrets for Home Sellers

When preparing your home for market, the goal is to tackle improvements that will help you to obtain the best price and sell within the shortest amount of time.

These inexpensive projects can go a long way to generating offers:

Clear the decks. Counter space is extremely important for buyers, so be sure to store kitchen and bathroom items off the counters. Purchase attractive baskets to enable you to clear the decks in a hurry and minimize clutter.

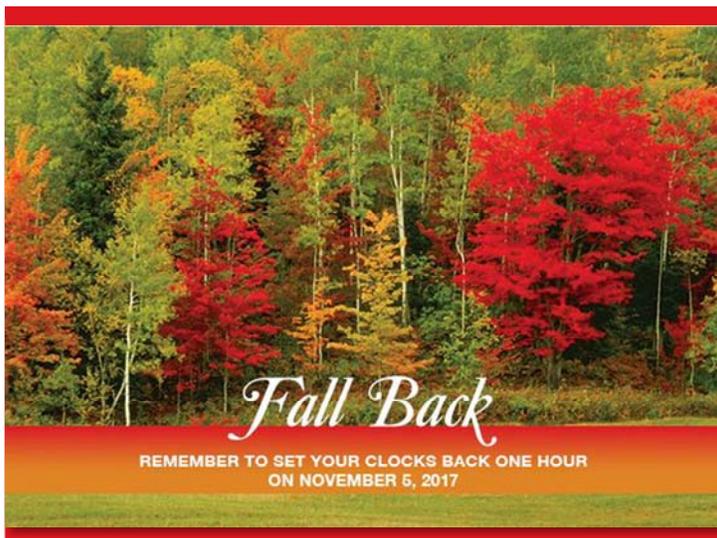
Brighten up storage spaces. Closets and cupboard space are big selling features. Purge unused items and paint a light colour inside cupboards and closets. Consider adding battery-operated lighting to brighten dark closets.

Replace interior room and closet doors. Quickly and inexpensively brighten hallways and rooms by replacing interior doors and hardware. New white paneled doors and hardware can make a difference to a home.

Tear up dingy broadloom. Replacing broadloom carpeting is one of the least costly improvements you can make in terms of overall return on your dollar.

Paint. Paints are a bargain when you look at what can be achieved with a fresh new finish. Opt for neutral colours, in matte or eggshell finishes to camouflage flaws in walls. Trim with satin, semi- or high-gloss.

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A Reminder ...

Move The Clock Backward

Sunday, November 5th, 2017

At 2:00 A.M.

Fall ... Back!

NOW ... would be a good time to change the batteries in your smoke alarms!